



CHALLAN
MTR Form Number-6



GRN	MH014378497202021E	BARCODE			Date	30/03/2021-18:28:54	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Other Items				PAN No.(If Applicable)				
Office Name				Full Name				
ARB1_HQR SUB REGISTRAR AURANGABAD 1				ADV KUNAL JOSHI				
Location				AURANGABAD				
Year				Flat/Block No.				
2020-2021 One Time								
Account Head Details			Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE			750.00	Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				SEARCH 30 YRS FOR PLOT NO. 22 GUT NO. 127 P OF VILLAGER				
				SATARA TQ AND DIST AURANGABAD				
				Amount In				
				Seven Hundred Fifty Rupees Only				
Total			750.00	Words				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA								
Cheque-DD Details				Bank CIN	Ref. No.	00040572021033026101	IK0BBJPNS2	
Cheque/DD No.				Bank Date	RBI Date	30/03/2021-18:24:29	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 :

Mobile No. : 0000000000

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

संदर्भ चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.



Kunal A. Joshi

B.S.L., LL.B, D.L.L., D.C.L.
ADVOCATE

G-3, 'Kasliwal Suvarnyog' Garkheda, Aurangabad Ta. & Dist. Aurangabad Mobile: 9689896160

Date: 30/03/2021

TO WHOMSOEVER IT MAY CONCERN

LEGAL OPINION REGARDING TITLE VERIFICATION AND SEARCH REPORT

Sub: Search report in respect of property Plot No. 22 area adm 360 Sqm situated in Gut No. 127 Part of village satara Tq & Dist Aurangabad.

Sir,

That the applicant Mr. Manoj Hiralal Bhandari has requested me to take search respect of above mentioned property. Accordingly I have taken search in sub registrar office at Aurangabad for last 30years.

I am submitting my report as per documents shown to me by the applicant of the property Description of property & flow of title.

On perusal of the record placed before me in respect of commercial cum residential plot no.22 area 360.00 Sq. Mtr. situated at sector NS-1-K forming part of Survey no.127 [part] Nagar-1 of CIDCO Satara Tq. and Dist. Aurangabad which is bounded as towards east plot no.26 [part] [hereinafter referred to as the said plot] It transpire that the said plot was initially forming part of land survey no.127 [part] situated at village satara, Aurangabad Limited [CIDCO] and accordingly it became the owner of the owner land gut no.127 [Part]

Its appears from record, the said land is converted into plotted layout area and named as neighborhood sector NS-1-K survey no.125/126 by the CIDCO authority and by virtue of allotment letter no. CIDCO /PRASHA /PANAN /AUR/2007/1425 dated 15-11-2007 the said plot being residential cum commercial purpose plot is allotted by the CIDCO authority to Mr. Manoj Hiralal Bhandari. As per the terms and conditions



of the said allotment it transpires that the said plot is allotted on lease hold basis for the period of 60 years.

Its appears from record, that 01/03/2012 the CIDCO authority has further executed an agreement to lease in favour of Mr. Manoj Hiralal Bhandari by receiving the entire lease premium consideration amount. The CIDCO authority has further handed over possession of the said plot to Mr. Manoj Hiralal Bhandari by issuing possession slip in that regard bearing no.415 dated 24/01/2011.

Its appears from record, Registered lease deed dated 28/08/2012 which is registered with sub Registrar office at Aurangabad -5 at day book sr. no .6254/2012 the CIDCO authority has demised the said plot on lease to above said Mr. Manoj Hiralal Bhandari for lease period of 60 years commencing from 01 March 2012 on yearly rent of Rs.100/- at the time of agreement to lease and by virtue of this lease deed Mr. Manoj Hiralal Bhandari became the lessee cum possessor of the said plot.

Its appears from record, that the CIDCO issued Allotment letter dated 15/11/2007 in favour of Mr. Manoj Hiralal Bhandari in respect of said property.

Its appears from record, the Aurangabad Municipal Corporation sanction building Permission and commencement certificate vide approval no. DDMCB/B/2019/APL/00636 Dated 05/09/2019.

Its appears from record, the occupancy certificate vide no. 190/20-21 dated 03/12/2020 issued by Aurangabad Municipal Corporation in respect of said property.

Its appears from record, the lessee Mr. Manoj Hiralal Bhandari has executed Registered Deed of Assignment bearing no. 2597 dated 23/03/2021 in favour of M/s. Arch Developers through it's partner. Mr. Sushil Kamlnayan Bhatuka in respect of Plot No. 22 area adm 360 Sqm situated in Gut No. 127 Part of village satara Tq & Dist Aurangabad.

Schedule of Property:

Plot No. 22 area adm 360 Sqm situated in Gut No. 127 Part of village satara Tq & Dist Aurangabad.



Boundaries(As per regd sale deed):

East - Plot No. 23
West - Plot No. 21
South - Plot no.Gut no. 127 P
North - 18 meter wide road

After perusing the above mentioned documents it is found that above property is marketable and free from all encumbrances.

Documents Must Have:

1. Original Registered Deed Of Assignment No. 2597 dated 23/03/2021
2. Original Agreement to Lease dated 01/03/2012
3. Original Allotment Letter dated 15/11/2007
4. Original Registered Lease Deed No. 6254/2012 dated 28/08/2012.
5. Original Possession Slip no.415 dated 24/01/2011.
6. Original Commencement Certificate vide approval no. DDMCB/B/2019/APL/00636 Dated 05/09/2019.
7. Original Occupancy Certificate vide no. 190/20-21 dated 03/12/2020

Hence this search report is submitting for further proper action.

Thanking You



Adv. Kunal A. Joshi

