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ADVOCATE

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TITLE-CUM-SEARCH REPORT

WHEREAS, M/s. Bhaishre Venture LLP through its Authorised Representative Mr. Deepak Indarchandji Lunkad approached me and requested to issue title report in respect of the property Plot no. 2/65 admeasuring 501.12 Sq.Mt. and Plot no.2/70 admeasuring 542.32 Sq.Mt. totally admeasuring 1043.44 Sq.Mt., forming Part of Gut No. 57, Situated at village Sawangi Tq. Gangapur & District Aurangabad.

DESCRIPTION OF THE PROPERTY :-

All that part and parcel of property Plot no. 2/65 admeasuring 501.12 Sq.Mt. and Plot no. 2/70 admeasuring 542.32 Sq.Mt. totally admeasuring 1043.44 Sq.Mt., forming Part of Gut No. 57, Situated at village Sawangi Tq. Gangapur & District Aurangabad, bounded by,

Boundary of Plot No. 2/65 :-

TOWARD ESAT	:-	12 Meter wide Road.
TOWARD WEST	:-	Plot no. 2/53 to 2/58.
TOWARD SOUTH	:-	3 Meter wide lane.
TOWARD NORTH	:-	Plot no. 2/62.

Boundary of Plot No. 2/70 :-

TOWARD ESAT	:-	12 Meter wide Road.
TOWARD WEST	:-	Plot no. 2/47 to 2/52.
TOWARD SOUTH	:-	Plot no. 2/75.
TOWARD NORTH	:-	3 Meter Wide lane.

That in pursuance to request and authorisation of M/s. Bhaishre Venture LLP through its Authorised Representative Mr. Deepak Indarchandji Lunkad, I have submitted Search Application and deposited fees in the office of Sub-Registrar Aurangabad vide online Challan No. MH013460705201920P dated 16.03.2020 for the purpose of title in respect of above property since last 30 years and submits my title report as under: -

1. I have gone through the available revenue record and papers and from the perusal of the same, it has been revealed that the property Land Gut No. 57, admeasuring 15 Hector 05 Are, 10 Are Potkharab, Land revenue Rs. 32.50 Ps. Situated at village Sawangi Tq. Gangapur & District Aurangabad was originally owned and possessed by Premkumari Jaiswaroop and his name appear in revenue record since 1974-73.
2. That the Premkumari Jaiswaroop died leaving behind legal heir namely Ashok Jaiswaroop, Meera Ashok Jaiswaroop, Saroj S Gupta, Kumud Ajit Jain, Vila Krushn Grower, Aruna Kishor Shaha, Master Suren Jain, Master Viren Jain, Anuja A Jain, Manish K Grower, Preeti K Shaha and Master Vinay Shaha and accordingly name of Ashok Jaiswaroops came to be recorded as karta of Hindu Joint Family as per mutation entry no. 178.
3. That as per Will of Late. Premkumari Jaiswaroop and the order passed in Writ Petition no. 925/1998 Land Gut No. 57, admeasuring 15 Hector 05 Are, 10 Are Potkharab, Land revenue Rs. 32.50 Ps. Situated at village Sawangi Tq. Gangapur & District Aurangabad partitioned between Ashok Jain HUF got share 38.467%, Ashok Jain Individual got share 27.693%, Meera Ashok Jain got share 12.308%, Kumud Jain got share 12.308%, Master Suren Jain got share 3.077%, Master Viren Jain got share 3.077%, and Anuja Jain got share got share 3.077%, and accordingly their name came to be recorded in revenue record as per mutation entry no. 964.
4. That in the year 2009, 1. Ashok Jaiswaroop Jain as Karta, 2. Ashok Jaiswaroop Jain, 3. Suren Ajit Jain, 4. Neera Ashok Jain, 5. Kumud Ajit Jain, 6. Anuja Ajit Jain & 7. Viren Ajit Jain 4, 5, 6 & 7 through GPA Ashok Jaiswaroop Jain transferred property land Gut No. 57, admeasuring 15 Hector 05 Are, 10 Are Potkharab, Land revenue Rs. 32.50 Ps. out of which to the extent of 00 Hector 80 Are Situated at village Sawangi Tq. Gangapur & District Aurangabad to Manorama Pramod Kabra under the registered sale deed bearing registered no. 1126/2009 dated16.03.2009 registered at the office of Sub-registrar Gangapur and accordingly her name came to be mutated in revenue record vide mutation entry no. 1433.

5. That in the year 2013 Mrs. Manorama Pramod Kabra with intent to develop her property prepared joint layout plan and got sanction layout from Assistant Director of Town Planning, Aurangabad vide permission no. NAP/GUT No.57/Part/Mauje Sawangi/Tq.Gangapur/SASANAU/169/2013 dated 08.01.2013 and converted the said land into various plots and also obtained NA permission from Sub Divisional Officer, Vaijapur, Dist. Aurangabad U/s. 44 of Maharashtra Land Revenue Code 1966 in file no. 2012/JAMABANDI/NAP/Mouje Sawangi/Tq. Gangapur/P.K.-126 dated 31.01.2013.
6. That in the year 2019 Mrs. Manorama Pramod Kabra with intent to develop her property prepared joint revised Sub-Division layout plan and got sanction it from Assistant Director of Town Planning, Aurangabad vide permission no. V.P./Mauje Sawangi/Tq. Gangapur/gut No.57/Part/SASANAU/686/2019 dated 02.04.2019.
7. That in the year 2020, Mrs. Manorama Pramod Kabra applied for Amalgamation of Plot no. 2/63 to 2/68 into plot no. 2/65 admeasuring 501.12 Sq. Mt. & plot no. 2/69 to 2/74 into plot no. 2/70 admeasuring 542.32 Sq. Mt. and got tentative sanction from Assistant Director of Town Planning, Aurangabad as per permission no. Plot Amalgmation/Mauje Sawangi/Tq. Gangapur/Gut No.57/Part/SASANAU/171 dated 30.01.2020.
8. That Mrs. Manoprabha Pramod Kabra with intent to develop her property prepared joint building plan in respect of Plot no. 2/65 and Plot no. 2/70 and got sanctioned from Assistant Director of Town Planning, Aurangabad as per permission no. Construction Permission/Mouje Sawangi/Tq. Gangapur/Gut no.57/part/SASANAU/271 dated 18.02.2020.
9. That in the year 2020, Mrs. Manorama Pramod Kabra transferred Plot no. 2/65 admeasuring 501.12 Sq.Mt. and Plot no. 2/70 admeasuring 542.32 Sq.Mt. totally admeasuring 1043.44 Sq.mt., forming Part of Gut No. 57, Situated at village Savangi Tq. Gangapur & District Aurangabad along with construction permission to M/s. Bhaishre Venture LLP through its Authorised representative Mr. Deepak Indarchandji Lunkad under the registered sale

deed bearing registration no. 1486/2020 dated 09.03.2020 registered at the office of sub-registrar Gangapur and accordingly became owner and possessor.

10. In view of the above discussion it was seems M/s. Bhaishre Venture LLP through its Authorised Representative Mr. Deepak Indarchandji Lunkad is the owner as possessor of Plot no. 2/65 admeasuring 501.12 Sq.Mt. and Plot no. 2/70 admeasuring 542.32 Sq.Mt. totally admeasuring 1043.44 Sq.mt., forming Part of Gut No. 57, Situated at village Sawangi Tq. Gangapur & District Aurangabad as mentioned here in above. This title report/opinion regarding title issued only on the basis of documents and revenue record produced before me. HENCE THIS TITLE REPORT.

DATE. 16.03.2020

(Anil P Malani)
ADVOCATE

CHALLAN

MTR Form Number-6

GRN	MH013460705201920P	BARCODE		Date	16/03/2020-16:03:14	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	GGP_GANGAPUR SUB REGISTRAR	**Full Name**	Anil P Malani Advocate
Location	AURANGABAD		
Year	2019-2020 From 17/03/1990 To 16/03/2020	**Flat/Block No.**	Flat No 4A Disha Chintamani Apartment
		Premises/Building	
Road/Street			Vivekanandpuram Peer Bazar
Area/Locality			Aurangabad
Town/City/District			
PIN		4 3 1 0 0 5	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

Search fee for 30 year of Plot no 2/65 2/70 part of Gut no 57 Sawangi Tq Gangapur Dist Aurangabad

Amount In Words: Seven Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502020031601904	3368945318314
Cheque/DD No.		Bank Date	RBI Date	16/03/2020-16:03:44	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9823911460

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 नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

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