

UTTAM M. DESHPANDEB.Com. LL.B.
AdvocateOffice / Res.Flat No.2, First Floor,
Ganesh Krupa Apptt.
Plot No.106,Ulka nagari
AURANGABAD,

Date: 24.10.2019

TITLE CUM SEARCH REPORT

Mr. Uday Kasliwal R/o. Tilak nagar, Aurangabad approached me and requested to issue Title cum Search Report in respect of land Gut No. 966 of village Bidkin, Tal- Paithan, Dist- Aurangabad. I have gone through the documents produced before me and also paid search fees at the office of Sub-Registrar, Paithan vide receipt dated 23.10.2019 in respect of above land for last 13 years and thereupon, I am issuing this Title cum Search report as under :-

Description of land:-

All that part and parcel of land Gut No. 966 totally admeasuring 05 H 42 R Aakar Rs. 09.78 ps, to the extent of 02 H 49 R situated at land Gut No.960 village Bidkin, Tal Paithan Dist- Aurangabad and said land is bounded as below :

East : Land Gut No.967
West : Land Gut NO. 978
South : Remaining land GutNo. 966
North : Land Gut NO. 963

Documents perused:-

Sr.No	Description of document	Date
01.	Xerox copy of 7/12 Extract of Land Gut No. 966 of Village Bidkin for the year 1990 onwards	--
02.	Xerox copy of sale deed No. 1766 executed by Mr. Sanjay Kisanrao Page in favour of Mrs. Kamaladevi Ramgopal Dhoot and Mr. Sunil Ramgopal Dhoot to the extent of 02 H 42 R	05.11.1993
03.	Xerox copy of sale deed No. 4733 executed by M/s. Varad Poultry farm pvt. Ltd. In favour of Mr Yogesh Mohanlal Oswal for area of 81 R	04.08.2006
04.	Xerox copy of sale deed No. 5192 dated 09.08.2010 executed by Mr. Yogesh Oswal in favour of Mr. Bharat Narayanrao Bagre to the extent of 81 R.	09.08.2010
05.	Xerox copy of sale deed No. 2796 executed by M/s. Vanjadevi poultry farm pvt. Ltd. In favour of Mr. Ramgopal Murlidhar Dhoot to the extent of 98 R.	28.04.2010
06.	Xerox copy of sale deed No. 220 executed by Mr. Bharat Narayan Bagre in favour of Mr. Sunil Ramgopal Dhoot and Mr. Shivaji Rambhau Gavhane to the extent of 81 R	09.01.2019
07.	Various mutation entries sanctioned by Revenue Authorities in favour of purchasers.	
08.	Xerox copy of NA order granted by the Collector,	27.02.2018

	Aurangabad in respect of 34000 sq. mtrs. area for industrial use.	
09.	Internet e-search documents	Last Page

Flow of Title :

01. It is seen that Mr. Sanjay Kisanrao Page was owner and possessor of the land Gut NO. 966 and he sold the 02 H 42 R land to Sow. Kamaladevi Ramgopal Dhoot and Mr. Sunil Ramgopal Dhoot under registered sale deed No. 1766 dated 05.11.1993. The competent Revenue Authority sanctioned the mutation in favour of the purchasers and name of purchasers are recorded in the Revenue Record.
02. It is further seen that M/s. Varad Poultry Farm through its Director Mr. Sanjay Kisanrao Page sold the 81 R to Mr. Yogesh Mohanlal Oswal under registered sale deed No. 4733 dated 04.08.2006. The competent Revenue Authority sanctioned the mutation in favour of the purchaser and name of purchaser is recorded in the Revenue Record.
03. It is further seen that Mr Yogesh Mohanlal Oswal sold the 81 R to Mr. Bharat Narayanrao Bagare under registered sale deed No. 5192 dated 09.08.2010. The competent Revenue Authority sanctioned the mutation in favour of the purchaser and name of purchaser is recorded in the Revenue Record.
04. It is further seen that Mr. Bharat Narayanrao Bagare sold the 81 R to Mr. Sunil Ramgopal Dhoot and Mr. Shivaji Rambhau Gavane under registered sale deed No. 220 dated 09.01.2019. The competent Revenue Authority sanctioned the mutation in favour of the purchaser and name of purchaser is recorded in the Revenue Record.
05. It is further seen that M/s. Vanajadevi Poultry Pvt. Ltd. through its Director Mr. T. Ramesh Krishna Chaitanya sold the 98 R to Mr. Ramesh Murlidhar Dhoot under registered sale deed No. 2796 dated 28.04.2010. The competent Revenue Authority sanctioned the mutation in favour of the purchaser and name of purchaser is recorded in the Revenue Record
06. It is seen that the Collector, Aurangabad has granted N.A. permission in respect of 34000 sq. mtrs. area for residential / commercial (green godown) / Educational and Industrial purpose.
07. On going through the 7/12 extract of land Gut No. 966 there appears an entry in other rights column wherein charge of Vaidyanath Sahakari Bank Ltd. For an amount of Rs. 2,50,000/- is recorded. Except the charge of the Bank, there are no other encumbrances found on record.
08. On further scrutiny of the 7/12 extract of land Gut No. 966, following area is recorded against each of the owner :

- a) Mr. Ramgopal Murlidhar Dhoot = 90.81 R
- b) Mr Kamladevi Ramgopal Dhoot &
- c) Mr. Sunil Ramgopal Dhoot = 77.52 R

Deshpande

- d) Mr. Sunil Ramgopal Dhoot &
e) Mr. Shivaji Rambhau Gavane = 81.00 R

09. It is seen that on going through the E-search, it is noticed that, out of the layout prepared, some plots have been sold by the parties i.e. Mr. Sunil Ramgopal Dhoot, Sow. Kamalabai Ramgopal Dhoot, Mr. Ramgopal Murlidhar Dhoot and Mr. Shivaji Rambhau Gavane i.e. area of about 1700 sq. mtrs. approximately to various customers and there interest is created.

10. During search of record no encumbrances are found recorded, except the charge of Vaidyanath Urban Co-op. Bank Ltd. The title of Mr. Sunil Ramgopal Dhoot and others is clear, legal and Marketable after repayment of loan of Vaidyanath Urban Co-op. Bank Ltd. and after issuance of No Objection Certificate by the Bank.

The parties have requested to issue search report in respect of the land for registration of the project with MahaRERA Authority. The search report is issued only for registration of project with MahaRERA authority and not for any other purpose.

Hence this title cum search report.

Deshpande
(U. M. Deshpande)
Advocate

Report contains 03 pages
Receipt No. dated 24.10.2019

Adv. Uttam Manikrao Deshpande
Flat No. 2, First Floor,
Ganesh Krupa Appartment,
Plot No. 106, Ulka Nagar, Aurangbad-431005

File name Pen Drive Bidkin Search Report



CHALLAN
MTR Form Number-6



GRN	MH007681233201920E	BARCODE	Date		24/10/2019-10:34:32	Form ID
Department		Inspector General Of Registration		Payer Details		
Search Fee		Type of Payment		Other Items		
Office Name		PTA_PAITHAN SUB REGISTRAR		TAX ID (If Any)		
Location		AURANGABAD		PAN No.(If Applicable)		
Year		2019-2020 From 24/10/2007 To 24/10/2019		Full Name		
Account Head Details		Amount In Rs.		Flat/Block No.		
0030072201 SEARCH FEE		325.00		Premises/Building		
				Road/Street		
				Area/Locality		
				Town/City/District		
				PIN		
				Remarks (If Any)		
				land gut no 966 village bidkin tal paithan		
				Amount In		
				Words		
Total		325.00		Three Hundred Twenty Five Rupees Only		
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN		Ref. No.		02300042019102435500
Cheque/DD No.		Bank Date		RBI Date		24/10/2019-10:35:50
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA		001806537
Name of Branch		Scroll No. , Date		Not Verified with Scroll		Not Verified with R.I.I

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. : 9822885617

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