

/Subhash R. Malani
Rahul S. Malani

ADVOCATES

Ph. : (0240) 2335403

ADV. PANEL

- ◆ Railways
- ◆ University
- ◆ L.I.C.
- ◆ Union Bank

Office : 18, Vikas Nagar, Behind Pawan Gas, New Osmanpura, Aurangabad.

Title Cum Search Report

Date: 22/09/2020

WHEREAS M/s. Aadinath Properties through its partner Mr. Pravin S/o Mangilal Katariya, R/o.: Plot No.31, 31-A, N-4, Cidco, Aurangabad approached me and requested to issue Title Cum Search Report in respect of Plot No.25/5 admeasuring 501.63 Sq. Mtrs. in land Gut no 85 situated at Ikhedra, Patthan Road, Aurangabad. I have gone through documents of title produced by him before me and I have also taken the search at the office of Sub- Registrar at Aurangabad for the period of last 30 years and there upon I am issuing this title cum Search Report as under:

That, the land Gut no. 85 totally admeasuring 2 hector 81 R to extent of 45 R was owned and possessed by Gulam Ali Abdul Hamidkhan and he sold the same to M/s. A.P. Holding Pvt. Ltd under the two different registered sale deed and mutation entry no.374 came to be sanctioned on the basis of that two registered, sale deed. Similarly 30 R portion out of land Gut no.85 was owned and possessed by Hasan Khan Abdul Hamidkhan and he sold the same to M/s. A.P. Holding Pvt. Ltd under the registered sale deed and mutation entry no.375 came to be sanctioned on the basis of that registered sale deed. Similarly 30 R portion out of land Gut No.85 was owned and possessed by Hamid Ali Gulam Hussain Khan and he sold the same to M/s. A.P. Holding Pvt. Ltd under the registered sale deed and mutation entry no.376 came to be sanctioned on the basis of that registered sale deed. Similarly 30 R portion out of land Gut No.85 was owned and possessed by Javed Ahemad Abdul Hamidkhan and he sold the same to M/s. A.P. Holding Pvt. Ltd under the registered sale deed and mutation entry no.377 came to be sanctioned on the basis of that registered sale deed. As such 1 Hector 35 R portion of land out land Gut No.85 situated at Ikhedra Tq. & Dist. Aurangabad was recorded in the name M/s. A.P. Holding Pvt. Ltd as owner and possessor thereof on the basis of above registered sale deeds, in the 7/12 Record.

That, M/s. A.P. Holding Pvt. Ltd agreed to transfer the said 1 Hector 35 R portion of land to M/s. Nirmaan Construction but however before execution of sale deed in favour of M/s. Nirmaan Construction, both of them agreed to sale the said property to M/s. Shrechari Associates Pvt. Ltd and therefore both of them executed the registered sale deed of the said property in favour of M/s. Shrechari Associates Pvt. Ltd on dated 03/03/2005, registered at sr no. 937 at the office of Sub- Registrar Aurangabad and in the said sale deed name of M/s. Nirmaan Construction is indicated as vendor whereas name of A.P. Holding Pvt. Ltd is indicated as consenting party. However M/s. A.P. Holding signed the said sale deed and occurred its consent for the sale deed in favour of M/s. Shrechari Associates Pvt. Ltd and hence M/s. A.P. Holding Pvt Ltd can not dispute title of M/s. Shrechari Associates Pvt. Ltd.

That, M/s. Shrechari Associates Pvt. Ltd converted the said 1 Hector 35 R portion of land into Non- Agriculture as per order of Collector Aurangabad dated 15/07/2005. M/s. Shrechari Associates Pvt Ltd prepared the layout of the said portion of land and thereby demarcated the total 25 plots thereat and the said layout is approved and sanctioned by the Assistant Director of Town Planning, Municipal Corporation, Aurangabad, on 08.06.2005. No doubt in the said layout, plot no.25 is not approved for want of payment of betterment charges, however later on M/s. Shrechari Associates Pvt. Ltd deposited the betterment charges of the said plot no.25 with Municipal Corporation on dated 03/03/2017. Thereafter M/s. Shrechari Associates Pvt. Ltd sold the said plot No.25 to M/s. Shrechari Arhant Estate under the registered sale deed dated 02/11/2017 registered at sr no. 10584, at the office of Sub- Registrar Aurangabad. Thereafter as per the letter dated 18/01/2020 issued by Assistant Director of Town Planning, Municipal Corporation, Aurangabad, the said plot no.25 is sub-divided into five small plots i.e. 25/1, 25/2, 25/3, 25/4, 25/5.

That, thereafter M/s. Shrechari Arhant Estate sold plot no. 25/5 admeasuring 501.63 Sq. Mtrs. to M/s. Aadinath Properties under the registered sale deed dated 10/06/2020 registered at sr no. 2224, at the office of Sub- Registrar Aurangabad. As such M/s. Aadinath Properties become the absolute owner and possessor of the said plot no.25/5 and on the basis of said registered sale deed, name of M/s. Aadinath

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Properties is recorded in 7 / 12 record of land Gut no.85 situated at Ikhedda Tq. & Dist. Aurangabad as per mutation entry no. 3473, as absolute owner and possessor thereof.

That on the basis of above referred documents, I feel that M/s. Aadinath Properties established clear claim of title in respect of plot no. 25/5 admeasuring 501.63 Sq. Mtrs in land Gut no.85 situated at Ikhedda Tq. & Dist. Aurangabad for the last 30 years. I have also taken the search at the office of Sub-Registrar at Aurangabad for the last 30 years but as per available index record thereat, I did not find any encumbrances on the above referred plot no. 25/5. In substance I feel that M/s. Aadinath Properties is having good marketable title in respect of in respect of plot no. 25/5 admeasuring 501.63 Sq. Mtrs in land Gut no.85 situated at Ikhedda Tq. & Dist. Aurangabad. The Original Search receipt dated 22/09/2020 is annexed herewith.

Hence this Title cum Search Report

R.S. Malani
(Advocate)

CHALLAN
MTR Form Number-6



MH04661343202021E		BARCODE		Date 22/09/2020-20:52:27		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name ARB1_HOR SUB REGISTRAR AURANGABAD 1				Full Name ADVOCATE RAHUL S MALANI			
Location AURANGABAD				Flat/Block No.			
Year 2020-2021 From 01/01/1991 To 22/09/2020				Premises/Building			
Account Head Details				Amount In Rs.			
003007201 SEARCH FEE				750.00			
Road/Street				AURANGABAD			
Area/locality				TOWN/CITY/DISTRICT			
PIN				PIN			
Remarks (If Any)				PLOT NO 25/5 IN LAND GUT NO 85 IKHEDA TO DIST AURANGABAD			
Total				Amount In Seven Hundred Fifty Rupees Only			
750.00				Words			
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN Ref. No. 0200394202009230031 1399/5696			
Cheque/DD No.				Bank Date RBI Date 22/09/2020-20:57:00 Not Verified with RBI			
Name of Bank				Bank/Branch BANK OF BARODA			
Name of Branch				Scroll No. Date Not Verified with Scroll			

Department ID : This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
वैधता के लिए चालान में उल्लिखित कारणों पर ही मान्यता दी जायेगी। अन्य कारणों से मान्यता नहीं दी जायेगी।

Mobile No. 8275059147