



BALASAHEB M. WAGHMARE
B.Com, LL.B
Advocate High Court

SEARCH AND TITLE REPORT

This is to certify that the undersigned was assigned with the matter of search/investigation in respect of Plot No. 68, CTS No. 15895, Survey No. 4/7, Shrey Nagar, Aurangabad, admeasuring, as per sale deed 323.36 Sq. Meters & as per P.R. Card 323.40 Sq. Meters, situated at village Osmampura Tq and Dist. Aurangabad.

Search was conducted by the undersigned under the search Application No. MH0078795782021E dated 04.12.2020 from the sub-registrar Class II, Aurangabad for Thirty (30) years, from 01.01.1991 to till date 2020. Accordingly the Index Record of aforesaid period was scrutinized that was made available by the above mentioned Sub-registrar. So also search was conducted on computer online, with the assistance of the data entry operator.

That, in the year 1969 Mr. Bugan Shetkaji Jadhav, Mr. Ganpatrao Renuji Chopde and Smt. Kesharbai w/o Sanbhaji Nangare were the owners of the land Adm. 24 Acre 36 Gunthas, forming part of Survey No 47 situated at village Osmampura, Tq. & Dist. Aurangabad.

Thereafter, the said agricultural land was converted in to Non-Agricultural (N.A.) on dated on 27.10.1969 vide case no 69/NAR-3, Area under N A use was admeasuring, as per sale deed 323.36 Sq. Meters & as per P.R. Card 323.40 Sq. Meters. That, on dated 17.06.1969, Aurangabad Municipal Council permitted the construction of the building i.e. No Objection Certificate vide Letter No.Misc/W/S/40/43/69 to the land owners

That, on 04.08.1969, this plot earlier numbered as plot no. 18 admeasuring 3600 sq/ft was sold by the above named three owners, Mr. Bugan Shetkaji Jadhav, Mr. Ganpatrao Renuji Chopde and Smt. Kesharbai w/o Sanbhaji Nangare to the purchaser Sow. Prabhatai w/o Nanyan Thakur vide registered sale deed no. 2570.

That, as per revised municipal plan was approved by the deputy director of town planning, Aurangabad division vide letter no. AGD/LYT/3255 dated 29.05.1970 and consequently this plot was renumbered as 68 from 18, and as per lay out plan as house no 5-6-8 Osmampura, Aurangabad.

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That, the land owners Mr. Bugan Shetkaji Jadhav, Mr. Ganpatrao Renuji Chopde and Smt. Kesharbai w/o Sanbhaji Nangare delegated their powers to Mr. Sanbhaji Khanduji Nangare as their GPA on dated 18.01.1971 vide day book no.1, wherein he was delegated the rights/power to sign the sale deeds and correction deeds.

That, the GPA Mr. Sanbhaji Khanduji Nangare executed Correction Deed in the name of Sow. Prabhatai w/o Nanyan Thakur, the plot purchaser as the said plot was renumbered as Plot No. 68 from 18 vide Correction Deed No.3601 dated 30.04.1971.

That, on dated 18.02.75 permission was granted by the Town planning office; under the seal of the Chief Officer, Municipal Council, Aurangabad to construct the residential use to Sow Prabhatai Nanyan Thakur vide permission no. 469. The building plan was approved by the Municipal Council, Aurangabad before starting the construction.

That, on dated 28.02.1975 vide tax receipt no. 34, the owner of the plot Sow. Prabhatai w/o Nanyan Thakur paid betterment charges of Rs. 2505/- of plot no. 68.

The owner of the plot has obtained development permission in accordance with the provisions of Clause (a) of Section 156 of the Maharashtra Regional & Town Planning Act, 1966 prior to deletion of the said provisions and constructed the building as per the approved plan. Hence, liable to pay the non-agricultural assessment under Section 114 of the Maharashtra Land Revenue Code, 1966 with effect from 27.11.1969.

That, the Completion Certificate of the constructed house, constructed on plot no 68, was issued by the Municipal Council Aurangabad to the owner on dated 03.06.1976 vide order no.129.

That, on dated, 26.04.1982 on order of Collector, dist. Aurangabad vide Order No. RD/DESK-JLNAA/CR/3405 DATED 26.04.1982 Non Agricultural Tax was revised of this CTS No 15895.

That, on dated 16.08.1982, the name of constructed house owner, Sow. Prabhatai w/o Nanyan Thakur, of plot no 68, was entered at Property Card of Municipal Council, Aurangabad vide Order of Dist Collector Order No. RD/DESK-JLNAA/CR/3405 U/26.04.1982

That, on dated 07.02.2002, subject constructed house, Municipal No. 5-6-8, CTS No. 15895 Plot No.68, Survey no.47, Shireya Nagar, (New Osmampura) admeasuring as per Sale Deed 323.36 Sq. Meters & as per P.R. Card 323.40 Sq. Meters, is sold by Sow. Prabhatai w/o Narayan Thakur to Mr. Pravimbhai S/o Mohanlal Kalyani and executed registered sale deed no. 254/2002 on dated 07.02.2002. By virtue of which, Mr. Pravimbhai S/o Mohanlal Kalyani became owner of the said plot no.68.

That, the name of this new owner Mr. Pravimbhai S/o Mohanlal Kalyani was mutated at property card on dated 11.03.2002 vide entry no. 1823, nagar/ bhv/ anukramic/ Dwb-I/Aurangabad, by virtue of which on dated 13.06.2002 name of the ownership at the records of Municipal Corporation, Aurangabad was renamed as Mr. Pravimbhai S/o Mohanlal Kalyani. That, by virtue of which the entry at the P.R. Card, became owners & possessors of the above said plot No. 68.

That, Mr. Pravimbhai S/o Mohanlal Kalyani, obtained commencement certificate from Aurangabad Municipal Corporation, Aurangabad on dated 12.12.2002 permission no 400/2002 and file no. 242/17/2002, wherein he had constructed residential house.

That, Mr. Pravimbhai S/o Mohanlal Kalyani, obtained commencement certificate from Aurangabad Municipal Corporation, Aurangabad on dated 21.05.2005 permission no 882/2005-06 and file no. 916/17/2004-05 and approved the building plan, accordingly reconstructed the commercial cum residential house at the said plot.

That, on dated 04.12.2020 area correction document recd. Area of said plot is corrected to the actual measurement of the plot No.68, i.e. as per Sale Deed 323.36 Sq. Meters & as per P.R. Card 323.40 Sq. Meters from 287.40 Sq/Mtr vide pherphar entry No 11062 dated 21.07.2020.

Thus, I found that, Mr. Pravimbhai S/o Mohanlal Kalyani is owner & possessor of the above said plot No. 68 admeasuring as per Sale Deed 323.36 Sq. Meters & as per P.R. Card 323.40 Sq. Meters at Shireya Nagar, New Osmampura, Aurangabad. The land comprised in Survey No. 47, sheet No. 139 & 140, C.T.S.No. 15895, admeasuring as per Sale Deed 323.36 Sq. Meters & as per P.R. Card 323.40 Sq. Meters, and said property has a Good Marketable title, which is free from all encumbrances, lien charges & etc.

Therefore it is certified that as per the records supplied by my client, records made available for search by the Sub-Registrar No.II, Office at Aurangabad, Plot No. 68, CTS No. 15895, Survey No 47, Shireya Nagar, admeasuring, as per Sale Deed 323.36 Sq. Meters & as per P.R. Card 323.40 Sq. Meters, situated at Shireya Nagar, New Osmampura, Tq and Dist. Aurangabad is clear and marketable. Hence, this certificate is being issued on authority and information by way of documents received.

Aurangabad dated this 5th day of December, 2020.

B. M. Wagmare
Advocate





MTR Form Number-6

GRN	AM0079757002021E	PANCODE								Date	04/12/2020-10:30:38	Form ID
Department	Inspector General of Registration	Search Fee	Payment Details FOR USE IN RECEIVING BANK									
Type of Payment	Other Items	TAX ID / TAN (if Any)										
Office Name	ABU KHOR SUB REGISTRAR ALURANGABO 1	PAN No.(if applicable)										
Location	ALURANGABO	Full Name										
Year	2020-2021	On This	FullBlock No.	FOR USE IN RECEIVING BANK								
Account Head Details		Amount in Ru.	PremisesNo/Building									
003007201	SEARCH FEE	750.00	Road/Sheet									
			Area/locallity									
			Town/City/District									
			PRN	FOR USE IN RECEIVING BANK								
			Remarks (if Any)									
			SEARCH FEES FOR 30 YRS FROM 1981 TO 2020 PLOT NO 88 CTS NC									
			15995 S NO 47 SHREYA NAGAR ALURANGABO									
Total		750.00	Amount In	Spent Hundred	Fifty Paise Only							
Words												
Payment Details	BANK OF MADHARASHITRA											
Chque/DD Details	FOR USE IN RECEIVING BANK											
Cr/Dequd No.	Bank CN	Ref No.	022000422012044550	09960778								
Name of Bank	Bank Date	TSB Date	04/12/2020-19:41:59	Not Verified with RBI								
Name of Branch	Bank Branch	BANK OF MADHARASHITRA										
	Serial No. / Date	Not Verified with Serial										

Document ID: 96278242
Mobile No.:
NOTE: This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
शुद्ध चालान "क्या" और "क्या" केवल के लिए है। अन्य कारणों के लिए और - एक अप्रमाणित दस्तावेज़ के लिए नहीं।