



Adv. Vidya S. Patil

B. A., LL.B. (Spl.)

Plot No. 233, A Ward, 6th Bus Stop, Phulewadi, Kolhapur.
Mob.7620791220

Date : 18/08/2021

To,
Whom so ever it may concern.

Subject :- Verification of title, Search Report and Legal opinion relating to the property bearing C.T.S. No.1082 area admeasuring 1941.40 Sq.Mtrs., situated at Rukadi, Tal. Hatkanangle, Dist.Kolhapur, Maharashtra State.

Sir,

I was instructed by **President, Balasaheb Mane Education Trust, Rukadi** to issue my report on the basis of available documents as to whether the said property as mentioned above is free from any encumbrances. As per the instructions, I have gone through following documents in respect of below mentioned property and formed my report on the basis of available documents as follows:

1) DISCRIPTION OF PROPERTY:-

All that piece and parcel of the property bearing C.T.S. No.1082 area admeasuring 1941.40 Sq.Mtrs. and a building thereon situated at Rukadi, Tal. Hatkanangle, Dist.Kolhapur, Maharashtra State bounded on or towards:-

East :- Gat. No.1082 out of property

West :- 10 Feet Road

South :- Gat. No.1082 out of property

North :- Property of Nurmomhammad Babalal Mulla

For the sake of brevity the abovesaid property is termed as '**the Said Property**'.

2) **DOCUMENTS PERUSED:**

1. Photocopy of Property Card in respect of the said property dated 10/08/2021.
2. Photocopy of Diary No.365 Extract in respect of the said property dated 10/08/2021.
3. Photocopy of Grampanchayat Assessment in respect of the said property dated 11/08/2021.
4. Search from Sub-Registrar office, Tal.Hatkanagle for the period 2006 to 2021.

3) **FLOW OF TITLE :-**

The above said property was given in possession and ownership in the name of Bharat Education Society, Rukadi, Tal.Hatkanagle, Dist.Kolhapur by Collector of Kolhapur by an order No. Land W.S. 1686 dated 31/10/1990 and a mutation entry no. 3 dated 08/07/1991 has been made to the property card of the above said property therefore it is clear that the above said property was owned by Bharat Education Society, Rukadi. Which was a duly registered public trust registered under the Bombay Public Trust, Rukadi is also a registered public trust registered under the Bombay Public Trust Act 1950. The Aims of both the Trusts being same and equal both the trusts, by an order dated 28/05/1993

passed by Ld. Deputy Charity Commissioners, Kolhapur have being amalgamated and the trust is continued by the name Balasaheb Mane Education Trust, Rukadi. Therefore the ownership above said property has been transferred in the name of Balasaheb Mane Education Trust, Rukadi and as such a mutation entry no. 395 dated 16/10/2006 has been effected to the property card of the above said property from these mutation entry it is clear that the above said property is owned by Balasaheb Mane Education Trust, Rukadi.

4) I have gone throw and verified the record in Sub-Registrar office, Tal.Hatkanangle for the period 2006 to 2021. I have not found any entry regarding alienation of any kind such as mortgage, sale deed in respect of the above said property there are no any adverse entries that will affect the title of the Balasaheb Mane Education Trust, Rukadi in respect of the above such property. Also no entry has been found which creates any encumbrances of the above said property.

5) Considering above mentioned documents and the record available in Sub Registrar office Hatkanangle and C.T.S. Office Hatkanangle. I opinion that the above said property is owned by Balasaheb Mane Education Trust, Rukadi and there are no any kind of encumbrances on the above said property. The above said property is free from any encumbrances.

Search Report No. MH005049258202122E dated 17/08/2021 is
affixed. File is returned herewith.

Hence, this report.

Kolhapur.

Date :- 18/08/2021


Adv. Vidya S. Patil

Adv. Vidya Sangram Patil
R/O. Plot No. 233, A Ward,
Phulewadi Last Bus Stop, Kolhapur.