CHALLAN

MTR Form Number-6

GRN	MH008231913201718E	BARCODE		Date	13/12/2017-16:47:38	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	ARB1_HQR SUB REGISTRAR AURANGABAD 1	**Full Name**	ADVOCATE ARIF S SHAIKH
Location	AURANGABAD		
Year	2017-2018 One Time	**Flat/Block No.**	GUT NO 184
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	KARMAD
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	
		SEARCH REPORT FOR THE PERIOD OF 1988 TO 2017 30 YEARS	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017121358681	CKE3914643
Cheque/DD No.		Bank Date	RBI Date	13/12/2017-16:48:26	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 कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 13-12-2017 04:48:27

13-12-2017

ARIF S. SHAIKH
(M.COM, LL.B., D.T.L.)
ADVOCATE & NOTARY
Plot No. 28/1, F, N-12, CIDCO
Aurangabad. Mob.9860206719

13 DEC 2017

Adv. ARIF S. SHAIKH (M.Com., L.L.B., D.T.L.)
ADVOCATE & NOTARY (Govt. of India)
Add : Plot No. 28/1, F Sector, N-12, Cidco, Aurangabad
Mob.No. 9860206719

:- SEARCH CUM TITLE REPORT :-

13 DEC 2017

Title verification report in respect of land admeasuring 32990.85 Sq. Mtr.Plotted Area and Amenity Plot area 6350 Sq. Mtr. and total area of land admeasuring 63500 sq. mtrs. land, situated at Gut no. 184, Village Karmad, Taluka & District Aurangabad.

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otary (Govt. Of India)

I have to certify that, I have taken the search of revenue record, and Index-II Registrar of the office of Sub-Registrar at Aurangabad for last 30 years (made available to me) and documents produced before me by (1) Shri. Ramniranjan Chaturbhuj Agrawal and (2) Shri. Manish Ramniranjan Agrawal and in consequence to the aforesaid inspection, my opinion regarding trace of title is as under:

That, the 7/12 extract issued by the Tahasil office Aurangabad in respect of Gut no. 184 village Karmad showing the name of Shri Kapoorchand Uttamchand, in ownership column in respect of land admeasuring 6 Hector 35 R situated at Gut no. 184, Village Karmad, Taluka & District Aurangabad as holder of land since prior to the year 1987.

That, the Certified copy of mutation entry No. 1024 has been approved by the competent authority on 15.01.1993 and taken in record of rights in the name of (1) Smt. Tarabai Kapoorchand Wife, (20 Shri. Prakashand Kapoorchand, (3) Shri. Vijaykumar Kapoorchand and (4) Shri. Pravinkumar Kapoorchand in respect of land admeasuring 6 Hector 35 R situated at Gut No. 184, village Karmad, Taluka & district Aurangabad taken on the record due to death of Kapoorchand Uttamchand and names of the legal heirs are taken on record.

That, the registered irrevocable General Power of Attorney deed No. AGG-3-215 dated 21.01.2008 has been executed by Shri. Pravinkumar Kapoorchand Surana in favour of Shri. Pawan Darshanlal Jaiswal in respect undivided 1/3 rd share land admeasuring 6 Hector 35 R situated at Gut no. 184, village Karmad, Taluka & district Aurangabad.

That, the registered deed of Cancellation of Power of Attorney deed No. AGG-3-2219 dated 21.05.2009 has been executed by Shri Pravinkumar Kapoorchand Surana in favour of Shri. Pawan Darshanlal Jaiswal in respect of undivided 1/3 rd share land admeasuring 6 Hector 35 R situated at Gut No. 184, village Karmad, Taluka & District Aurangabad.

That, the notarized deed of Cancellation of Sale agreement dated 21.05.2009 has been executed by Shri. Deepak Satish Vyas in favour of Shri. Pravinkumar Kapoorchand Surana in respect of undivided 1/3 rd share land admeasuring 6 Hector 35 R situated at Gut No. 184 village Karmad, Taluka & district Aurangabad.

That, the original Registered sale deed No. AGG-2-3707 dated 27.05.2009 has been executed by (1) Shri. Prakashchand Kapoorchand Surana, (2) Shri. Vijaykumar Kapoorchand Surana, (3) Shri. Pravinkumar Kapoorchand Surana and (4) Smt. Tarabai Kapoorchand Surana in favour of (1) Shri. Ramniranjan Chaturbhuj Agrawal and (2) Shri Manish Ramniranjan Agrawal in respect of land admeasuring 6 Hector 35 R (including Porkharaba) situated at Gut No. 184, village Karmad, Taluka & District Aurangaabd, Wherein Shri. Deepak Satish Vyas and 7 Others has signed as consenting.

That, the mutation entry No. 1958 dated 29.05.2009 has been approved by the competent authority on 12.06.2009 and taken in record of rights in the name of (1) Shri Ramniranjan Chaturbhuj Agrawal and (2) Shri Manish Ramniranjan Agrawal, in respect of land admeasuring 6 Hector 35 R situated at Gut No. 184, Village Karmad, Taluka and Dist. Aurangabad taken on the basis of Registered sale deed No. AGG-2-3707 dated 27.05.2009 executed by (1) Shri Prakashchand Kapoorchand Surana, (2) Shri Vijaykumar Kapoorchand Surana, (3) Shri Pravinkumar Kapoorchand Surana and (4) Shri Tarabai Kapoorchand Surana in their favour.

That, the 7/12 extract issued by the Tahsil office Aurangabad in respect of Gut No. 184 Village Karmad showing the name of (1) Shri Ramniranjan Chaturbhuj Agrawal and (2) Shri Manish Ramniranjan Agrawal, in ownership column, in respect of land admeasuring 6 Hector 35 R situated at Gut NO. 184, Village Karmad, Taluka and Dist. Aurangabad as a holder of land since prior to the year 2009.

That, the registered mortgage deed No. AGG-2-6992 dated 19.11.2011 has been executed by M/s Omicron Power Engineers Pvt. Ltd. through its director in favour of State Bank of India, Industrial Finance Branch, Aurangabad in respect of land 6 Hector 35 R situated at Gut No. 184, Village Karmad, Taluka & Dist. Aurangabad along with other properties.

That, the N.A. Order No. 2012/MASHKA/JAMIN 1/NP 34/KARMAD, TQ. AURANGABAD/PR.280 dated 30.9.2013 has been issued by the Collector, Aruangabad in favour of (1) Shri Ramniranjan Chaturbhuj Agrawal and (2) Shri Manish Ramniranjan Agrawal, in respect of land admeasuring 63500 Sq. Mtrs situated at Gut No. 184, Villlage Karmad, Taluka & Dist. Aurangabad.

That, the revised layout sanction Permission No. 1466 dated 03.10.2017 has been issued by Asst. Director Town Planning, Aurangabad, in respect of land of (1) Shri Ramniranjan Chaturbhuj Agrawal and (2) Shri Manish Ramniranjan Agrwawal, in respect of Plotted area admeasuring 32990.85 Sq. Mtr. and amenity plot area 6350 Sq. Mtr. out of land admeasuring 63500 Sq. Mtrs situated at Gut No. 184, Villlage Karmad, Taluka & Dist. Aurangabad.

That, the 7/12 extract issued by the MAHA-E-SEVA KENDRA, Karmad, (Transaction No. 175154137213230073875 8) in respect of Gut NO. 184 Village Karmad showing the name of (1) Shri Ramniranjan Chaturbhuj Agrawal and (2) Shri Manish Ramniranjan Agrawal, in ownership column, in respect of land admeasuring 6 Hector 35 R situated at Gut No. 184, Village Karmad, Taluka & Dist. Aurangabad. That the 7/12 extract shows the charge of State Bank of India, Industrial Finance Branch, Aurangabad in other rights column for Rs.40,00,00,000 and Rs.18,00,00,000/-)

That, the registered release deed No. AGG-2-9334 dated 04.12.2017 has been executed by State Bank of India, Industrial Finance Branch, Aurangabad through its officer Shri Prasad Sukhdevrao Netke in favour of M/s Omicron Power Engineers Pvt.Ltd. through its director Shri Manish Ramniranjan Agrawal in respect of land 63500 Sq.mtrs. situated at Gut no. 184 Village Karmad, Taluka and Dist. Aurangabad along with the other property, Thereby releasing their charge on the said property.

That, The Assistant General Manager, State Bank of India, IFB Branch, Aurangabad has informed to The Talathi Sajja Karmad regarding vacating their charge, from Gut No. 184, village Karmad, Taluka & District Aurangabad admeasuring area 63500 Sq. Mtr. Vide their letter no. SBI /IFB/ADV/2017-2018/288 Dated 06.12.2017. Hence charges vacated from the property.

SCHEDULE OF THE PROPERTY PLOT NO. 184 (As mentioned in the Registered Sale Deed)			
Total land admeasuring 63500 Sq. Mtr. situated at Gut no. 184, Village Karmad, Taluka & District Aurangaabd.			
EAST	**WEST**	**SOUTH**	**NORTH**
GUT NO. 185	GUT NO. 183	GUT NO. 187	AURANGABAD-JALNA ROAD

On perusal of aforesaid documents, and revenue record, I am of the opinion that (1) Shri Ramniranjan Chaturbhuj Agrawal and (2) Shri. Manish Ramniranjan Agrawal are absolute owners and possessors of total land admeasuring 63500 sq. mtr. situated at Gut No. 184, village Karmad, Taluka & District Aurangabad, It is also hereby certified that the above mentioned land is not affected by any restriction of Urban Land (Ceiling and Regulation)Act, 1976. Their title over the above mentioned land is perfect, clear, marketable and free from all charges, mortgages & all encumbrances.

I have inspected the record of registry and Index-II register of Office of Sub-Registrar, Aurangabad for last 30 years and I have deposited requisite charges towards search fees on the very day GRN No. MH008231913201718E and Dated 13/12/2017 which are annexed hereto.

Hence this Report.

Yours Sincerely,

Place : Aurangabad
Date : 13.12.2017

13-12-2017

ARIF S. SHAIKH
(M.COM, LL.B., D.T.L.)
ADVOCATE & NOTARY
Plot No. 29/1, F, N-12, CIDCO
Aurangabad. Mob.9860206719