

TITLE-CUM SEARCH REPORT

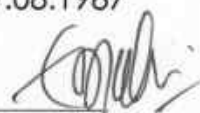
WHEREAS, **M/s. Bhuvi Landmarks LLP**, through its designated Partner Mr. Pravin Dhanraj Somani, approached me and requested to issue title cum search report in respect of the property Land Gut No. 37 totally admeasuring 02 Hectar43 Are, Potkharab 02 Are out of which to the extent 00 Hectar 80 Are portion Situated at Village Hirapur, Tq. & Dist. Aurangabad.

That in pursuance to request of the applicant and authorization I have submitted Search Application and deposited Search fees in the office of Sub-registrar Aurangabad vide online challan no. MH009794800201819P dated 25.12.2018 for the purpose of search of title in respect of above property since last 30 years and taken a search at the office of Sub-registrar, Aurangabad and submits my search report as under

1. I have gone through available revenue record and papers and from the perusal of same, it has been revealed that the property land Survey no.16/4 situated at village Hirapur, Tq. & District Aurangabad, is originally owned and possessed by Kondabai Dhondiba and her name came to be recorded at the time of first land Survey in the year 1952 and accordingly her name appeared in revenue record since 1953-54.
2. That at the time of consolidation scheme land survey no.16/4, converted into Gut no.37 totally admeasuring 02 Hectar 45 Are Potkharab 02Are, Land revenue Rs.8.36 ps. Situated at village Hirapur Tq. &Dist. Aurangabad and her name came to be reflected since 1965 in revenue record as owner and possessor.

(malh)

3. That, as per application dated 15.09.1970 the Kondabai Dhondiba Kaware transferred the above property land Gut No. 37 in the name of her grandsons by namely Narayan Bhika, Suryabhan Bhika, Dadarao Bhika and accordingly mutation entry no.18 as sanctioned on 15.09.1970 and certified on 12.11.1970. This mutation entry nomenclature as Warsacha Pher and name of Narayan, Suryabhan and Dadarao came to be recorded in revenue record and particularly name of Dadarao Recorded as Manager of Hsindu undivided family.
4. That, Narayan, Suryabhan and Dadarao get distributed the land Gut No. 40 and 37 of village Hirapur as per their family partition and accordingly and Gut No. 37 goes to Dadarao Bhikaji to the extent of 04 Acres and 02 Acres 02 Gunthas portion goes to Mainabai Bhikaji. That land Gut no. 40 to the extent of 04 Acres goes to Narayan Bhikaji and 04 Acres goes to Suryabhan Bhikaji and as per this partition mutation entry no.183 came to be sanctioned and certified by revenue authority.
5. That, Dadarao Bhikaji Kaware, transferred 04 Acres land out of land Gut no. 37 to Lahu Tulsiram Bakal, under the registered sale deed bearing no.7545/1987 dated 19.08.1987 registered at the office of sub-registrar, Aurangabad and according his name came to be mutated in revenue record as per mutation entry no.255.
6. That, Mainabai Bhikaji Kaware transferred 02 Acres 02 Gunthas land out of land Gut No. 37 to Janardhan Tulsiram Bakal under the registered sale deed bearing no. 7544/1987 dated 19.08.1987



registered at the office of sub-registrar, Aurangabad and according his name came to be mutated revenue record as per mutation entry no.256.

7. That, Lahu Tulsiram Bakal, and Janardhan Tulsiram Bakal transferred 06 Acres 02 Gunthas out of Gut No.37 to Abdul Rasheed Abdul Kadar under the registered sale deed bearing no.4014/1999 dated 20.10.1999 registered at the office of sub- registrar, Aurangabad and according his name came to be mutated in revenue record as per mutation entry no.388.
8. That, Abdul Rasheed Abdul Kadar transferred 06 Acres 02 Gunthas out of Gut No. 37 to Shyam Ramprasadjji Lohiya under the registered sale deed bearing No. 4752/2000 dated 16.10.2000 registered at the office of sub-registrar, Aurangabad and according his came to be mutated In revenue record as per mutation entry no.411.
9. That, Shyam Ramprasadjji Lohiya transferred 00 Hecter 80 Are out of Gut No.37 to Mirza Ahmed Beg S/o Kadar Beg and Mohammed Akthar Mohammed Ibrahim under the registered sale deed bearing no. 5260/2003 dated 26.08.2003 registered at the office of sub-registrar Aurangabad and accordingly his name came to be mutated in revenue record as per mutation entry no.460.
10. That, Mirza Ahmed Beg S/o Kadar Beg and Mohd. Akthar Mohd. Ibrahim prepared plan and get sanction from Grampanchyat Hirapur, Tq. & Dist. Aurangabad as per Resolution No.06, thereby he converted the above property into 49 plots, but however they did not obtained any sanctioned from any competent authority. That, Mirza Ahmed Beg



S/o Kadar Beg and Mohd. Akthar Mohd. Ibrahim transferred all the plots to different purchasers, under the various sale deeds registered at the office of sub-registrar, Aurangabad and accordingly the name of prospective purchasers came to be mutated in revenue record.

11. Thereafter Shaikh Laike Shaikh Latif purchase total 24 plots and Shaikh Feroz Shaikh Yusuf purchase 25 plots from above purchasers and along with Mirza Ahmed Beg S/o Kadar Beg and Mohd. Akthar Mohd. Ibrahim the transferred the property land gut no.37 to the extent of 00 Hecter 80 Are including 49 plots to Ramesh Shankarial Sawaiwala, Sunil Shankarlal sawaiwala, Ramesh Shankarlal Sawaiwala and Govind Omprakash Goyal under the registered sale deed no, 6591/2011 dated 12.08.2011 registered at the office of sub- registrar, Aurangabad and accordingly their name came to be mutated in revenue record as per mutation entry no.1204.

12. Thereafter Ramesh Shankarial Sawalwala, Sunil Shankartal Sawalwala Ramesh Shankarlal Sawalwala and Govind Omprakash Goyal transferred the property land gut no.37 to the extent of 00 Hecter 80 Are to Ramesh Shankarial Sawalwaia, Sunl Shankarial Sawaiwala. Ramesh Shankaria Sawaiwalo and Govind Omprakash Coyal to M/s. Bhuvi Landmarks LLP, through its designated Partner Mr. Pravin Dhanraj Somani under the registered sale deed no. 1670/2015 dated 18.04.2015 registered at the office of sub registrar, Aurangabad and accordingly their name came to be mutated in revenue record as per mutation entry no.1585.



13. In view of the above discussion it seems that M/s. Bhuvi Landmarks LLP, through its designated Partner Mr. Pravin Dhanraj Somani are the present owner and possessor of land Gut No. 37, to the extent of admeasuring 00 Hector 80 Are, land revenue 8.36 ps. Situated at village Hirapur, Tq, & District. Aurangabad. I have also taken the search at office of Sub Registrar, Aurangabad and deposited search fees, in respect of the above property. During my search at the office of Sub-Registrar, Aurangabad I did not trace out any encumbrance there on as per the available index records there at.

Hence, this title-cum search report.

DATE: 25.12.2018


(Anil P Malani)
ADVOCATE



CHALLAN
MTR Form Number-6



GRN MH009794800201819P		BARCODE 		Date 25/12/2018-13:25:32		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 AGD_JT DIST REGISTRAR AURANGABAD				Full Name		Anil P Malani Adv	
Location AURANGABAD							
Year 2018-2019 From 26/12/1988 To 25/12/2018				Flat/Block No.		Flat No.4A Disha Chintamani Apartment	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street		Vivekanandpuram Peer Bazar
					Area/Locality		Aurangabad
					Town/City/District		
					PIN		4 3 1 0 0 5
					Remarks (If Any)		
					Search Fee for 30 year in respect of Land Gut No 37 Situated at Hirapur tq		
					Dist Aurangabad		
Total			750.00		Amount In Words		Seven Hundred Fifty Rupees Only
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				10000502018122500321		2456850444814	
Cheque/DD No.				Bank Date		RBI Date	
				25/12/2018-13:26:06		Not Verified with RBI	
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9823911460

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.