Subhash R. Malani
Rahul S. Malani
ADVOCATE'S
Ph. : (0240) 2335403

ADV. PANEL
- Railways
- University
- L.I.C.
- Union Bank

Office : 18, Vikas Nagar, Behind Pawan Gas, New Osmanpura, Aurangabad.

Date: 16.08.2017

TITLE CUM SEARCH REPORT

Whereas, Sanjay s/o Suganchand Kasliwal, Proprietor of Kasliwal Nivara, R/o.: Apna Bazar, Jalna Road, Aurangabad, approached me and requested to issue title-cum search report in respect of the property land Gut no.788 totally admeasuring 9 H 85 R to the extent of 81 R, situated at Chikalthana, Aurangabad. I have gone through the documents of title produced before me by him and also taken the search at the office of sub-registrar, Aurangabad for last 15 years, and thereupon, I am issuing this title-cum search report as under;

1) That, one Smt. Nandabai w/o Sandeepan Salunke, purchased the land Gut No.718 to the extent of 80 R, situated at Chikalthana, Tq. & Dist. Aurangabad, under the Registered Sale Deed No.7182 dated 10/08/1987. The said Nandabai Salunke, sold the above stated 80 R portion out of the land Gut No.718 to Inderchand Kapoorchand Sancheti, under the registered sale deed dated 22/11/1995 registered at Serial No.3778 at the office of Sub Registrar-1, Aurangabad. M/s. Kasliwal Nivara, purchased the said 80 R portion from Inderchand Sancheti under the registered sale deed No.7239 dated 02/09/2010.

2) Sanjay Kasliwal proprietor of Kasliwal Nivara, converted the said land into non-agricultural by obtaining permission from Collector, Aurangabad, on dated 13/06/2012, as per Section 44 of M.L.R. Code. M/s. Kasliwal Nivara, also obtained the construction permission from the Municipal Corporation Aurangabad, in respect of the said land, on dated 19/12/2011 in File No.485/17/2011-12. As per the document referred above and the information received by me from Sanjay Kasliwal, I found that, Sanjay Kasliwal established clear chain of title for last more than 30 years in respect of the above said land.

During my search at the Office of Sub Registrar Aurangabad, I found that, M/s. Kasliwal Nivara executed registered Mortgage Deed in respect of the above land, in favour of Malkapur Urban Co-operative Bank, (Branch Gulmandi Aurangabad) and created the charge of the Bank for the amount of Rs.2 crores along with interest and other charges thereon. Except the above said charge I did not find any other document in respect of the said land in my search. Mr. Sanjay Suganchand Kasliwal also sworn an Affidavit on 15/08/2017 to the effect that, he did not create any charge on the said property nor he entered any agreement to sale or sale deed in respect of the any proposed construction on the said property as per the construction permission obtained by him. However, I found that, one Jugalkishor Tapadia, filed M.A.R.J.I. No.35/2014 against Sanjay Kasliwal and others, U/s.9 of Arbitration and Consideration Act, in the Court of District Judge Aurangabad, and he contended that, Jugal Kishor Tapadia and Sanjay Kasliwal are the partners in other firm and Sanjay Kasliwal diverted the funds of other firms and purchased the above referred property along with other properties in his name and therefore he sought the relief of injunction restraining Sanjay Kasliwal from creating any charge on the said property and in the said matter Hon'ble District Judge, Aurangabad, please to issue temporary injunction against Kasliwal as prayed by Jugalkishor Tapadia thereby temporarily restrained from alienating , transferring , creating third party interest in respect of 30 % area of the above referred property only till the disposal of the said MARJI.

3) In substance I opine that, M/s. Kasliwal Nivara, having title on the above referred property land Gut No.718 to the extent of 80 R of Chikalthana, Aurangabad, but subject to the mortgage of the Malkapur Urban Co-operative Bank, as well as order of temporary injunction issued by the District Aurangabad, in M.A.R.J.I. No.35/2014.

Hence this Title cum Search Report.

Dated: 16-08-2017

ADV. SUBHASH R. MALANI ADVOCATE AURANGABAD

(S. R. MALANI)
Advocate

CHALLAN

MTR Form Number-6

GRN	MH004520215201718E	BARCODE		Date	15/08/2017-13:32:37	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	ARB2_AURANGABAD 2 JT SUB REGISTRAR	Full Name	ADV SUBHASH R MALANI
Location	AURANGABAD		
Year	2017-2018 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	CHIKALTHANA
0030072201 SEARCH FEE	750.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	
		Remarks (If Any)	KASLIWAL NIWARA GUT NO.718 CHIKALTHANA AURANGABAD 1987 TO 2017
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017081571757	IK00GVWWE3
Cheque/DD No.		Bank Date	RBI Date	15/08/2017-13:33:24	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाढीच लागु आहे . इतर कारणासाढी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .