



CHALLAN
MTR Form Number-6



GRN MH009767431202122E	BARCODE	Date 07/12/2021-11:47:13	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_HQR SUB REGISTRAR AURANGABAD 1		Full Name ADV GANESH B BORDE	
Location AURANGABAD			
Year 2021-2022 One Time		Flat/Block No. CTS NO 16293/81 PLOT NO 50	
Account Head Details		Amount In Rs.	
0030072201 SEARCH FEE		750.00	
		Premises/Building	
		Road/Street DASHMESH NAGAR NEW USMANPURA	
		Area/Locality AURANGABAD	
		Town/City/District	
		PIN 4 3 1 0 0 1	
		Remarks (If Any)	
		SEARCH REPORT FOR THE PERIOD OF 1991 TO 2021 30	
		YEARS	
		Amount In Seven Hundred Fifty Rupees Only	
Total 750.00		Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 00040572021120773388 IK0BKIQT5	
Cheque/DD No.		Bank Date RBI Date 07/12/2021-11:24:48 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 :

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.

Mobile No. : 9673624210

GANESH B. BORDE

B.A., LL.B., Advocate, Aurangabad

Raj Nagar, Jatwada Road, Harsul, Aurangabad,
Mobile No. 9673624210.

Date :- 07.12.2021

To,

MAHARERA.

LEGAL TITLE REPORT

Sub :-

Title clearance certificate with respect of the property Plot No. 50, C.T.S. No. 16293/81, Sheet No. 170, admeasuring 4217 Sq.ft. i.e. 391.80 Sq.mtrs., situated at Dashmesh Nagar, New Usmanpura, Aurangabad (hereinafter referred as said plot /property).

I have investigated the title of the said property Plot No. 50, C.T.S. No. 16293/81, Sheet No. 170, admeasuring 4217 Sq.ft. i.e. 391.80 Sq.mtrs., situated at Dashmesh Nagar, New Usmanpura, Aurangabad, on the request of M/s. Aadinath Infra - A registered partnership firm - Through its partner named as - Shri. Anilkumar Kapurchand Sancheti, R/o. 04/Pagariya Residency, Vedant Nagar, Railway Station Road, Aurangabad. And I have investigated the following documents :-

1. **Description of the property** :- Plot No. 50, C.T.S. No. 16293/81, Sheet No. 170, admeasuring 4217 Sq.ft. i.e. 391.80 Sq.mtrs., situated at Dashmesh Nagar, New Usmanpura, Aurangabad.
2. **Layout Plot Sanctioned** :- Layout is also sanctioned on the said property by Municipal Corporation Office, Aurangabad, by its Layout sanctioned order letter No. - LYT/AGD/1193/79, dated 02.08.1979 & 21/08/1980.
3. **N.A. Order** :- N.A. is also sanctioned on the said property by Collector Office, Aurangabad, by its N.A. sanctioned order letter No. - 79/RB-Desk-II/LND-I/72, dated 21.04.1980.
4. That, originally the said property was owned and possessed by - Mrs. Devabai W/o. Tehalsingh, R/o. Aurangabad, she was original owner and possessor of the said property from 1979 to Till dated 24.06.1983 (As per P.R. Card).
5. Registered Sale Deed No. 3043/1983, dated 24.06.1983, registered at the office of Sub-Registrar Office, Aurangabad, the said registered Sale Deed executed by Mrs. Devabai W/o. Tehalsingh, R/o. Aurangabad. And she had been executed the said registered Sale Deed in favour of 1) Mrs. Madhumaltibai W/o. Madhusudan Tilak and 2) Kumari Vijaya Digambarrao Lakhkar, both R/o. Aurangabad.


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Contd..2...

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Date :- 07.12.2021

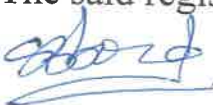
2.

6. Registered Vatni Patra No. 11883/1987, dated 30.12.1987, registered at the office of Sub-Registrar Office, Aurangabad. 1) Mrs. Madhumaltibai W/o. Madhusudan Tilak and 2) Kumari Vijaya Digambarrao Lakhkar, both R/o. Aurangabad. Both they were jointly owners of the said property. Both they are divided the above said plot No. 50, by the said registered Vatni Patra, by this Vatni Patra Kum. Vijaya Digambarrao Lakhkar, shared and becomes the individual owner of the area of the plot i.e. 187.36 Sq.mtrs. and Mrs. Madhumaltibai W/o. Madhusudan Tilak, shared the remaining portion of the said plot.

7. Registered Sale Deed No. 3138/2005, dated 11.08.2005, registered at the office of Sub-Registrar Office, Aurangabad, the said registered Sale Deed executed by Kum. Dr. Vijaya Digambarrao Lakhkar, she had been sold out her share area of the said Plot No. 50, i.e. admeasuring 187.36 Sq.mtrs. And the said area admeasuring 187.36 Sq.mtrs. purchased by Mrs. Madhumaltibai W/o. Madhusudan Tilak and thus she becomes the absolute owner and possessor of the whole Plot No. 50, C.T.S. No. 16293/81 Sheet No. 170, situated at Dashmesh Nagar, New Usmanpura, Aurangabad.

8. Notarised Will Deed dated 09.10.2010 Mrs. Madhumaltibai W/o. Madhusudan Tilak, she had been executed Notarised Will Deed on dated 09.10.2010. And she died on dated 09.09.2015, by way of her Will Deed which is executed on dated 09.10.2010, the name of her son Mr. Narendra Madhusudan Tilak as a successor recorded on P.R. Card and thus he becomes absolute owner and possessor of the said Plot No. 50. And whereas the owner decided to develop the above said property, but due to lack of funds and experience in the said field he is unable to do so, and therefore he approached the developer/builder and requested them to develop the said property. And developer accepted the said proposal of owner and they have been executed the registered Development Agreement bearing No. 6507/2021, dated 12.10.2021.

9. Registered Development Agreement No. 6507/2021, dated 12.10.2021. The said registered Development Agreement registered at the office of Sub-Registrar, Aurangabad. The said registered Development


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Date :- 07.12.2021

3.

Agreement executed by the owner of the said property, namely Mr. Narendra Madhusudan Tilak. And he has been executed the said Development Agreement in favour of M/s. Aadinath Infra -A registered partnership firm - Through its partner named Shri. Anilkumar Kapurchand Sancheti, R/o. 04, Pagariya Residency, Vedant Nagar, Railway Station Road, Aurangabad.

10. The construction permission obtained from Municipal Corporation Office, Aurangabad on dated 13.08.2021 vide commencement certificate No. 399/2021-22, by the file No. 235/17/2021-22.

11. Mutation Entry No. 4347, dated 29.04.2006.

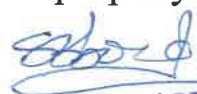
12. Mutation Entry No. 9246, dated 25.04.2017.

13. P.R. Card of C.T.S. No. 16293/81.

14. Search Report of the said property for the period of last 30 years (i.e. from 1991 to 2021), by its online Challan No. MH009767431202122E, dated 07.12.2021.

On perusal of the above mentioned documents relating to title of the said property, I am of the opinion that the title of Mr. Narendra Madhusudan Tilak, R/o. Aurangabad. He is owner and possessor of the said property. Its clear and marketable title. And I did not trace out any encumbrances on the above discribed property. And M/s. Aadinath Infra -A registered partnership firm - Through its partner Shri. Anilkumar Kapurchand Sancheti, R/o. 04/Pagariya Residency, Vedant Nagar, Railway Station Road, Aurangabad. He is the builder / developer. And the owner of the said property executed registered Development Agreement in his favour.

Owner of the property :- Plot No. 50, C.T.S. No. 16293/81, Sheet No. 170, admeasuring 4217 Sq.ft. i.e. 391.80 Sq.mtrs., situated at Dashmesh Nagar, New Usmanpura, Aurangabad. Mr. Narendra Madhusudan Tilak, R/o. Aurangabad, he is absolute owner and possessor of the said property. And M/s. Aadinath Infra -A registered partnership firm - Through its partner Shri. Anilkumar Kapurchand Sancheti, R/o. 04/Pagariya Residency, Vedant Nagar, Railway Station Road, Aurangabad. He is the builder / developer. And the owner of the said property executed registered Development Agreement in his favour.


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Date :- 07.12.2021

4.

Qualifying Comments / Remarks :- Clear chain of title from last 30 years (i.e. from 1991 to 2021) in the respect of the said property Plot No. 50, C.T.S. No. 16293/81, Sheet No. 170, admeasuring 4217 Sq.ft. i.e. 391.80 Sq.mtrs., situated at Dashmesh Nagar, New Usmanpura, Aurangabad.

The title cum search report reflecting the flow of the title of the said property. Mr. Narendra Madhusudan Tilak, R/o. Aurangabad, he is absolute owner and possessor of the said property. And M/s. Aadinath Infra -A registered partnership firm - Through its partner Shri. Anilkumar Kapurchand Sancheti, R/o. 04/Pagariya Residency, Vedant Nagar, Railway Station Road, Aurangabad. He is the builder / developer. And he has been executed in his favour registered Development Agreement in the respect of the said property Plot No. 50, C.T.S. No. 16293/81, Sheet No. 170, admeasuring 4217 Sq.ft. i.e. 391.80 Sq.mtrs., situated at Dashmesh Nagar, New Usmanpura, Aurangabad, is enclosed herewith as annexure.

Encl. :- Annexure.

Date :- 07.12.2021

Place :- Aurangabad



(Ganesh B. Borde)

Advocate, Aurangabad

Mob. No. 9673624210.

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Advocate Aurangabad
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B.A., LL.B., Advocate, Aurangabad

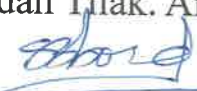
Raj Nagar, Jatwada Road, Harsul, Aurangabad,
Mobile No. 9673624210.

Date :- 07.12.2021

5.

Flow of the title of said property :- Plot No. 50, C.T.S. No. 16293/81, Sheet No. 170, admeasuring 4217 Sq.ft. i.e. 391.80 Sq.mtrs., situated at Dashmesh Nagar, New Usmanpura, Aurangabad. Mr. Narendra Madhusudan Tilak is the absolute owner and possessor of the said property.

1. Layout plan issued by Municipal Corporation Office, Aurangabad, letter No. LYT/AGD/1193/79, dated 02.08.1979 and 21.08.1980.
2. N.A. Sanctioned by Collector Office, Aurangabad, by its N.A. sanctioned order letter No. 79/RB-Desk-II/LND-I/72, dated 21.04.1980.
3. That, originally the said property was owned and possessed by Mrs. Devabai W/o. Tehalsingh. She was original owner and possessor of the said property from 1979 to Till dated 24.06.1983.
4. Registered Sale Deed No. 3443/1983, dated 24.06.1983, by way of this Sale Deed 1) 1) Mrs. Madhumaltibai W/o. Madhusudan Tilak and 2) Kumari Vijaya Digambarrao Lakhkar, both R/o. Aurangabad. They were absolute owners and possessors of the said property dated 24.06.1983 to Till dated 11.08.2005.
5. Registered Vatni Patra No. 11883/1987, 1) Mrs. Madhumaltibai W/o. Madhusudan Tilak and 2) Kumari Vijaya Digambarrao Lakhkar, both R/o. Aurangabad. They were jointly executed registered Vatni Patra.
6. Registered Sale Deed No. 3138/2005, dated 11.08.2005, by way of this Sale Deed Mrs. Madhumaltibai W/o. Madhusudan Tilak, she becomes absolute owner and possessor of the said property i.e. she was absolute owner and possessor of the said property from dated 24.06.1983 to Till her death i.e. till dated 09.09.2015. After her death the said property mutated on name of her legal heirs i.e. by way of notarised Will Deed. Narendra Madhusudan Tilak his name mutated on P.R. Card, he is absolute owner and possessor of the said property.
7. Notarised Will Deed dated 09.10.2010, by way of the said Will Deed Mr. Narendra Madhusudan Tilak, he has been mutated his name on P.R. Card, as he is absolute owner and possessor of the said property, by its mutation entry No. 9246, dated 25.04.2017. And he is absolute owner and possessor of the said property from dated 09.09.2015 to Till today.
8. Registered Development Agreement No. 6507/2021, dated 12.10.2021. The said registered Development Agreement executed by the owner of the said property, namely Mr. Narendra Madhusudan Tilak. And he has been ex


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Date :- 07.12.2021

6.

ecuted the said registered Development Agreement in favour of M/s. Aadinath Infra -A registered partnership firm - Through its partner named Shri. Anilkumar Kapurchand Sancheti, R/o. 04, Pagariya Residency, Vedant Nagar, Railway Station Road, Aurangabad.

9. Construction Permission No. 399/2021-22, dated 13.08.2021.

10. Mutation Entry No. 4347, dated 29.04.2006.

11. Mutation Entry No. 9246, dated 25.04.2017.

12. P.R. Card of C.T.S. No. 16293/81.

13. Search Report of the said property for the last 30 years (i.e. from 1991 to 2021) by its online Search Challan No. MH009767431202122E, dated 07.12.2021.

14. **Litigations if any** :- There is no any litigations of the above mentioned said property. The said property are free from any disputes.

15. Hence, I hereby certify that the property of Mr. Narendra Madhusudan Tilak, of his property bearing C.T.S. No. 16293/81, Sheet No. 170, Plot No. 50, admeasuring 4217 Sq.ft. i.e. 391.80 Sq.mtrs. situated at Dashmesh Nagar, New Usmanpura, Aurangabad. He is absolute owner and possessor of the said property. And he has been executed the registered Development Agreement in favour of M/s. Aadinath Infra -A registered partnership firm - Through its partner named Shri. Anilkumar Kapurchand Sancheti, R/o. 04, Pagariya Residency, Vedant Nagar, Railway Station Road, Aurangabad (Developer / Builder). It is clear and marketable title. The said property are clear and marketable title and free from any litigations and disputes. Hence this last 30 years (i.e. from 1991 to 2021) Legal Title Report.

Date :- 07.12.2021

Place :- Aurangabad



(Ganesh B. Borde)

Advocate, Aurangabad

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