

TITLE-CUM-SEARCHREPORT

WHEREAS, M/s. Chaudhary Bhaishree Landmark LLP through its partner Mr. Bhaskar Shankarrao Choudhary, Mr. Makarand Dwarkanath Deshpande approached me and requested to issue title report in respect of the property Land Gut No. 44 totally admeasuring 04 Hectar 21 Are, 26 Are Potkharab, Land Revenue Rs.13.70 ps., out of which to the extent of **01 Hectar 20 Are** Situated at village Itkheda Tq. & District Aurangabad.

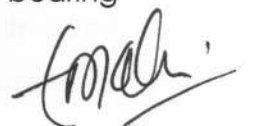
That in pursuance to request and authorisation of applicants, I have submitted Search Application and deposited fees in the office of Sub-Registrar Aurangabad vide online Challan No. MH012723338201920P dated 28.02.2020 for the purpose of title in respect of above property since last 13 years and submits 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 Survey no. 21 totally admeasuring 07 Acre 04 Gunthas, Land Revenue Rs.9.42 ps., out of which 03 Acre 00 Gunthas and Survey no.22/1 totally admeasuring 03 Acre 31 Gunthas, 09 Gunthas Potkharab, Land revenue Rs.04.72 ps., situated at Village Itkheda Tq Dist Aurangabad was owned and possessed by Shahadeo Namdeo, Maroti Namdeo, Gopichand Namdeo and Ramchandra Namdeo and their names appear in revenue record since 1959-60. That at the time of Consolidation Scheme Land Survey no. 21 and 22/1 converted in to Gut No. 44.
2. That in the year 1988 Maroti Namdeo Khadke transferred Land Gut No. 44 totally admeasuring 04 Hectar 21 Are, 26 Are Potkharab, Land Revenue Rs.13.70 ps., out of which to the extent of **00 Hectar 71 Are** (01 Acre 31 Gunthas) Situated at village Itkheda Tq. & District Aurangabad to Junehalli Krushnaswami Gopal, Harakchand Sethiya and Omprakash Damodhar Rathi under registered sale deed bearing registration no. 2832/1988 dated



14.03.1988 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their name came to be recorded in revenue record as owners and possessors vide mutation entry no. 166.

3. That in the year 1988 Shahadeo Namdeo Khadke transferred Land Gut No. 44 totally admeasuring 04 Hector 21 Are, 26 Are Potkharab, Land Revenue Rs.13.70 ps., out of which to the extent of **00 Hector 71 Are** (01 Acre 31 Gunthas) Situated at village Itkheda Tq. & District Aurangabad to Junehalli Krushnaswami Gopal, Harakchand Sethiya and Omprakash Damodhar Rathi under registered sale deed bearing registration no. 3514/1988 dated 29.03.1988 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their name came to be recorded in revenue record as owner and possessor vide mutation entry no. 165.
4. That in the year 1991 Junehalli Krushnaswami Gopal, Harakchand Balkchand Sethiya and Omprakash Damodhar Rathi transferred Land Gut No. 44 totally admeasuring 04 Hector 21 Are, 26 Are Potkharab, Land Revenue Rs.13.70 ps., out of which to the extent of **01 Hector 42 Are** Situated at village Itkheda Tq. & District Aurangabad to Nandkishor Laxminarayan Kagliwal, Jiwanlatabai Nandkishor, Aakash Nanadkishor, Ashu Nandkishor, Devi Laxminarayan, Laxminarayan Surajmal, Subhash Laxminarayan, Pushpa Subhas under registered sale deed bearing registration no. 3794/1991 dated 09.04.1991 and 3838/1991 dated 10.04.1991 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their name came to be recorded in revenue record as owners and possessors vide mutation entry no. 233 and 234.
5. That in the year 1989 Ramchandra Namdeo Khadke transferred Land Gut No. 44 totally admeasuring 04 Hector 21 Are, 26 Are Potkharab, Land Revenue Rs.13.70 ps., out of which to the extent of **00 Hector 70 Are** Situated at village Itkheda Tq. & District Aurangabad to Ibrahim Kha Amir Kha, Ismail Abdul Hamid, Khamijbin Abud under registered sale deed bearing



Itkheda Tq. & District Aurangabad to Ibarahim Kha Amir Kha, Abdul Rajjak Ahemad, and Ashpak Ahemad under registered sale deed bearing registration no. 3250/1989 dated 16.03.1989 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their name came to be recorded in revenue record as owners and possessors vide mutation entry no. 193.

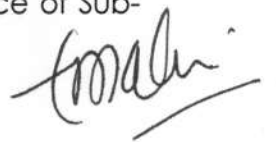
9. That in the year 1991 Ibarahim Kha Amir Kha, Abdul Rajjak Ahemad, and Ashpak Ahemad transferred Land Gut No. 44 totally admeasuring 04 Hector 21 Are, 26 Are Potkharab, Land Revenue Rs.13.70 ps., out of which to the extent of **00 Hector 71 Are** Situated at village Itkheda Tq. & District Aurangabad to Nandkishor Laxminarayn Kagliwal, Jiwanlatabai Nandkishor, Aakash Nanadkishor, Ashu Nandkishor, Devi Laxminarayan, Laxminarayan Surajmal, Subhash Laxminarayan, Pushpa Subhas under registered sale deed bearing registration no. 1032/1991 dated 25.01.1991 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their name came to be recorded in revenue record as owner and possessor vide mutation entry no. 223.
10. That in the year 1996 Nandkishor Laxminarayn Kagliwal, Jiwanlatabai Nandkishor, Aakash Nanadkishor, Ashu Nandkishor, Devi Laxminarayan, Laxminarayan Surajmal, Subhash Laxminarayan, Pushpa Subhas partitioned transferred Land Gut No. 44 totally admeasuring 04 Hector 21 Are, 26 Are Potkharab, Land Revenue Rs.13.70 ps., out of which to the extent of **02 Hector 83 Are** Situated at village Itkheda Tq. & District Aurangabad between Nandkishor Laxminarayan having share of **00 Hector 94 Are**, Akash Nandkishor having share of **00 Hector 95 Are** and Jiwanlatabai Nandkishor having share of **00 Hector 94 Are** and accordingly their name came to be recorded in revenue record as owner and possessor vide mutation entry no. 335.
11. That in the year 2000 Nandkishor Laxminarayan Kagliwal and Jinwakalabai Nandkishor Kagliwal through GPA Sachin Madhukarrao Mule transferred



Land Gut No. 44 totally admeasuring 04 Hector 21 Are, 26 Are Potkharab, Land Revenue Rs.13.70 ps., out of which to the extent of **01 Hector 88 Are** Situated at village Itkheda Tq. & District Aurangabad to Radheshyam Ramniwasji Jhujhunwala under registered sale deed bearing registration no. 4585/2000 dated 21.09.2000 registered at the office of Sub-registrar Aurangabad and accordingly their name came to be recorded in revenue record as owner and possessor vide mutation entry no.496.

12. That in the year 2014 Radhyeshyam Ramniwasji Jhujhunwala partitioned Land Gut No. 44 totally admeasuring 04 Hector 21 Are, 26 Are Potkharab, Land Revenue Rs.13.70 ps., out of which to the extent of **01 Hector 88 Are** Situated at village Itkheda Tq. & District Aurangabad between Shriyam Shankar Jhujhunwala having share 00 Hector 39 Are,, Aryaman Shankar Jhujhunwala both minor through guardian Shankar Radhyeshyam Jhujhunwala having share 00 Hector 51 Are, Shankar Radshyeshyam Jhujhunwala having share 00 Hector 40 Are, and Dipak Radyeshyam Jhujhunwala having share 00 Hector 58 Are, under registered partition deed bearing registration no. 4368/2014 dated 12.09.2014 registered at the office of Sub-registrar Aurangabad and accordingly their name came to be recorded in revenue record as owner and possessor vide mutation entry no.2541.

13. That in the year 2015 Shankar Radhyeshyam Jhujhunwala with express consent of Aruna Shankar Jhunjunwala and Shriyam Shankar Jhujhunwala partitioned Land Gut No. 44 totally admeasuring 04 Hector 21 Are, 26 Are Potkharab, Land Revenue Rs.13.70 ps., out of **00 Hector 40 Are** owned by him out of which **00 Hector 30 Are** Situated at village Itkheda Tq. & District Aurangabad to Aryaman Shankar Jhunjunwala minor through guardian Aruna Shankar Jhunjunwala under registered partition deed bearing registration no. 7797/2015 dated 21.11.2015 registered at the office of Sub-registrar Aurangabad.

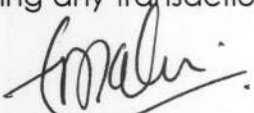


14. That in the year 2019 Miss. Shriyam Shankar Jhunjhunwala and Mr. Ayraman Shankar Jhunjhunwala with express consent of Shankar Radheshyam Jhunjhunwala and Aruna Shankar Jhunjhunwala transferred Land Gut No. 44 totally admeasuring 04 Hector 21 Are, 26 Are Potkharab, Land Revenue Rs.13.70 ps., out of which to the extent of **01 Hector 20 Are** Situated at village Itkheda Tq. & District Aurangabad to M/s. Chaudhary Bhaishree Landmark LLP through its partner Mr. Bhaskar Shankarrao Choudhary, Mr. Makarand Dwarkanath Deshpande under registered sale deed bearing registration no.3336/2019 dated 03.05.2019 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed its name came to be recorded in revenue record as owner and possessor vide mutation entry no.3314.

15. That in the year 2020 applicants with intent to develop their property obtained construction permission from Aurangabad Municipal Corporation, Aurangabad vide permission no. 242/2019-20 in file no. 63/17/2019-20 dated 26.02.2020 and also commence construction as per permission granted by Aurangabad Municipal corporation.

16. In view of the above discussion it was seems that M/s. Chaudhary Bhaishree Landmark LLP through its partner Mr. Bhaskar Shankarrao Choudhary, Mr. Makarand Dwarkanath Deshpande are the owner and possessor of Land Gut No. 44 totally admeasuring 04 Hector 21 Are, 26 Are Potkharab, Land Revenue Rs.13.70 ps., out of which to the extent of **01 Hector 20 Are** Situated at village Itkheda Tq. & 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. Before entering any transactions verify original title deeds. HENCE THIS TITLE REPORT.

DATE.28.02.2020


(Anil P Malani)
ADVOCATE



CHALLAN
MTR Form Number-6



GRN MH012723338201920P	BARCODE	Date 28/02/2020-21:13:08	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment 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	Anil P Malani Advocate
Location AURANGABAD			
Year 2019-2020 From 01/03/2007 To 28/02/2020		Flat/Block No.	Flat No 4A Disha Chintamani Apartment
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	Vivekanandpuram Peer Bazar
		Area/Locality	Aurangabad
		Town/City/District	
		PIN	4 3 1 0 0 5
		Remarks (If Any)	
		Search fee for 13 year in respect Land Gut no 44 situated at Itkheda Tq	
		Dist Aurangabad	
		Amount In	Three Hundred Twenty Five Rupees Only
Total	325.00	Words	
Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	10000502020022803181
Cheque/DD No.		Ref. No.	0024548212726
		Bank Date	28/02/2020-21:13:36
Name of Bank		RBI Date	Not Verified with RBI
		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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.