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

Flat No. 4-A, Disha Chiantamani Apartment, Vivekanandpuram, Peer Bazar, Aurangabad.

TITLE-CUM SEARCH REPORT

WHEREAS M/s. Bhaishri Ventures LLP, through its designated partner, Pravin Dhanraj Somani approached me and requested to issue title cum search report in respect Land Gut no. 332 totally admeasuring 02 Hector 41 Are, 05 Are Potkharab Land Revenue 04.38 ps. out of which Part-B admeasuring 1272.747 Sq.mt. and Part-C admeasuring 1838.130 Sq.Mt. Situated at Village Kumbhephal Tq. & Dist. Aurangabad.

That in pursuance to request of applicants, I have deposited Search fees in the office of Sub-Registrar Aurangabad vide online Challan No. MH006771678201819GP dated 02.10.2018 for the purpose of search of title in respect of above property since last 13 years and taken a 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. 332 totally admeasuring 02 Hector 41 Are, 05 Are Potkharab Land Revenue 04.38 ps. at Village Kumbhephal Tq. & Dist. Aurangabad was originally owned and possessed by Mahtarba Bhavani Shelke and his name also reflected in revenue record since 1959-60.

2. That the Mahtarba Bhavani Shelke died leaving behind legal heirs 1. Govinda Mahtarba Shelke having share of 0-8-0, 2. Sheshrao Mahtarba Shelke having share of 0-8-0, 3. Shyamrao Mahtarba Shelke having share of 0-4-0, 4. Rama Mahtarba Shelke having share of 0-4-0 and their name came to be mutated in revenue record as owners and possessors vide mutation entry no. 20.

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7. That in the year 2011, Bhimrao Govindrao Shelke and Trimbakrao Govindrao Shelke purchased 00 Hector 03 Are land Situated at Village Balapur Tq. & Dist. Aurangabad from Babaji Shelke through registered sale deed bearing registration no. 512/2011 dated 24.01.2011 and their name came to be mutated in revenue record vide mutation entry no 3357.

8. That in the year 2015, Bhimrao Govindrao Shelke and Trimbakrao Govindrao Shelke with intend to Develop their 00 Hector 81 Are portion obtained NA order U/s. 44 of Maharashtra Land Revenue Code 1966 in file no.2015/MASHKA/JAMEEN-1/NAP-34/Mouje Kumbhephal, Tq. Aurangabad Case no. 55, dated 07.04.2015.

9. That in the year 2018, Bhimrao Govindrao Shelke and Trimbakrao Govindrao Shelke decided to develop their property and got final sanction of Group Housing Layout from Assistant Director of Town Planning Aurangabad vide letter V.P./Mouje Kumbhephal /Tq. Aurangabad/Gut No. 332/S.S.O./1905 on dated 16.08.2018.

10. That in the year 2018, Bhimrao Govindrao Shelke and Trimbakrao Govindrao Shelke transferred Group Housing Plot Part-B admeasuring 1272.747 Sq.Mt. and Part-C admeasuring 1838.130 Sq.Mt. along with exclusive right to use open space forming part of Land Gut no. 332 situated at Village Kumbhephal Tq. Dist. Aurangabad under the registered sale deed bearing registration no. 5257/2018 dated 04.10.2018 to applicant M/s. Bhaishri Ventures LLP through its designated partner Mr. Pravin Dhanraj Somani.

11. In view of the above discussion it was seems that the applicant are the absolute owner and possessor of Land Gut no. 332 totally admeasuring 02 Hector 41 Are, 05 Are Potkharab Land Revenue 04.38 ps. Out of which to the extent of **Part-B admeasuring 1272.747 Sq.Mt.** and **Part-C admeasuring 1838.130 Sq.Mt.** exclusive right to use open space for

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3. That the 1. Govinda Mahtarba Shelke, 2. Sheshrao Mahtarba Shelke, 3. Shyamrao Mahtarba Shelke, 4. Rama Mahtarba Shelke by giving application to Talathi and inform that they have as their family arrangement exchanged land Gut no. 225 and land Gut no. 332 in between them and as per said exchange, Govinda Mahtarba Shelke and Sheshrao Mahtarba Shelke got Gut No. 332 totally admeasuring 02 Hector 41 Are, 05 Are Potkharab Land Revenue 04.38 ps. and Shyamrao Mahtarba Shelke and Rama Mahtarba Shelke received equal share in Land Gut no. 225 Situated at Village Kumbhephal Tq. and Dist. Aurangabad. but, all 4 brothers have equal right on standing trees of Gut no. 225 and Gut no. 332. Situated at Village Kumbhephal Tq. & Dist. Aurangabad and their names came to be mutated in revenue record as owners and possessors vide mutation entry no. 89.

4. That the in the year 2003 Sheherao Mahtarba Shelke sold his 0-8-0 share to Tukaram Gangaram Shelke under the registered sale deed bearing registration no.3203/2003 dated 28.06.2003 registered at the office of Sub-registrar Aurangabad and accordingly mutation entry no. 1680 was sanctioned and certified.

5. That, in the year 2003, Govinda Mahtarji Shelke was died leaving behind legal heirs 1. Bhimrao Govindrao Shelke, 2. Trimbakrao Govindrao Shelke, 3. Malsabai Sahebrao Pathade, 4. Yamunabai Sakharam Bachare and their name came to be mutated in revenue record vide mutation entry no 1805 to the extent of 0-8-0 share.

6. That in the year 2004, Malsabai Sahebrao Pathade and Yamunabai Sakharam Bachare transferred their right to Bhimrao Govindrao Shelke and Trimbakrao Govindrao Shelke through registered relinquishment deed bearing registration no. 1825/2004 dated 24.03.2004 and it was mutated in revenue record vide mutation entry no 1805.

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A'bad.
Advocate

proposed housing project, Situated at Village Kumbhephal 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. This title report issued only on the basis of documents and revenue record produced before me, before entering any transaction verify original title deeds and documents. HENCE THIS TITLE CUM SEARCH REPORT.

DATE. 04.10.2018

Anil P Malani
ADVOCATE.

CHALLAN

MTR Form Number-6

GRN	MH006771678201819P	BARCODE		Date	02/10/2018-20:52:39	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	anil p malani
Location	AURANGABAD		
Year	2018-2019 From 01/10/2005 To 02/10/2018	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	land gut no 332 in respect of part a and b including right to use open space at kumbhephal

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	350.00
Total	350.00

Amount In Words	Three Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	10000502018100200518	0503795542409
Bank Date	RBI Date	02/10/2018-20:53:17	Not Verified with RBI
Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9823911460

Department ID :

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 .

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