

06.05.2021

SEARCH REPORT

To,
The Aurangabad Municipal Corporation,
Aurangabad

Plot Owner: **Mr. Akshay Rajesh Lahoti**
Proprietor of M/s. Lahoti Promoters

Description of Land: **Plot No. 60 (adm. 371.5 Sqm) bearing CTS No. 16225, Jyoti Nagar, Aurangabad Tq. and Dist. Aurangabad**

Towards North	:	9 Meter Wide Layout Road
Towards South	:	CTS No. 16222
Towards East	:	CTS No. 16226
Towards West	:	CTS No. 16224

TRACE OF TITLE;

- A. Pursuant to the request and instructions received from Mr. Akshay Rajesh Lahoti to conduct a due diligence verifying Owner's title to the Property, I conducted the exercise in order to evaluate the Property based on the documents set out hereinbelow.
- B. The revenue record provided to me accurately reflects the transactions contained therein and have presumed the correctness of the correctness of the contents thereof in accordance with Section 157 of the Maharashtra Land Revenue Code, 1966,
- C. I conducted a due diligence of the documents provided by Mr. Akshay Rajesh Lahoti, inspection of original / photocopy documents and based on the search

conducted by me in the office of the sub registrar of assurances Aurangabad.
The 30 years (1991 to 2021) title flow is as follow

1. Entry dated 03.10.1988 of Property Card (viz PR Card) of CTS No. 16225 (Plot No. 60) records that, since the year 1988 one Mrs. Lalita Lesali Airen was the owner of this property.
2. By and under Indenture of Sale Deed (dated 18.01.1990 Document No. 596 registered in the office of Sub Registrar Aurangabad) Mrs. Lalita Lesali Airen and Mr. Vishal Vardhaman Pande sold, conveyed and transferred unto and in favour of Mr. Vishal Vardhaman Pande the said CTS No. 16225 (Plot No. 60)
3. On the basis of the aforesaid registered sale deed, on 08.02.1990 the City Survey Office carried out Mutation Entry in favour of Mr. Vishal Vardhaman Pande.
4. By and under Indenture of Sale Deed (dated 17.01.1996 Document No. 209 registered in the office of Sub Registrar Aurangabad) Mr. Vishal Vardhaman Pande sold, conveyed and transferred unto and in favour of Mr. Vithal Ranganath Ambarwadikar the said CTS No. 16225 (Plot No. 60)
5. On the basis of the aforesaid registered sale deed, on 17.05.1997 the City Survey Office carried out Mutation Entry in favour of Mr. Vithal Rangnath Ambarwadikar.
6. Later on, Mr. Vithal Rangnath Ambarwadikar had entered into Registered Development Agreement Document No. 2401 with M/s. Yash Developers (a

Partnership Firm) in respect of Plot Nos. 59, 60, 61 and 77 of this Layout. Also had executed Registered General Power of Attorney (Dated 30/6/2001 Document No. 3246). However, the said Development is cancelled and parties executed Registered Cancellation Deed Dated 20.08.2001 Document No. 4295 and 4296)

7. By and under Indenture of Sale Deed (dated 20.08.2001 Document No. 4298 registered in the office of Sub Registrar Aurangabad) Mr. Vithal Ranganath Ambarwadikar the sold, conveyed and transferred unto and in favour of Mr. Krishna Sahadu Shirsath Patil the said CTS No. 16225 (Plot No. 60)
8. On the basis of the aforesaid registered sale deed, on 03.10.2001 the City Survey Office carried out Mutation Entry in favour of Mr. Krishna Sahadu Shirsath Patil.
9. The said Krishna Sahadu Patil died on 09.10.2003. Late Krishna Sahadu Patil had executed a will dated 01.05.2003 wherein he had bequeathed the Property in favour of Mr. Ninad Nimbajirao Patil.
10. Thereafter, Mr. Ninad Nimbajirao Patil made an Application M.A.R.J.I No. 347 of 2005 before the court of Civil Judge, Senior Division, Aurangabad for grant of probate in his favour in respect of the will executed by his grandfather Krishna Sahadu Patil. Thereafter, the learned Civil Judge, Senior Division, Aurangabad vide its order dated 29.03.2006 in M.A.R.J.I No. 347 of 2005 issued the order of probate in respect of the Property in favour of Mr. Ninad Nimbajirao Patil.

11. Thereafter the name of the Mr. Ninad Nimbajirao Patil was mutated in the Property Card of the Property vide Mutation Entry No. 3593 dated 03.02.2007.
12. Finally, By and under Indenture of Sale Deed (dated 29.12.2020 Document No. 6595 registered in the office of Sub Registrar No. 6 Aurangabad) Mr. Ninad Nimbajirao Patil the sold, conveyed and transferred unto and in favour of Mr. Akshay Rajesh Lahoti, Proprietor of M/s. Lahoti Promoters the said CTS No. 16225 (Plot No. 60)
13. Thereafter, the name of the Mr. Akshay Rajesh Lahoti, Proprietor of M/s. Lahoti Promoters was mutated in the Property Card of the Property vide Mutation Entry No. 11419 dated 02.02.2021.
14. Taking conspectus of the aforesaid, I have caused the searches to be taken in the records of the competent Sub Registrars, perused the aforesaid title deeds and documents and otherwise investigated the title of the property and state that, in my opinion the title is clear and free from all kind of encumbrances and as such marketable.

Place: Aurangabad
Date: 06.05.2021


V. R. PATIL
Advocate



CHALLAN
MTR Form Number-6



GRN	MH001025552202122E		BARCODE			Date	06/05/2021-10:01:48		Form ID	
Department				Inspector General Of Registration						
Type of Payment				Search Fee						
Type of Payment				Other Items						
Office Name				ARB3_AURANGABAD 3 JT SUB REGISTRAR		Full Name		ADVOCATE V R PATIL		
Location				AURANGABAD		Flat/Block No.				
Year				2021-2022 One Time		Premises/Building				
Account Head Details				Amount in Rs.		Road/Street				
0930072201 SEARCH FEE				750.00		Area/Locality		Aurangabad		
						Town/City/District				
						PIN		4 3 1 0 0 1		
						Remarks (If Any)				
						30 YEARS SEARCH FEES PLOT NO 60 CTS NO 16226 AURANGABAD				
Total				750.00		Amount In		Seven Hundred Fifty Rupees Only		
						Words				
Payment Details				BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		02300042021050601361		001317868
Cheque/DD No.				Bank Date		RBI Date		06/05/2021-10:02:58		Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA				
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 दस्तावेजाची लागू नाही.