



Anil P. Malani
B.S.L., LL.B.
ADVOCATE

Plot No. 4 & 5 & 6
Ghata Chakravartti (Sponsored)
Vindhyacharya, P.O. 202/4
Bhamburda Road, Aurangabad - 431 001
Ph. : +91 240 2352047
Cell. : +91 9422711403, 9422711404
E-mail : anilmalani@gmail.com

TITLE - REPORT

WHEREAS, Sou. Manjusha Girish Pande prop of M/s. Shantiniketan Construction approached me and requested to issue title report in respect of the property Plot no. 05 totally admeasuring 396.00 Sq.Mt. forming Part of CTS No. 15843/7, Situated at Shahanoorwadi, Aurangabad.

-:- DESCRIPTION OF THE PROPERTY -:-

All that part and parcel of Plot no. 05 totally admeasuring 396.00 Sq.Mt. forming Part of CTS No. 15843/7, Situated at Shahanoorwadi, Aurangabad, bounded by,

TOWARD ESAT :- Road
TOWARD WEST :- CTS no. 15843/12
TOWARD SOUTH :- CTS no. 15843
TOWARD NORTH :- CTS no. 15843/8

That in pursuance to request and authorisation of Sou. Manjusha Girish Pande prop of M/s. Shantiniketan Construction, I have submitted Search Application and deposited fees in the office of Sub-Registrar Aurangabad vide Challan No. **MH001940630201617P** dated **18.06.2016** for the purpose of title in respect of above property since last 13 years and submits my title report as under: -

1. I have gone through the available revenue record and papers and from the perusal of the same, it has been revealed that the property CTS No. 15843 totally admeasuring **8790.31 Sq.Mt.** forming Part of Survey No. 16 Sheet no. 260, Situated at Shahanoorwadi, Aurangabad was originally owned and possessed by Jaspalsingh Karamsingh Oberoy, Surjeetsingh Karamsingh Oberoy, and Sukbeersingh Karamsingh Oberoy and their names was appearing in PR card since 1982.

2. That in the year 1984 Jaspalsingh Karamsingh Oberoy, Surjeetsingh Karamsingh Oberoy, and Sukbeersingh Karamsingh Oberoy transferred Plot no. 05 totally admeasuring 396.00 Sq.Mt. forming Part of CTS No. 15843/7, Sheet No. 180, Situated at Shahanoorwadi, Aurangabad to Kirankaur Kuldeepsingh Saranaa under the registered sale deed bearing registered no. 1331/1984 dated 15.03.1984 registered at the office of Sub-registrar Aurangabad accordingly her name came to be recorded to the revenue record as owner and possessor.
3. That in the year 1996 Kirankaur Kuldeepsingh Saranna transferred Plot no. 05 totally admeasuring 396.00 Sq.Mt. forming Part of CTS No. 15843/7, Sheet No. 180, Situated at Shahanoorwadi, Aurangabad to Narayan Domaji Lanjewar and Shankrar Bhagwanrao Eshwarkar under the registered sale deed bearing registered no. 3772/1996 dated 10.10.1996 registered at the office of Sub-registrar Aurangabad accordingly their names came to be recorded to the revenue record as owner and possessor on 02.06.1997.
4. That in the year 1996 Shankrar Bhagwanrao Eshwarkar transferred 50 percent of his undivided share/ portion of Plot no. 05 totally admeasuring 396.00 Sq.Mt. forming Part of CTS No. 15843/7, Sheet no. 180, to the extent of 198.00 Sq. Mt. Situated at Shahanoorwadi, Aurangabad to Narayan Domaji Lanjewar under the registered sale deed bearing registered no. 1608/1997 dated 03.05.1997 registered at the office of Sub-registrar Aurangabad accordingly his name came to be recorded to the revenue record as owner and possessor on 06.05.1997.
5. That in the year 1997 Narayan Domaji Lanjewar obtained the NA order U/s. 44 of MLRC 1966 in file no. 96/MASHA/JAMIN-1/AKRUSHI/CR-4/96 dated 11.02.1997 for the property Plot no. 05 totally admeasuring 396.00 Sq. Mt. forming Part of CTS No. 15843/7, Sheet No. 180, Situated at Shahanoorwadi, Aurangabad. And also obtained Commencement Certificate from the



Municipal Corporation Aurangabad wide Permission no. 582/98 in file No. 884/17/98 dated 11.12.1998.

6. That in the year 2016 Narayan Domaji Lanjewar with express consent of Narendra Narayan Lanjewar and Devendra Narayan Lanjewar with intent to develop their property Plot no. 05 totally admeasuring 396.00 Sq. Mt. forming Part of CTS No. 15843/7, Sheet No. 180, Situated at Shahanoorwadi, Aurangabad entered into Development Agreement with M/s. Shantiniketan Construction through authorized signatory Sou. Manjusha Girish Pande bearing registration no. 3236/2016 dated 17.06.2016 and also they registered General Power of Attorney in favour of Sou. Manjusha Girish Pande prop. M/s. Shantiniketan Construction bearing registration no. 3237/2016 dated 18.06.2016 registered at the office of Sub-registrar Aurangabad.
7. In view of the above discussion it was seems that Narayan Domaji Lanjewar is absolute owner and possessor of the property Plot no. 05 totally admeasuring 396.00 Sq.Mt. forming Part of CTS No. 15843/7, Sheet no. 180, Situated at Shahanoorwadi, Aurangabad as mentioned here in above and he rightly entered in to development Agreement with Sou. Manjusha Girish Pande prop. M/s. Shantiniketan Construction. This title report issued only on the basis of documents and revenue record produced before me. HENCE THIS TITLE REPORT.

DATE. 04.07.2016


(Anil P Malani)
ADVOCATE



CHALLAN
MTR Form Number-6

GRN MH001940630201617P	BARCODE 	Date 18/06/2016-18:40:18	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID (If Any)	
		PAN No. (If Applicable)	AHGPM1876K
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1	Location AURANGABAD	Full Name	Anil P Malani Advocate
Year 2016-2017 Specific From 18/06/2003 To 18/06/2016	Flat/Block No.	Flat no 4A Dishachintamani Apt	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	Peer Bazar
		Area/Locality	Vivekanandpram
		Town/City/District	
		PIN	4 3 1 0 0 5
		Remarks (If Any) Search Fees 13 years in respect of property CTS no 15843/7 Jawahar Nag or Aurangabad	
		Amount In	Three Hundred Twenty Five Rupees Only
Total	325.00	Words	
Payment Details SBlePay Payment Gateway		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	REF No. 10000502016061810559 0662945526641
Cheque/DD No		Date	18/06/2016-18:41:32
Name of Bank		Bank-Branch	SBlePay Payment Gateway
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : 9823911460