

TITLE-CUM SEARCH REPORT

WHEREAS **M/s. Jagrut Sara Associates** A partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at Sara Tower Canought Place CIDCO Aurangabad, represented by its authorised Partners, **Mr. Sitaram Ratanlal Agrawal and Mr. Satish Mulchand Vyas** approached me and requested to issue title cum search report in respect Plot no. 2 admeasuring 10036.3 Sq.Mt. forming part of Land Gut no. 49 totally admeasuring 08 Hector 51, Potkharab 22 Are, Land Revenue 11.15 ps. Out of which to the extent **02 Hector 72 Are which is owned by applicant firm**, Situated at Village Wadgaon Kolhati Tq. & Dist. Aurangabad.

That in pursuance to request of applicant, I have deposited Search fees in the office of Sub-Registrar Aurangabad vide online Challan No. MH001031597201819P dated 28.04.2017 for the purpose of search of title in respect of above property since **last 30 years** and taken online search at the office of Sub-Registrar Aurangabad. I have gone through the documents and papers pertaining to title produced before me and thereupon I am issuing this title-cum search 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. 49 totally admeasuring 08 Hector 51, Potkharab 22 Are, Land Revenue Rs.11.15 ps. Situated at Village Wadgaon Kolhati Tq. & Dist. Aurangabad was originally owned and possessed by Soni Ramchandra and her name reflected in revenue record since 1965-66.
2. That in the year 1979 Soni Ramchandra died issueless and Kauslya Lalman filed an application to mutate her name in revenue record in respect of property Land Gut No. 49 totally admeasuring 08 Hector 51

Are, 22 Are Potkharab Land Revenue Rs.11.15 ps. accordingly her name came to be mutated in revenue record as owner and possessor vide mutation entry no. 77. That Soni Ramchandra in her lifetime agreed to sale her half share from the above property with Abdul Latif Deshmukh and on the basis of Agreement of Sale she handed over possession to him.

3. In the year 1988 Kauslya Lalman transferred Land Gut no. 49 totally admeasuring 08 Hectar 51, Potkharab 22 Are, Land Revenue Rs.11.15 ps. Out of which to the extent **10 Acre 31 Gunthas**, Situated at Village Wadgaon Kolhati Tq. & Dist. Aurangabad to Abdul Latif Sultan Miya Deshmukh under the registered sale deed bearing registration no. 8855/1988 dated 05.09.1988 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. 186.
4. In the year 1990 Abdul Latif Sultanmiya Deshmukh transferred Land Gut no. 49 totally admeasuring 08 Hectar 51, Potkharab 22 Are, Land Revenue Rs.11.15 ps. Out of which to the extent **08 Acre 18 Gunthas**, Situated at Village Wadgaon Kolhati Tq. & Dist. Aurangabad to M/s. Halmira Properties Pvt. Ltd. through GPA Tarachand Chaganlal Chordiya under the registered sale deed bearing registration no. 1773/1990 dated 21.02.1990 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. 206.
5. In the year 1990 Abdul Latif Sultanmiya Deshmukh transferred Land Gut no. 49 totally admeasuring 08 Hectar 51, Potkharab 22 Are, Land Revenue Rs.11.15 ps. Out of which to the extent **02 Acre 13 Gunthas**,



Situated at Village Wadgaon Kolhati Tq. & Dist. Aurangabad to M/s. Halmira Properties Pvt. Ltd. through GPA Tarachand Chaganlal Chordiya under the registered sale deed bearing registration no. 6786/1990 dated 26.07.1990 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. 218.

6. In the year 1998 as per the order of the Special Land Acquisition Officer vide letter no. SLAO/JP1/AR/25/92 dated 15.05.1998 through Tahsildar Aurangabad CIDCO acquired 25 % Land from the Land Gut no. 49 Situated at Village Tisgaon Tq. & Dist. Aurangabad.
7. That the property comes under the notified area of Development CIDCO authority, therefore permission for transfer or sale is required to obtain from CIDCO authority and for that M/s. Halmira Properties through its authorised signatory applied on 21.11.2017 for the same and accordingly CIDCO authority issued NOC on 08.01.2018 vide Letter no. CIDCO/PRSHA/BHUMULYKAN/WALUJ/2018/439.
8. That in the year 2018 M/s. Halmira Properties Pvt. Ltd., through its authorised signatory transferred Land Gut no. 49 totally admeasuring 08 Hecter 51 Are including Potkharab, Land Revenue Rs.11.15 ps., Out of which to the extent **02 Hecter 72 Are**, Situated at Village Tisgaon Tq. & Dist. Aurangabad to **M/s. Jagrut Sara Associates**, represented by its authorised Partners, **Mr. Sitaram Ratanlal Agrawal and Mr. Satish Mulchand Vyas** under the registered sale deed bearing registration no. 985/2018 dated 21.02.2018 registered at the office of Sub-Registrar Aurangabad and accordingly name of firm and its partners came to be mutated in revenue record vide mutation entry no. 2278.

9. That the applicant decided to develop their above property and accordingly prepared layout and got it sanctioned from CIDCO Aurangabad vide letter no. CIDCO/ATPO/BP/AUR(WLJ)2018/(LP) 34 dated 03.04.2018 and converted above lands in to 05 plots three open space etc. and also obtained NA order U/s. 42 -A of Maharashtra Land revenue Code 1966 in respect of property in file on 2018/JAMA-2/PRB/CR-33 on dated 25.04.2018.
10. That the applicant obtained construction permission for construct residential cum commercial buildings on Plot no. 2 admeasuring 10036.3 Sq.Mt. forming part of above layout which was sanctioned in Land Gut no. 49, Situated at Village Wadagon Kolahti Tq. & Dist. Aurangabad vide letter no. CIDCO/SP(NT)/BP/WLJ/2018(BP)/15 dated 27.04.2018.
11. In view of the above discussion it was seems that the applicant **M/s. Jagrut Sara Associates**, represented by its authorised Partners, **Mr. Sitarm Ratanlal Agrawal and Mr. Satish Mulchand Vyas** are the absolute owner and possessor of the Land Gut no. 49 totally admeasuring 08 Hector 51 Are including Potkharab, Land Revenue Rs.11.15 ps., Out of which to the extent **02 Hector 72 Are** Situated at Village Wadgaon Kolhati Tq. & Dist. Aurangabad and Plot no. 1 to 5 and more particularly **Plot no. 2 admeasuring 10036.3 Sq.Mt.** which out of land Gut no. 49 Situated at Wadgaon Kolhati Tq. & Dist. Aurangabad. I am of the opinion that the clear chain of title in respect of above property is clearly established in favour of applicant. **HENCE THIS TITLE CUM SEARCH REPORT.**

DATE. 28.04.2018



Anil P Malani
ADVOCATE.



CHALLAN
MTR Form Number-6

GRN	MH001031597201819P	BARCODE			Date	28/04/2018-21:31:08		Form ID			
Department					Inspector General Of Registration						
Type of Payment					Search Fee						
Type of Payment					Other Items						
Office Name					ARB1_HQR SUB REGISTRAR AURANGABAD 1		Full Name		Anil P Malani		
Location					AURANGABAD		Flat/Block No.				
Year					2018-2019 From 26/04/1988 To 28/04/2018		Premises/Building				
Account Head Details					Amount In Rs.		Road/Street				
0030072201 SEARCH FEE					750.00		Area/Locality				
							Town/City/District				
							PIN				
							Remarks (If Any)				
							Plot no 2 forming part of land Gut 49 Wadgaon Kolhati Tq and Dist				
							Aurangabad				
							Amount In		Seven Hundred Fifty Rupees Only		
Total					750.00		Words				
Payment Details					SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN		Ref. No.		10000502018042800982 3266981659811		
Cheque/DD No.					Bank Date		RBI Date		28/04/2018-21:32:29 Not Verified with RBI		
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

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