[redacted]

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ADVOCATE

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TITLE-REPORT

WHEREAS, Mrs. Kamala Shriniwas Khatod, Mrs. Indu Ashok Khatod and Mr. Shriniwas Ramnath Khatod R/o. Aurangabad approached me and requested to issue title report in respect of the property Survey No. 22, totally admeasuring 07 Hector 78 Are 28 Are Potkharab, Land Revenue Rs.24.00 ps., Out of which to the extent of **2854.47 Sq.Mt.**, Situated at Shahanoorwadi, Aurangabad.

That in pursuance to request and authorisation of Mrs. Kamala Shriniwas Khatod, Mrs. Indu Ashok Khatod and Mr. Shriniwas Ramnath Khatod, I have submitted Search Application and deposited fees in the office of Sub-Registrar Aurangabad vide online Challan no. MH007708760201819P dated 27.10.2018 for the purpose of title in respect of above property since last 13 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 in Aurangabad Survey No. 22, totally admeasuring 07 Hector 78 Are 28 Are Potkharab, Land Revenue Rs.24.00 ps., Situated at Shahanoorwadi, PAurangabad was originally owned and possessed by Gangaram Girdhari and his name appeared in revenue record since 1959-60.

2. That in the year 1982 Gangaram Girdhari transferred Land Survey No. 22, totally admeasuring 07 Hector 78 Are, 28 Are Potkhrab, Land Revenue Rs.24.00 ps., out of which to the extent of 04 Acre 20 Gunthas situated at Shahanoorwadi, Aurangabad to Kavitabai Shamrao Gadekar under registered sale deed bearing registration no. 5133/1982 dated 22.10.1982 registered at the office of Sub-registrar Aurangabad and on the basis of the registered sale deed her name came to be mutated in revenue record as owner and possessor vide mutation entry no. 157.

3. That in the year 1987 Kavitabai Shamrao Gadekar transferred Land Survey No.22, totally admeasuring 07 Hector 78 Are 28 Are Potkharab, Land Revenue Rs.24.00 ps., out of which to the extent of 00 Hector 30 Are situated at Shahanoorwadi, Aurangabad to Mrs. Kamlabai Shriniwas Khatod and Mrs. Indu Ashok Khatod under registered sale deed bearing registration no. 9327/1987 dated 20.10.1987 registered at the office of Sub-Registrar Aurangabad and on the basis of registered sale deed their name came to be recorded as owner and possessor vide mutation entry no. 208.

4. That in the year 1988 Kavitabai Shamrao Gadekar transferred Land Survey No. 22, totally admeasuring 07 Hector 78 Are 28 Are Potkharab, Land Revenue Rs.24.00 ps., out of which to the extent of 00 Hector 40 Are (1 Acre) situated at Shahanoorwadi, Aurangabad to Mr. Premraj Fakirchand Mantri, Mr. Shriniwas Ramnath Khatod and Mr. Vallabh Nandalal Bagla under registered sale deed bearing registration no. 836/1988 dated 20.01.1988 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their name came to be recorded in revenue record as owner and possessor vide mutation entry no. 209.

5. That in the year 1988 Mr. Premraj fakirchand Mantri, Mr. Shriniwas Ramnath Khatod and Mr. Vallabh Nandalal Bagla partitioned Land Survey No. 22, totally admeasuring 07 Hector 78 Are 28 Are Potkharab, Land Revenue Rs.24.00 ps., out of which to the extent of 00 Hector 40 Are (1 Acre) situated at Shahanoorwadi, Aurangabad between Mr. Premraj Fakirchand Mantri having share of 00 Hector 13 Are, Mr. Shriniwas Ramnath Khatod having share of 00 Hector 13 Are and Mr. Vallabh Nandalal Bagla having share of 00 Hector 14 Are and accordingly their name came to be recorded in revenue record as owner and possessor vide mutation entry no. 214.

6. That in the year 1988 Mrs. Kamala Shriniwas Khatod and Mrs. Indu Ashok Khatod partitioned Land Survey No. 22, totally admeasuring 07 Hector 78 Are 28 Are Potkharab, Land Revenue Rs.24.00 ps., out of which to the extent

of 00 Hector 30 Are situated at Shahanoorwadi, Aurangabad between them each having share of 00 Hector 15 Are and accordingly their name came to be recorded in revenue record as owner and possessor vide mutation entry no. 215.

7. That in the year 2016 Mrs. Kamala Shriniwas Khatod, Mrs. Indu Ashok Khatod and Mr. Shriniwas Ramnath Khatod transferred **1445.53 Sq. Mt.** Area which is affected in 60.00 Meter wide DP road of Aurangabad Municipal Corporation Aurangabad, as per the letter issued by Deputy Engineer, Town Planning, Municipal Corporation Aurangabad vide letter no. AMC/TC/SSNR/2016/496 dated 04.04.2016 under registered relinquishment deed bearing registration no. 2166/2016 dated 12.04.2016 registered at the office of Sub-registrar Aurangabad.

8. That in the year 2016 Mrs. Kamala Shriniwas Khatod, Mrs. Indu Ashok Khatod and Mr. Shriniwas Ramnath Khatod obtained NA permission from Tahsildar, Aurangabad U/s. 42 A of Maharashtra Land Revenue Code 1966 in file no. 2016/JAMA-2/PARI.B./CR-59 dated 22.11.2016.

9. That in the year 2016 Mrs. Kamala Shriniwas Khatod, Mrs. Indu Ashok Khatod and Mr. Shriniwas Ramnath Khatod with intent to develop their property obtained construction permission no. 189/2016-17 in file no. 629/17/2015-16 dated 31.05.2016 from Municipal Corporation Aurangabad to construct commercial building and accordingly commenced construction as per permission granted and also applied for revise construction permission to Aurangabad Municipal Corporation on 18.08.2018.

10. In view of the above discussion it was seems that Mrs. Kamala Shriniwas Khatod, Mrs. Indu Ashok Khatod and Mr. Shriniwas Ramnath Khatod are absolute owner and possessor of the property Land Survey No. 22, totally admeasuring 07 Hector 78 Are 28 Are Potkharab, Land Revenue Rs.24.00 ps., Out of which to the extent of **2854.47 Sq.Mt.** Situated at Shahanoorwadi

Aurangabad as mentioned here in above and established clear chain of title in their name. That the applicant obtained Loan on this property from The Malkapur urban co-eruptive Bank and created charge of said bank on the property. This title report regarding title issued only on the basis of documents and revenue record produced before me. HENCE THIS TITLE REPORT.

DATE. 27.10.2018

(Anil P Malani)
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH007708760201819P	BARCODE		Date	27/10/2018-15:43:53	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 Advocate
Location	AURANGABAD		
Year	2018-2019 From 28/10/2005 To 27/10/2018	**Flat/Block No.**	Flat No. 4A Disha Chintamani Apartment
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	Vivekanandpuram Peer Baza
0030072201 SEARCH FEE	325.00	**Area/Locality**	Aurangabad
		Town/City/District	
		PIN	4 3 1 0 0 5
		Remarks (If Any)	Search Fee for 13 yrear in respect of Survey no 22 Situated at Shahanoorwadi Aurangabad
Total	325.00	**Amount In Words**	Three Hundred Twenty Five Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502018102700605	3695328764705
Cheque/DD No.		Bank Date	RBI Date	27/10/2018-15:44:26	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9823911460

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .

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