



CHALLAN
MTR Form Number-6



GRN	MH011229776202122E	BARCODE			Date	05/01/2022-15:12:50		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)		FSDP53142D				
Office Name AGO_JT DIST REGISTRAR AURANGABAD					Full Name		Adv Gokul M Shingare				
Location AURANGABAD											
Year 2021-2022 One Time					Flat/Block No.		Plot no A 15				
Account Head Details				Amount In Rs.	Premises/Building						
0030072201 SEARCH FEE				750.00	Road/Street		N 3 CIDCO				
					Area/Locality		Aurangabad				
					Town/City/District						
					PIN						
					Remarks (If Any) Search fees for Plot no 60 Gut no 30 Itkheda Tq and Dist Aurangabad Area Adm 182.25 Sq Met						
					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.	00040572022010512615		IK0BLUALD6		
Cheque/DD No.					Bank Date	RBI Date	05/01/2022-15:24:14		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

Mobile No. : 9421338722

खदर घालन 'टोपू ऑफ पॅमेंट' तध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करवयाच्या दस्तांसाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN MH011262784202122E		BARCODE 		Date 06/01/2022-11:05:17		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)		FSDPS3142D	
Office Name AGO_JT DIST REGISTRAR AURANGABAD				Full Name		Adv Gokul M Shingare	
Location AURANGABAD				Flat/Block No.		Plot no A15	
Year 2021-2022 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		N 3 CIDCO		
					Area/Locality		
					Aurangabad		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					Search fees for Plot no 61 Gut no 30 Ilkheda Tq and Dist Aurangabad area		
					adm 182.25 Sq Met		
Total			750.00		Amount In Seven Hundred Fifty Rupees Only		
					Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572022010694337		IK0BLUXJQ1	
Cheque/DD No.				Bank Date		RBI Date	
				06/01/2022-11:24:06		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

Mobile No. : 9421338722

खदर चलन 'टाइम ऑन डेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Mr. Gokul Mahadevrao Shingare
(B.S.L. L.L.B.)
Advocate, High Court, Aurangabad.

Office Add.- Plot No. A-15, Above Hotel Natraj, N-3, CIDCO, Aurangabad - 431 003.
Mobile No. :- 9421338722, 9271359222

Date- 06/01/2022

TITLE-CUM SEARCH REPORT

To
The MahaRERA

WHEREAS, M/S. KRISHNA DEVELOPERS, Through its partners Mr. Rameshwar Vishwanath Kshirsagar and Mr. Nandkishor Shahadeo Sanap have approached me and requested to issue title cum search report in respect of the property Plot No. 60 & 61, totally admeasuring 364.50 Sq Mtrs, situated at land gut no 30, Itkheda, Tq. Dist. Aurangabad, within municipal limits of Municipal Corporation Aurangabad.

I have deposited the requisite fees of Rs. 750/- on 05/01/2022 vide challan bearing No. **MH011229776202122E** for plot no 60 and fees of Rs. 750/- on 06/01/2022 vide challan bearing No. **MH011262784202122E** for plot no 61 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 **M/S. KRISHNA DEVELOPERS, Through its partners Mr. Rameshwar Vishwanath Kshirsagar and Mr. Nandkishor Shahadeo Sanap**, 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.

01] NAME OF THE PRESENT OWNER / TITLE HOLDER AND DETAILS OF THE PROPERTY UNDER SEARCH :-

The collective area admeasuring 364.50 Sq Mtrs of land plot No. 60 and 61, Gut no 30, situated at Itkheda, Tq. and Dist. Aurangabad. The specific details are as under :-

Sr. No	Plot No.	Owner	Total Area of plot
01	60	M/S. KRISHNA DEVELOPERS	182.25 Sq Met
02	61	M/S. KRISHNA DEVELOPERS	182.25 Sq Met
Total			364.50 Sq Met

02] BRIEF HISTORY OF THE PROPERTY:-

The present report is prepared for the property plot No. 60 area admeasuring 182.25 Sq Met and plot No. 61 area admeasuring 182.25 Sq Met, forming part of land gut no 30, situated at village Itkheda, Tq. and Dist. Aurangabad and the history of respective plots is described differently for the sake of convenience :-

A. Plot No 60, Gut No. 30, Itkheda, Tq. and District Aurangabad :-

i. The property plot No. 60 area admeasuring 182.25 Sq Met, gut no 30, situated at village Itkheda, Tq. and Dist. Aurangabad is owned and possessed by **M/S. KRISHNA DEVELOPERS, Through its partners Mr. Rameshwar Vishwanath Kshirsagar and Mr. Nandkishor Shahadeo Sanap.**

ii. The property land situated at Gut no. 30 situated at Itkheda, Tq. & Dist. Aurangabad was initially owned and possessed by one Shakuntalabai Eknathrao Garad. Whereas Shakuntalabai w/o

Eknatharav Garad has entered in to DEVELOPMENT AGREEMENT to the extent land area admeasuring 2 Acre out of total land area admeasuring 5 Acre 30 Gunthas with one Kumudini Avinash Jahagirdar Through registered development agreement bearing no. 2598/1998 dated 08/07/1998 and also Executed special power of attorney in her fever through document no. 2599/1998 dated 08/07/1998 for the development of entire land.

iii. That thereafter Smt Shakuntalabai Eknathrao Garad have got N.A. permission from the Collector Aurangabad vide letter bearing case no. 249/98 dated 30/09/1998 as per Section 44 of the Maharashtra Land Revenue code 1966 and also got the layout plan sanction from the Municipal Corporation Aurangabad vide order bearing no AMC/TP/LAYOUT/36/98 Outward no 3464/1998 dated 20/11/1998.

iv. That thereafter Smt Shakuntalabai w/o Eknatharav Garad has entered in to DEVELOPMENT AGREEMENT to Develop or to sale the property plots no 38 to 54 & 60 to 64 with M/s. VYANKATESH BUILDERS & DEVELOPERS through its Partners 1. Mr. Rajiv Biharilal Kabra and 2. Mr. Prashant Kisanrao Amilkanthwar through registered development agreement bearing no. 2029/2008 dated 28/03/2008 and also executed special power of attorney in their fever through document no. 2030/2008 dated 28/03/2008.

v. That thereafter M/s. VYANKATESH BUILDERS & DEVELOPERS through its Partners 1. Mr. Rajiv Biharilal Kabra and 2. Mr. Prashant Kisanrao Amilkanthwar sold the property Plot No. 60 situated at land gut no 30, Itkheda, Tq. Dist. Aurangabad, within municipal limits of

Municipal Corporation Aurangabad totally admeasuring 182.25 Sq Mtrs to one Mr. Deepak Ramprasad Bhartiya vide registered sale deed bearing its day book serial no 1947/2009 on dated 28/04/2009.

vi. That thereafter Mr. Deepak Ramprasad Bhartiya, and Mrs. Manju Deepak Bhartiya sold the property Plot No. 60 & 61, situated at land gut no 30, Itkheda, Tq. Dist. Aurangabad, within municipal limits of Municipal Corporation Aurangabad to Grantor vide registered sale deed dated 05/07/2021 vide its day book serial no. 5077/2021 at the office of Sub-Registrar at Aurangabad, since then the owner is in the possession of the said property.

In view of the above facts, I am of the opinion that the clear chain of title in respect of the plot No. 60 area admeasuring 182.25 Sq Met, gut no 30, situated at village Itkheda, Tq. and Dist. Aurangabad is clearly established in favour of **M/S. KRISHNA DEVELOPERS, Through its partners Mr. Rameshwar Vishwanath Kshirsagar and Mr. Nandkishor Shahadeo Sanap..**

I have also taken the search at office of Sub Registrar, Aurangabad, District Aurangabad in respect of the above property. During my search at the respective office of Sub-Registrar, I did not trace out any encumbrance there on as per the available index record there. Accordingly its title appears to be clear and marketable.

B. Plot No 61, Gut No. 30, Itkheda, Tq. and District Aurangabad:-

i. The property plot No. 61 area admeasuring 182.25 Sq Met, gut no 30, situated at village Itkheda, Tq. and Dist. Aurangabad is owned

and possessed by **M/S. KRISHNA DEVELOPERS, Through its partners Mr. Rameshwar Vishwanath Kshirsagar and Mr. Nandkishor Shahadeo Sanap.**

ii. The property land situated at Gut no. 30 situated at Itkheda, Tq. & Dist. Aurangabad was initially owned and possessed by one Shakuntalabai Eknathrao Garad. Whereas Shakuntalabai w/o Eknatharav Garad has entered in to DEVELOPMENT AGREEMENT to the extent land area admeasuring 2 Acre out of total land area admeasuring 5 Acre 30 Gunthas with one Kumudini Avinash Jahagirdar Through registered development agreement bearing no. 2598/1998 dated 08/07/1998 and also Executed special power of attorney in her favor through document no. 2599/1998 dated 08/07/1998 for the development of entire land.

iii. That thereafter Smt Shakuntalabai Eknathrao Garad have got N.A. permission from the Collector Aurangabad vide letter bearing case no. 249/98 dated 30/09/1998 as per Section 44 of the Maharashtra Land Revenue code 1966 and also got the layout plan sanction from the Municipal Corporation Aurangabad vide order bearing no AMC/TP/LAYOUT/36/98 Outward no 3464/1998 dated 20/11/1998.

iv. That thereafter Smt Shakuntalabai w/o Eknatharav Garad has entered in to DEVELOPMENT AGREEMENT to Develop or to sale the property plots no 38 to 54 & 60 to 64 with M/s. VYANKATESH BUILDERS & DEVELOPERS through its Partners 1. Mr. Rajiv Biharilal Kabra and 2. Mr. Prashant Kisanrao Amilkanthwar through registered development agreement bearing no. 2029/2008 dated 28/03/2008 and also

executed special power of attorney in their favor through document no. 2030/2008 dated 28/03/2008.

v. That thereafter M/s. VYANKATESH BUILDERS & DEVELOPERS through its Partners 1. Mr. Rajiv Biharilal Kabra and 2. Mr. Prashant Kisanrao Amilkanthwar sold the property Plot No. 61 situated at land gut no 30, Itkheda, Tq. Dist. Aurangabad, within municipal limits of Municipal Corporation Aurangabad totally admeasuring 182.25 Sq Mtrs to one Mrs. Manju Deepak Bhartiya vide registered sale deed bearing its day book serial no 1948/2009 on dated 28/04/2009.

vi. That thereafter Mr. Deepak Ramprasad Bhartiya, and Mrs. Manju Deepak Bhartiya sold the property Plot No. 60 & 61, situated at land gut no 30, Itkheda, Tq. Dist. Aurangabad, within municipal limits of Municipal Corporation Aurangabad to Grantor vide registered sale deed dated 05/07/2021 vide its day book serial no. 5077/2021 at the office of Sub-Registrar at Aurangabad, since then the owner is in the possession of the said property.

In view of the above facts, I am of the opinion that the clear chain of title in respect of the plot No. 61 area admeasuring 182.25 Sq Met, gut no 30, situated at village Itkheda, Tq. and Dist. Aurangabad is clearly established in favour of **M/S. KRISHNA DEVELOPERS, Through its partners Mr. Rameshwar Vishwanath Kshirsagar and Mr. Nandkishor Shahadeo Sanap..**

I have also taken the search at office of Sub Registrar, Aurangabad, District Aurangabad in respect of the above property. During my search at the respective office of Sub-Registrar, I did not trace out any encumbrance there on as per the available index

record there. Accordingly its title appears to be clear and marketable.

C. Further on perusal of record made available it appears that, owners have decided to develop the property plot no 60 and 61 situated at gut no 30, Itkheda Aurangabad and accordingly owners have obtained the construction permission from Municipal Corporation Aurangabad in file No 248/17/2021-22 on dated 02/09/2021 vide commencement certificate no. 440/2021-22. There after the Owners have also executed the Deed of Declaration U/s 2 A of the Maharashtra Apartment Ownership Act 1972 bearing its day book serial no 7441/2021 on dated 20/10/2021 registered at the office of Sub-Registrar Aurangabad.

Accordingly in the light of facts supra, the plots described in clause No. 01 is in the name of **M/S. KRISHNA DEVELOPERS, Through its partners Mr. Rameshwar Vishwanath Kshirsagar and Mr. Nandkishor Shahadeo Sanap** as detailed in clause No. 01 referred supra. The title of **M/S. KRISHNA DEVELOPERS, Through its partners Mr. Rameshwar Vishwanath Kshirsagar and Mr. Nandkishor Shahadeo Sanap** appears to be clear and marketable as per available record.

HENCE, THIS TITLE-CUM SEARCH REPORT.


6/11/22.
Gokul M. Shingare
ADVOCATE