# CHALLAN
## MTR Form Number-6

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|---|---|---|---|
| GRN MH006702632202021E | BARCODE | Date 07/11/2020-10:28:33 | Form ID |

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | ARB2_AURANGABAD 2 JT SUB REGISTRAR | Full Name | Adv D D Jadhav |
| Location | AURANGABAD | | |
| Year | 2020-2021 From 06/11/2008 To 07/11/2020 | Flat/Block No. | Plot no 21 |
| | | Premises/Building | |
| | | Road/Street | Dava nagari Shahanoorwadi |
| | | Area/Locality | Aurangabad |
| | | Town/City/District | |
| | | PIN | 4 3 1 0 0 5 |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030072201 SEARCH FEE | 325.00 |
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| | |
| | |
| | |
| Total | 325.00 |

Remarks (If Any)

Plot no 14 CTS No15298/36 Sheet no 300 adem area 278.7 Sq Mts Raoshan HSG Garkheda Aurangabad

Amount In Words: Three Hundred Twenty Five Rupees Only

Payment Details: STATE BANK OF INDIA

| Cheque-DD Details | |
|---|---|
| Cheque/DD No. | |
| Name of Bank | |
| Name of Branch | |

FOR USE IN RECEIVING BANK

| | | | |
|---|---|---|---|
| Bank CIN | Ref. No. | 00040572020110733543 | IK0AUGMPB2 |
| Bank Date | RBI Date | 07/11/2020-10:24:30 | Not Verified with RBI |
| Bank-Branch | | STATE BANK OF INDIA | |
| 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. : 9822515352

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

**D.D.Jadhav**
Advocate, District and Sessions Court.
Aurangabad.
OFFICE: , Plot No. 21, Flat No. 2, 21-Fortis Apartment, Behind Bharat Gas Agency, Deva-nagary, Shahanoorwadi, AURANGABAD. 431005. Mobile No. 9822515352.

# TITLE VERIFICATION / SEARCH REPORT

TITLE SEARCH REPORT IN RESPECT OF THE PROPERTY AGRICULTURAL LAND BEARING SURVEY NO. 08, PLOT NO. 14, C T S NO. 15298/36, SHEET NO 300, ADMEASURING AREA 278.7 SQ. MITER SITUATED AT RAOSHAN COOPARATIVE HOUSING SOCIETY, GARKHEDA, AURANGABAD TALUKA AND DIST: AURANGABAD, MAHARASHTRA STATE (INDIA), FOR THE PERIOD OF 13 YEARS I.E. FROM 2008 TO 2020.

As per the authority and instructions of M/s. D V K Construction through its Prop. Deepak s/o, Venkatrao Kulkarni, R/o: Sarang Society, Aurangabad, I have taken title search of the aforesaid property. I have gone through all the relevant documents in respect of the above mention property and title index register available with the Sub Registrar's office at Aurangabad and took search for the 13 years on 07/11/2020 by depositing the requisite fee. Annexed herewith copy of challan GRN MH006702632202021E dated 07.11.2020.

1. That, the property under search is plot no. 14, C T S No. 15298/36, Sheet no. 300, in land bearing Survey No. 08, Raoshan Cooperative Housing Society, admeasuring area 278.7 Sq. Mtr. situated at Garkheda, Aurangabad, Taluka and Dist: Aurangabad, the boundary of the property is as under:

| | | |
|---|---|---|
| To the East | : | 9.0 Miter Road. (30 Feet Road) |
| To the West | : | Alankar Housing Society. |
| To the South | : | Plot no. 15, C T S No. 15298/37. |
| To the North | : | Plot no. 13, C T S No. 15298/35. |

**D.D.Jadhav**
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2. That, the original owner of the land survey no 8 and 9 situated at Garkheda to the extent of 55 R and 1 H 47 R, C T S No. 15298 and 15297 was Fazal Ahmed Kha Mohd. Akhil Kha. That, on 17.09.1981 by way of registered sale deed no. 4635/1981 and 4636/1981, the earlier owner and possessor namely Fazal Ahmed Kha Mohd. Akhil Kha, has sold said plot to Raoshan Cooperative society through its Chief Promoter namely Arshad Kha Husain Kha Mrs. Accordingly the Raoshan Cooperative society was allotted the said plot to Mr. Shaikh Ibrahim Shaikh Faijuddin by way of allotment latter dated 15.05.1988 and as per allotment latter the Mutation entry was effect on P R Card. Since then the said property under the search is in the name of ownership and possession of the Mr. Shaikh Ibrahim Shaikh Faijuddin. Thereafter Mr. Shaikh Ibrahim Shaikh Faijuddin on 16.11.2009 file one application regarding the withdrawing membership and share form Raoshan Cooperative society and same was permitted by the said society and issued one No Objection Certificate on 01.12.2009 to Mr. Shaikh Ibrahim Shaikh Faijuddin. Since than the Mr. Shaikh Ibrahim Shaikh Faijuddin was absolute owner and possessor of the said plot.

Jadhav ADV

**D.D.Jadhav**
Advocate, District and Sessions Court.
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3. Thereafter in the year 2015 Mr. Shaikh Ibrahim Shaikh Faijuddin prepare one registered document is known as Hiba nama (Gift Deed ) bearing no. 5509/2015 date 19.08.2015 in favour of his sons namely 1. Shaikh Gausuddin Shaikh Ibrahim, 2. Shaikh Sharuddin Shaikh Ibrahim, 3. Shaikh Saifuddin Shaikh Ibrahim. And as per Hiba Nama the M E No. 17281/15 was affected on P R Card. Since the date of Hiba Nama i.e 19.08.2015 the 1. Shaikh Gausuddin Shaikh Ibrahim, 2. Shaikh Sharuddin Shaikh Ibrahim, 3. Shaikh Saifuddin Shaikh Ibrahim was owners and possessor of the said property.

4. That, the 1. Shaikh Gausuddin Shaikh Ibrahim, 2. Shaikh Sharuddin Shaikh Ibrahim, 3. Shaikh Saifuddin Shaikh Ibrahim was sold out the said property to M/s. D V K Construction through its Prop. Deepak s/o, Venkatrao Kulkarni by way of registered sale deed no. 5712/2020 dated 03.11.2020. Since the sale deed the M/s. D V K Construction through its Prop. Deepak s/o, Venkatrao Kulkarni is owner and possessor of the said property.

5. That I have verified all relevant documents and also verified the index register and made search at Joint Sub Registrar office, Aurangabad.

**D.D.Jadhav**
Advocate, District and Sessions Court.
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**6. Conclusion :**

After verifying all above mentioned documents and discussions, I have come to the conclusion that plot no. 14, C T S No. 15298/36, Sheet no. 300, in land bearing Survey No. 08, Raoshan Cooperative Housing Society, admeasuring area 278.7 Sq. Mtr. situated at Garkheda, Aurangabad, Taluka and Dist: Aurangabad as described by four boundaries in above paragraph. It appears that, the aforesaid property in the name of M/s. D V K Construction through its Prop. Deepak s/o, Venkatrao Kulkarni,and it appears that, aforesaid property is free from any encumbrances.

In view of the above submissions and discussion, I hold an opinion that M/s. D V K Construction through its Prop. Deepak s/o, Venkatrao Kulkarni,is lawful owner and possessor and has acquired clear and marketable title of the plot no. 14, C T S No. 15298/36, Sheet no. 300, in land bearing Survey No. 08, Raoshan Cooperative Housing Society, admeasuring area 278.7 Sq. Mtr. situated at Garkheda, Aurangabad, Taluka and Dist: Aurangabad as described by four boundaries above mentioned para.

Date: 08/11/2020.
Place: Aurangabad

Jadhav Adv

**D. D. JADHAV**
**Advocate**

ADV. D.D. JADHAV