

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. 61 (adm. 371.5 Sqm) bearing CTS No. 16226, Jyoti Nagar, Aurangabad Tq. And Dist. Aurangabad**

Towards North	:	9 Metre Wide Layout Road
Towards South	:	CTS No. 16221
Towards East	:	CTS No. 16227
Towards West	:	CTS No. 16225

TRACE OF TITLE;

- A.** Pursuant to the request and instructions received from Mr. Akshay Rajesh Lahoti Proprietor of M/s. Lahoti Promoters 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. 16226 (Plot No. 61) records that, since 1988 Mrs. Lalita Lesali Airen was the owner of this property.
2. By and under Indenture of Sale Deed (dated 28.03.1990 Document No. 2777 registered with the office of Sub Registrar Aurangabad) Mrs. Lalita Lesali Airen sold, conveyed and transffered unto and in favour of Mr. Vardhaman Bansilal Pande.
3. That, on the basis of the aforesaid registered sale deed, on 24.04.1990 the City Survey Office carried out Mutation Entry in favour of Mr. Vardhaman Bansilal Pande.
4. That, later on, Mr. Vardhaman Bansilal Pande sold the said Plot No. 61, CTS No. 16226, Aurangabad in favour of Mr. Vithal Rangnath Ambarwadikar. (vide two Registered Sale Deed Dated 09.01.1995 and 10.01.1995 Document Nos. 59 and 71 respectively)
5. That, on the basis of the aforesaid two registered sale deeds, on 30.04.1997 the City Survey Office carried out Mutation Entry in favour of Mr. Vithal Rangnath Ambarwadikar.
6. That, 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 Agreement and GPA is cancelled and parties executed Registered Cancellation Deed Dated 20.08.2001 Document No. 4295 and 4296]

7. Finally, said Property Plot No. 61 was purchased by Mr. Sheshrao Dhondji Bharose from aforesaid owner namely Mr. Vitthal Rangannath Ambarwadikar vide a registered sale deed dated 20th August 2001 having Registration No. 4297 of 2001. Sheshrao Dhondji Bharose died on 31.10.2009. The legal heirs of Sheshrao Dhondji Bharose made a Civil Miscellaneous Application No. 161 of 2018 with the Civil Judge, Junior Division, Parbhani for issuance of the Legal Heirship Certificate of Sheshrao Dhondji Bharose. The Civil Judge Junior Division Parbhani vide its order dated 04.01.2019 under Civil Miscellaneous Application No. 161 of 2018 issued the legal heirship certificate in favour of seven Legal heirs of Sheshrao Dhondji Bharose.

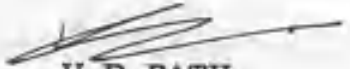
Names of Legal Heirs;

1. Anand S/o. Sheshrao Bharose
 2. Shivaji S/o. Sheshrao Bharose
 3. Kasturibai W/o. Sheshrao Bharose
 4. Asha W/o. Honaji Jawale
 5. Shobha Eknath Nawale
 6. Suvarna W/o. Kishan Jawale and
 7. Nirmala W/o. Ravindra Gaikwad
8. Thereafter the other six legal heirs of Sheshrao Dhondji Bharose (as per the order in Civil Miscellaneous Application No. 161 of 2018) executed a Registered Relinquishment Deed on 11.02.2019 having Registration No. 678 of 2019 in favour of the Mrs. Asha Honaji Jawale in respect of this Property. The other legal heirs of Sheshrao Dhondji Bharose gave up and transferred all their rights in

the Property in favour of the Mrs. Asha Honaji Jawale who obtained clear independent title in the Property.

9. Thereafter the name of Mrs. Asha Honaji Jawale was mutated in the Property Card of the Property vide Mutation Entry No. 10374 dated 15.03.2019 and the names of the other legal heirs of Sheshrao Dhondji Bharose are deleted.
10. Finally, By and under Indenture of Sale Deed (dated 29.12.2020 Document No. 6594 registered in the office of Sub Registrar No. 6 Aurangabad) Mrs. Asha Honaji Jawale sold, conveyed and transferred unto and in favour of Mr. Akshay Rajesh Lahoti Proprietor of M/s. Lahoti Promoters the said CTS No. 16226 (Plot No. 61)
11. Thereafter the name of the Mr. Akshay Rajesh Lahoti Proprietor of M/s. Lahoti Promoters is mutated in the Property Card of the Property vide Mutation Entry No. 11420 dated 02.02.2021.
12. 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 MH001025655202122E		BARCODE		Date 06/05/2021-10:05:27	Form ID
Department Inspector General Of Registration			Payer Details		
Type of Payment Search Fee			TAX ID / TAN (If Any)		
Other Items			PAN No.(If Applicable)		
Office Name ARB3_AURANGABAD 3 JT SUB REGISTRAR			Full Name		ADVOCATE V R PATIL
Location AJRANGABAD					
Year 2021-2022 One Time			Flat/Block No.		
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		750.00	Road/Street		
			Area/Locality		Aurangabad
			Town/City/District		
			PIN		4 3 1 0 0 1
			Remarks (If Any)		
			30 YEARS SEARCH FEES PLOT NO 61 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.	02300042021050601363 001357716
Cheque/DD No.		Bank Date	RBI Date	06/05/2021-10:06:19	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 "टाक्स ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता त्याच्या दस्तासाठी लागू नाही.

Mobile No. : 9860282828