



CHALLAN
MTR Form Number-6



GRN MH001857910202122E	BARCODE	Date 04/06/2021-12:20:51	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 AGD_JT DIST REGISTRAR AURANGABAD		Full Name ADV MANIT S MUTHIYAN	
Location AURANGABAD			
Year 2021-2022 One Time		Flat/Block No. 119	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street	
0030072201 SEARCH FEE		750.00	
		Area/Locality	
		TOWN/CITY/DISTRICT	
		PIN	
		4 3 1 0 0 1	
		Remarks (If Any)	
		SAERCH OF LAND GUT NO 35 NAKSHATRAWADI TQ AURANGABAD	
		FOR PERIOD OF 30 YRS	
		Amount In	
		Seven Hundred Fifty Rupees Only	
Total		Words	
750.00			
Payment Details BANK OF BARODA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 02003942021060400385 1242456138	
Cheque/DD No.		Bank Date RBI Date 04/06/2021-12:22:48 Not Verified with RBI	
Name of Bank		Bank-Branch BANK OF BARODA	
Name of Branch		Scroll No. , Date Not Verified with Scroll	

Department ID : Mobile No. : 9422112955
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.

N.S. Muthiyan

Advocate

Address: 119, 'Suyash', Samarth Nagar, Varad
Ganesh road, Aurangabad.

Phone: (+91) 9422112955.



Date- 04/06/2021

TITLE-CUM SEARCH REPORT

WHEREAS, Mr. Ravindra Champalal Khinvasara approached me and requested to issue title cum search report in respect of the property land bearing Gut No. 35, totally admeasuring 9 H 23 R out of it to the extent of 6 H 26 R situated at Nakshtrawadi, Tq. And Dist. Aurangabad, I have gone through the documents and papers pertaining to the title produced before me and thereupon I am issuing this title-cum search report for the period of 30 years as under:-

I have taken search of the title in respect of property i.e. property land bearing Gut No. 35, totally admeasuring 9 H 23 R out of it to the extent of 6 H 26 R situated at Nakshtrawadi, Tq. And Dist. Aurangabad, which is owned and possessed by the Owner Mr. Ravindra Champalal Khinvasara.

I have deposited the requisite fees of Rs. 750/- on 04/06/2021 vide challan bearing No. MH001857910202122E dated 04/06/2021 with the Sub-Registrar office at Aurangabad and did the online search in the record and indexes and as well as on

the basis of the Documents forwarded to me by Mr. Ravindra Champalal Khinvasara, in respect of aforesaid property. I have gone through the documents and papers pertaining to title produced before me and thereupon I am issuing this title-cum search report for the period of 30 years as under:-.

That after perusal of documents made available to me, it appears that, the property land bearing Gut No. 35, totally admeasuring 9 H 23 R out of it to the extent of 7 H 32 R situated at Nakshtrawadi, Tq. And Dist. Aurangabad was originally owned and possess by Mr. Ganesh Ramkisan Barwal, Mr. Gajanan Ramkisan Barwal, Mr. Rohidas Lalman Barwal, Mr. Ramgopal Chandulal Barwal, Smt. Bijanbai Janardhan Dewatwal and Smt. Dhannabai Chunnilal Kamekar as their ancestral property. The name of above owners also came to be mutated in the revenue record vide Mutation Entries no 657, 658, 709 & 658 as owners.

That the Mr. Ganesh Ramkisan Barwal, Mr. Gajanan Ramkisan Barwal, Mr. Rohidas Lalman Barwal, Mr. Ramgopal Chandulal Barwal, Smt. Bijanbai Janardhan Dewatwal and Smt. Dhannabai Chunnilal Kamekar have sold the above property i.e property land bearing Gut No. 35, totally admeasuring 9 H 23 R out of it to the extent of 7 H 32 R situated at Nakshtrawadi, Tq. And Dist. Aurangabad to Mr. Ravindra Champalal Khinvasara vide registered sale deed bearing its daybook serial no 577/2006 on dated 03/02/2006 at the sub-registrar office Aurangabad and as such Mr. Ravindra Champalal Khinvasara became the absolute owner of the above property and the name of the owner has also come to be mutated in revenue record as owner.

That as per the letter issued by Municipal Corporation Aurangabad dated 02/12/2013 the Mr. Ravindra Champalal Khinvasara has executed the Relinquishment deed in favour of the Municipal Corporation Aurangabad to the extent of area admeasurin 10622.02 Sq. Met. Vide its daybook serial no 5556/2013 dated 02/12/2013 at the sub-registrar office Aurangabad.

That Mr. Ravindra Champalal Khinvasara has got the N. A. permission from the competent authority on dated 21/01/2016 vide permission bearing No. J.K.2011/MSHAKA/JAMIN-1/NAP-34/MOUJE NAKSHTRAWADI, TQ. AURANGABAD/ P.K.74 under sec 44 of the Land Revenue Code 1966.

That Mr. Ravindra Champalal Khinvasara has also obtained building construction permission from Municipal Corporation Aurangabad under Commencement Certificate no 673/2013-14 dated 04/12/2013 in file bearing no 1414/17/2011-12.

On perusal of the aforesaid documents, revenue record and record of the Municipal Corporation, Aurangabad whichever made available to me, I am of the opinion that Mr. Ravindra Champalal Khinvasara, is the absolute owner of property land bearing Gut No. 35, totally admeasuring 9 H 23 R out of it to the extent of 6 H 26 R situated at Nakshtrawadi, Tq. And Dist. Aurangabad. Their title is clear, and there are no any encumbrances and no other transactions in respect of aforesaid property appeared in the relevant revenue records other than mentioned herein.

Hence, this title-cum search report.

DATE: 04.06.2021


N.S.Muthiyan
Advocate