



CHALLAN
MTR Form Number-6



RN	MH012837755201819E	BARCODE			Date	09/03/2019-18:42:08	Form ID	
Department	Inspector General Of Registration			Payer Details				
Search Fee				TAX ID (If Any)				
Type of Payment	Other Items			PAN No.(If Applicable)	AVFP52286L			
Office Name	ARB3_AURANGABAD 3 JT SUB REGISTRAR			Full Name	Adv P D Sangvikar			
Location	AURANGABAD			Flat/Block No.	H-15/28			
Year	2018-2019 One Time			Premises/Building				
Account Head Details	Amount in Rs.		Road/Street	Bairam Path Road				
0072201 SEARCH FEE	750.00		Area/Locality	Aurangabad				
			Town/City/District					
			PIN	4 3 1 0 0 3				
			Remarks (If Any)	Search Fees 1988 to 2019 Gut No 51 adm 6900 Sq meters at Golwad Dist Aurangabad				
			Amount In	Seven Hundred Fifty Rupees Only				
Total	750.00		Words					
Payer Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN		Ref. No.	00040572019030920846		IK00YTXNS9		
Cheque/DD No.	Bank Date		RBI Date	09/03/2019-18:42:25		Not Verified with RBI		
Name of Bank	Bank-Branch		STATE BANK OF INDIA					
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

धुन धरुन 'दरुन ऑफ वरुन' सुरु ननुद करणसुरुन ननुन अरु. इतर करणसुरुन रुरुन नुदरुन न करणसुरुन वसुनसुरुन रुरुन ननुन.

Mobile No. : 9890337164

Date: 09/03/2019

To,
Whom So Ever May it Concern

Sub: Search Report of **Smt Laxmibai Shankarrao Ghadge.**

In Pursuance of above subject, I have investigated title to the under mentioned property, I have investigated the title as under:

1.	Name and address of the Title Holder	:	Smt Laxmibai Shankarrao Ghadge
2.	Constitution	:	Freehold
3.	Details of the Property	:	All that piece and parcel of Gut No 51 , to the extent of 69 R land situated at Mauje Golwadi, Tq & Dist Aurangabad, bounded as under: East: CIDCO Acquired Road West: Gut No 80 South: Gut No 52 & 53 North: Gut No 51 Part
4.	Nature of the Property	:	Residential
5.	List of title deeds/ documents perused	:	1. Copy of 7/12 extract of Gut No 51 from 2000-2001. 2. Copy of Mutation entry No 153 & 763. 3. Copy of Layout plan for Gut No 51 approved by CIDCO Waluj Mahanagar dated 05.07.2018. 4. Copy of NA 42-A passed by Additional Tahsildar, Aurangabad dated 12.04.2018. 5. Copy of Commencement Certificate issued by CIDCO, Waluj Mahanagar dated 31.12.2018.
6.	History of title :		1. It appears from record that, Shri Maroti Laxman Mhaske was the



previous owner and possessor of land Gut No 51 to the extent of 91 R land situated at Mauje Golwadi, Tq & Dist Aurangabad, as the property seems ancestral one.

2. It is seen from record that, Smt Laxmibai Shankarrao Ghadge purchased Gut No 51 to the extent of 91 R land from Shri Maroti Laxman Mhaske by executing Sale Deed No 2572/1981 dated 04/05/1981 and becomes owner accordingly her name was recorded in 7/12 extract vide Mutation entry No 153, it appears that, since 1981 Smt Laxmibai is in continuous and owner of land Gut No 51 to the extent of 91 R land.
3. It further seen from record that, CIDCO Waluj Mahanagar has acquired 22 R land from Gut No 51 as such Smt Laxmibai Shankarrao Ghadge becomes owner and possessor of 69 R land, it is seen from record that, CIDCO authority has acquired 22 R land in the year 2012 as such their names has been recorded in 7/12 extract vide mutation entry No 763 on 28.05.2012.
4. It further seen from record that, Smt Laxmibai Shankarrao Ghadge wants to develop Gut No 51 to the extent of 69 R land therefore she prepared layout plan for Gut No 51 and submits it before Town Planning Office, CIDCO, Waluj Mahanagar, Aurangabad, the authority after perusing the documents, collecting betterment charges and measuring the land have approved layout plan for Gut No 51 on 05.07.2018 for the area admeasuring 6900.00 Sq meters, out of 6900.00 Sq meters 199.34 Sq meters land has been left for 12.00 meter road purpose, 674.61 sq meters land for open space, 695.47 Sq meters for 9.00 meter wide road as such net area remains 5280.58 Sq meters, it is seen that, there are total 02 plots in this area, out of 2 plots Plot No 01 area come to 3150.79 Sq meters while Plot No 02 area comes to 2129.79 Sq meters.
5. It is further seen from record that, as per Maharashtra Land Revenue Code (Amendment) Ordinance, 2017 Where a land is situated in an area for which draft Regional plan has been prepared and necessary notice regarding such draft plan has been duly published or such Regional Plan has been approved and published in the *Official Gazette*, it is proposed that the use of such land should be deemed to have been converted to the corresponding non-agricultural use, once development permission on such land under section 18 of the Maharashtra Regional and Town Planning Act, 1966, is granted, if the conversion tax and non-agricultural assessment and in respect of a land held as Occupant Class-II, *Nazarana*



or premium and other Government dues levied for such conversion are paid. In such case, no separate permission under sections 42 and 44 of the Maharashtra Land Revenue Code, 1966 shall be required, therefore as per above amendment Smt Laxmibai Shankarrao Ghadge wants to develop the Gut No 51 adm. 6900.00 Sq meters land therefore she approached Tahsildar Office, Aurangabad for converting Agricultural land in to Non Agricultural land for land admeasuring 6900.00 Sq meters in Gut No 51, the authority perusing documents conducting inquiries from Government agencies and collecting N A charges have issued N A 42(A) order under MLR Code on 12.04.2018 for area adm. 5280.58 Sq meters for residential use only and not for other purpose.

6. It further seen from record that, Smt Laxmibai Shankarrao Ghadge wants to construct Group Housing Project over Plot No. 01 adm. 3150.79 Sq meters, therefore she prepared building plan for above plot and submits it before CIDCO Waluj Mahanger for approval, the authority after perusing the documents visiting site and collecting necessary fees have issued commencement certificate dated 31.12.2018 for area 3150.79 Sq meters wherein in the above Group Housing Project there are 4 buildings.

7.	Whether any additional document is required to complete the report	:	No
8.	Particulars of tax/ revenue receipts studied	:	No.
9.	Particulars of Encumbrances Certificates/ Search otes	:	No
10.	Particulars of any charges/ encumbrances found to be recorded / registered on the property.	:	No
11.	Documents perused in support of Possession of Property/ Premises by	:	7/12 extract



	the mortgagor:		
12.	Minor's Interest, if any	:	No.
13.	Permission /NOC from society/ builder in case of premises flat in a Co.op Society.	:	No
14.	Permission of Lessor in case of Leasehold Property	:	No
15.	Any Income Tax Proceedings or other proceedings pending against the mortgagor affecting title of the property/ premises	:	Not applicable
16.	Land is Agricultural Land or Non-agricultural Land.	:	Agricultural Land.
17.	If Agricultural Land, permission of Revenue Authority is required.	:	Yes.
18.	Any other deficiency or restriction in title	:	No.
19.	Application of a) Urban Land (Ceiling and Regulation) Act b) Tenancy Laws (Both agricultural and city tenements) c) State and Central enactments	:	Not applicable



20.	Any Charges registered with Registrar of Companies under the Companies Act, 1956 (applicable if the mortgagor is a limited company)	: Not applicable
21.	Final Certificate : I certify that, Smt Laxmibai Shankarrao Ghadge has a clear and marketable freehold right in respect of property under search. I have inspected the documents for last 30 years. I have deposited a necessary fee at sub-Registrar office, Aurangabad. The receipt of Rs.750/- is annexed herewith. I have verified all the title deeds. I have not found any adverse entry during my search.	

