

TITLE CUM SEARCH - REPORT

WHEREAS, M/s.Vansh Infrastructure, Through its partner Mr. Shailesh Subhashchandra Devidan approached me and requested to issue title report in respect of the property Gut No. 129 totally admeasuring 06 Hector 46 Are, 09 Are Potkharab, Land Revenue Rs.04.90 ps., out of which to the extent of 02 Hector 00 Are, Situated at Gangapur Jahangir Tq. & District Aurangabad. That in pursuance to request and authorisation of M/s. Vansh Infrastructure through its partner Mr. Shailesh Subhashchandra Devidan. I have submitted Search Application and deposited fees vide online Challan No. MH010010413201718P dated 30.01.2018 for the purpose of title in respect of above property since last 30 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 Land Gut No. 129 old Survey no. 64/1 totally admeasuring 06 Hector 46 Are, 09 Are Potkharab, land Revenue of Rs.04.90 ps. Situated at Village Gangapur Jahangir Tq. and District Aurangabad was originally owned and possessed by Vithoba Bhojiram and his name was appearing in revenue record since 1953 in Khasra Patrak and since 1959-60 in Survey no. 7/12 extract as owner and possessor.
2. That at the time of consolidation scheme Land Survey no. 64/1 converted in to Land Gut no. 129 totally admeasuring 15 Acre 38 Gunthas, 9 Gunthas Potkharab land revenue Rs.4.90 ps. Situated at Village Gangapur Jahangir Tq. And Dist. Aurangabad and name of Vithoba Bhojiram came to be recorded in revenue record as owner and possessor.
3. That Vithoba Bhojiram died leaving behind legal heirs namely 1. Dhanaji Vithoba, 2. Manaji Vithoba, 3. Sheshrao Vithoba, 4. Gyanu Vithoba whereas Gyanu Vithoba was died and name of his legal heirs 1. Sahebrao Gyanu &



Dileep Gyanu and Daughter Sarajabi Kisan and accordingly Mutation entry no. 365 sanctioned and name of 1. Dhanaji Vithoba, 2. Manaji Vithoba, 3. Sheshrao Vithoba, 4. Sahebrao Gyanu, 5. Dileep Gyanu came to be mutated in revenue record as per mutation entry no. **365**.

4. That in the year 1993 legal heirs of Vithoba Bhojiram got partitioned Land Gut no. 129, 132 and 136 and get divided between them with the order of Tahsildar JAKR.93/JAMABANDI/ACR/11 dated 01.01.1993 and particularly land Gut no. 129 distribute as follows : - 1. Manaji Vithoba 01 Hector 63 Are 2. Gumfabai Manaji 01 Hector 63 Are 3. Sahebrao Gyanuji 01 Hector 63 Are and 4. Dileep Gyanuji 01 Hector 63 Are and accordingly their name came to be mutated in revenue record as owners and possessors per mutation entry no. **496**.
5. That in the year 1996 Manaji Vithoba Pakhare and Gumfabai Manaji Pakhare Partitioned Land Gut no 129 totally admeasuring 06 Hector 46 are, Potkharab 09 Are, Land Revenue of Rs.04.90 ps., Situated at Village Gangapur Jahangir Tq. and District Aurangabad out of which to the extent of 03 Hector 27 Are between their son Shrimant Manaji Pakhare **03 Acre 05 Gunthas** and Daughter-in-law Sumanbai Vinayak Pakhare **05 Acre 00 Gunthas** and their name came to be mutated in revenue record as owners and possessors per mutation entry no. **685**.
6. That in the year 2000 Sahebrao Gyanuji Pakhare transferred Land Gut no 129 totally admeasuring 06 Hector 46 are, Potkharab 09 Are, Land Revenue of Rs.04.90 ps., out of which to the extent of **00 Hector 40 Are**, Situated at Village Gangapur Jahangir Tq. and District Aurangabad to Gangaram Ramrao Dandge under the registered sale deed bearing registered no. 2863/2000 dated 08.06.2000 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their names came to be recorded to the revenue recorded as Owners and possessors wide mutation entry no. **786**.



7. That in the year 2001 Gangaram Ramrao Dandge transferred Land Gut no 129 totally admeasuring 06 Hector 46 are, Potkharab 09 Are, Land Revenue of Rs.04.90 ps., out of which to the extent of **00 Hector 40 Are**, Situated at Village Gangapur Jahangir Tq. and District Aurangabad to Anusayabai Raosaheb Huse under the registered sale deed bearing registered no. 3538/2001 dated 28.06.2001 registered at the office of Sub-registrar Aurangabad accordingly her names came to be recorded to the revenue recorded as Owners and possessors vide mutation entry no. **805**.
8. That in the year 2001 Sahebrao Gyanuji Pakhare transferred Land Gut No. 129 totally admeasuring 06 Hector 46 Are, 09 Are Potkharab, Land Revenue Rs.04.90 ps., out of which to the extent of 01 Hector 20 Are, Situated at Gangapur Jahangir Tq. & District Aurangabad to Dnyandeo Trimbak Kakde and Shaikh Karim Shaikh Shaikh Jamir under registered sale deed bearing registration no. 1688/2001. dated 30.03.2001 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their names came to be mutated in revenue record as owners and possessors vide mutation entry no. **807**.
9. That in the year 2002 Dnyandeo Trimbak Kakade and Shaikh Karim Shaikh Jamir transferred Land Gut No. 129 totally admeasuring 06 Hector 46 Are, 09 Are Potkharab, Land Revenue Rs.04.90 ps., out of which to the extent of 01 Hector 20 Are, Situated at Gangapur Jahangir Tq. & District Aurangabad to Kailas Bhaurao Kakade under registered sale deed bearing registration no. 3014/2002 dated 13.05.2002 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed his name came to be mutated in revenue record as owner and possessor vide mutation entry no. **859**.
10. That in the year 2006 Sumanbai Vinayak Pakhare transferred Land Gut no 129 totally admeasuring 06 Hector 46 are, Potkharab 09 Are, Land Revenue

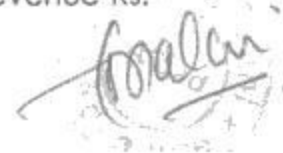


of Rs.04.90 ps., out of which to the extent of **00 Hector 40 Are**, Situated at Village Gangapur Jahangir Tq. and District Aurangabad to Ramnath Sahebrao Dandge under the registered sale deed bearing registered no. 617/2006 dated 04.02.2006 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed his name came to be recorded to the revenue recorded as Owner and possessor vide mutation entry no. **1026**.

11. That in the year 2007 Kailas Bhaurao Kakade transferred Land Gut No. 129 totally admeasuring 06 Hector 46 Are, 09 Are Potkharab, Land Revenue Rs. 04.90 ps., out of which to the extent of 01 Hector 20 Are, Situated at Gangapur Jahangir Tq. & District Aurangabad to Vasant Himmatrao Deshmukh, Vijay Dnyandeo Deshmukh and Deepak Jaydeorao Garkal under registered sale deed bearing registration no. 5703/2007 dated 11.10.2007 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their names came to be mutated in revenue record as owners and possessors vide mutation entry no. **1149**.

12. That in the year 2009 Anusayabai Raosaheb Huse transferred Land Gut No. 129 totally admeasuring 06 Hector 46 Are, 09 Are Potkharab, Land Revenue Rs.04.90 ps., out of which to the extent of **00 Hector 40 Are**, Situated at Gangapur Jahangir Tq. & District Aurangabad to Deepak Jaydeorao Garkal, Vijay Dnyandeo Deshmukh, Kiran Tukaram Devane and Ganesh Dattatray Mulikar under registered sale deed bearing registration no. 3764/2009 dated 27.07.2009 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their name came to be mutated in revenue record as owner and possessor vide mutation entry no. **1282**.

13. That in the year 2009 Vasant Himmatrao Deshmukh, Vijay Dnyandeo Deshmukh and Deepak Jaydeorao Garkal transferred Land Gut No. 129 totally admeasuring 06 Hector 46 Are, 09 Are Potkharab, Land Revenue Rs.



04.90 ps., out of which to the extent of 01 Hectar 20 Are, Situated at Gangapur Jahangir Tq. & District Aurangabad to Suresh Kishanchand Motwani and Vikram Arjundas Motwani under registered sale deed bearing registration no. 4329/2009 dated 26.08.2009 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their names came to be mutated in revenue record as owners and possessors vide mutation entry no. **1290**.

14. That in the year 2010 Ramnath Sahebrao Dandge Land Gut no 129 totally admeasuring 06 Hectar 46 are, Potkharab 09 Are, Land Revenue of Rs.04.90 ps., out of which to the extent of **00 Hectar 40 Are**, Situated at Village Gangapur Jahangir Tq. and District Aurangabad M/s. City Land Developers through its partners Navin Hanumanprasad Bagdiya, Basvraj Vishwanath Mangrule and Dharmesh Prakash Parswani under the registered sale deed bearing registered no. 9198/2010 dated 15.12.2010 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their names came to be recorded to the revenue recorded as Owners and possessors vide mutation entry no. **1417**.

15. That in the year 2011 Suresh Kishanchand Motwani and Vikram Arjundas Motwani transferred Land Gut No. 129 totally admeasuring 06 Hectar 46 Are, 09 Are Potkharab, Land Revenue Rs. 04.90 ps., out of which to the extent of 01 Hectar 20 Are, Situated at Gangapur Jahangir Tq. & District Aurangabad to M/s. City Land Developers, through its partners Navin Hanumanprasad Bagdiya, Basavraj Vishwanath Mangrule, Dharmesh Prakash Paraswani under registered sale deed bearing registration no. 145/2011 dated 11.01.2011 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their names came to be mutated in revenue record as owners and possessors vide mutation entry no. **1418**.



16. That in the year 2012 Deepak Jaydeorao Garkal, Vijay Dnyandeo Deshmukh, Kiran Tukaram Devane and Ganesh Dattatray Mulikar transferred Land Gut No. 129 totally admeasuring 06 Hector 46 Are, 09 Are Potkharab, Land Revenue Rs.04.90 ps., out of which to the extent of 00 Hector 40 Are, Situated at Gangapur Jahangir Tq. & District Aurangabad to Anil Deelipkumar Patni and Narendra Uttamchand Khinwasara under registered sale deed bearing registration no. 826/2012 dated 14.02.2012 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their name came to be mutated in revenue record as owner and possessor vide mutation entry no. **1514**.

17. That in the year 2015 M/s. City Land Developers through its partners Navin Hanumanprasad Bagdiya, Basavraj Vishwanath Mangrulle, Dharmesh Prakash Paraswani, Anil Deelipkumar Patni and Narendra Uttamchand khinwasara with express consent of Sarjabai Kisan Jadhav transferred Land Gut No. 129 totally admeasuring 06 Hector 46 Are, 09 Are Potkharab, Land Revenue Rs.04.90 ps., out of which to the extent of 02 Hector 00 Are, Situated at Gangapur Jahangir Tq. & District Aurangabad to Nitin Khemchand Singhaniya and Dnyaneshwar Rajaram Goje under registered sale deed bearing registration no. 4663/2015 dated 09.07.2015 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their names came to be mutated in revenue record as owners and possessors vide mutation entry no. **1853**.

18. That the Dnyaneshwar Rajaram Goje and Nitin Khemchand Singhaniya with intent to develop their property prepared plan and got sanction from Assistant Town Planning Aurangabad in file no. NAP/Mau. Gangapur Jahangir/Tq. Aurangabad/Gut No. 129/P/SSANAU/1940 dated 22.09.2016 and also obtained NA permission U/s. 42-A of Maharashtra Land Revenue Code 1966 in file no. 2016/MASHAKA/JAMEEN-1/NAP-34/Mau. Gangapur (J) Tq. Aurangabad/CR-154 dated 21.10.2016.



19. That in the year 2016 one Sakharabai Milind More and Ranjana Sanjay Dandge, through GPA Sunil Manikrao Sable filed Regular Civil Suit no. 914/2016 in the court of Civil Judge Junior Division against the Vinayak Manaji Pakhare, and others Suit for partition and separate possession in respect of Property Land Gut No.129 Situated at Village Gangapur Jahangir Tq. & Dist. Aurangabad. In that suit plaintiff filed application that he amicably settled matter with Defendant no. **2** i.e. Sumanbai Vinayak Pakhare, Defendant no. **10** i.e. Ramnath Sahebrao Dandge, Defendant no. **14** i.e. M/s. City Land Developers, Defendant no. **15** i.e. Nitin Khemchand Singhaniya and Defendant no. **16** Dnyaneshwar Rajaram Goje as per Compromise Purshis filed at Exh-61 and order below Exh-61 on 17.06.2017.

20. That in the year 2016 Nitin Khemchand Singhaniya and Dnyaneshwar Rajaram Goje transferred Land Gut No. 129 totally admeasuring 06 Hector 46 Are, 09 Are Potkharab, Land Revenue Rs.04.90 ps., out of which to the extent of 02 Hector 00 Are, Situated at Gangapur Jahangir Tq. & District Aurangabad along with all sanction with property to M/s. Vansh Infrastructure through its partner Mr. Shailesh Subhashchandra Devidan under registered sale deed bearing registration no.4507/2016 dated 21.11.2016 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their names came to be mutated in revenue record as owners and possessor vide mutation entry no. 2053.

21. That in the year 2018 M/s. Vansh Infrastructure through Partner Shailesh Subhashchandra Devidan obtained Construction permission from Collector Aurangabad in file no. BP.2016/MASHAKA/JAMEEN-1/NAP-34/Mau. Gangapur Jahangir. Tq. Aurangabad/CR-154 dated 09.01.2018 also commenced construction as per permission granted by Collector Aurangabad. That as per this construction applicant under takes housing project consist 382 total units, which will be constructed in three Phases.



22. In view of the above discussion it seems that applicant M/s. Vansh Infrastructure through its partner Mr. Shailesh Subhashchandra Devidan is absolute owner and possessor of the property Land Gut No. 129 totally admeasuring 06 Hectar 46 Are, 09 Are Potkharab, Land Revenue Rs.04.90 ps., out of which to the extent of **02 Hectar 00 Are**, Situated at Gangapur Jahangir Tq. & District Aurangabad as mentioned here in above and they established clear chain of title. This title report/opinion regarding title issued only on the basis of documents and revenue record produced before me, before entering any transaction kindly verify original title deeds. HENCE THIS TITLE REPORT.

DATE. 30.01.2018



(Anil P Malani)
ADVOCATE



CHALLAN
MTR Form Number-6

GRN	MH010010413201718P	BARCODE			Date	30/01/2018-19:31:39		Form ID			
Department				Inspector General Of Registration							
Type of Payment				Search Fee							
Office Name				ARB1_HQR SUB REGISTRAR AURANGABAD 1							
Location				AURANGABAD							
Year				2017-2018 From 31/01/1988 To 30/01/2018							
Account Head Details				Amount In Rs.		Premises/Building					
0030072201 SEARCH FEE				750.00		Road/Street					
						Area/Locality					
						Town/City/District					
						PIN					
						4 3 1 0 0 5					
						Remarks (If Any)					
						Search for 30 year for Gut No 129 out of 5 Acre Situated at Gangapur					
						Jahangir Tq Dist Aurangabad					
						Amount In					
						Seven Hundred Fifty Rupees Only					
Total				750.00		Words					
Payment Details				SBIEPAY PAYMENT GATEWAY							
Cheque-DD Details				Bank CIN		Ref. No.		10000502018013001600		8619481740404	
Cheque/DD No.				Bank Date		RBI Date		30/01/2018-19:32:26		Not Verified with RBI	
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Mobile No. : 9823911460

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.