SEARCH CUM TITLE REPORT

Village - Warud Kazi, Gut no. 231
Plot No. 2, Adm area 5801.08 Sq. mtr.

Credence Creators Private limited
Through its Director
Mr. Rajesh Kamalnaya Bharuka

CHALLAN
MTR Form Number-6

GRN	MH012734300202122E	BARCODE		Date	06/02/2022-14:25:44	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)	
Office Name	ARB1_HQR SUB REGISTRAR AURANGABAD 1	Full Name	ADV B A RATHOD
Location	AURANGABAD		
Year	2021-2022 From 05/02/1992 To 05/02/2022	Flat/Block No.	86
		Premises/Building	
		Road/Street	N 2 CIDCO
		Area/Locality	Aurangabad City
		Town/City/District	
		PIN	4 3 1 0 0 1

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

SEARCH PROPERTY AT WARUD KAZI TQ AND DIST ABAD GUT NO 231 IN PLOT NO 2 FROM 1992 TO 2022 30 YEARS

Amount In Words: Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022020615696	IK0BNEDMF6
Cheque/DD No.		Bank Date	RBI Date	06/02/2022-14:24:26	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 :

Mobile No. : 9689909193

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 लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 06-02-2022 02:26:56

B.A.RATHOD

Advocate, High Court Aurangabad.

Off: Plot No.44
Parijat Nagar
N-4, CIDCO Aurangabad
Mob. No. 9689909193

Dt. 07/02/2022

To,

Maha Rera

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the plot property, Residential cum- Commercial **Plot No. 2, Adm area 5801.08 Sq. mtr.** On forming part of Gut no. 231, Warud Kazi, and Aurangabad tq and dist. Aurangabad. (Hereinafter referred as the said plot No.2).

I have invesogated the title of the said plot on the request of (Name of owner/promoter/developer/company) and following documents i.e. :- **Credence Creators Private Limited Through Its Director Mr. Rajesh Kamalnaya Bharuka.**

1) Description of the property.

Location	Boundaries.
Plot property, Residential Cum- Commercial **Plot No. 2, Adm area 5801.08 Sq. mtr.**, on forming part of Gut no. 231, Warud Kazi, Aurangabad tq and dist Aurangabad,	**NORTH** : 12.00 Miter Wide Road, **SOUTH** : Gut No. 231/p , **EAST** : 45.00 Miter Wide Road **WEST** : Plot No.1 & Amenity Space

2) The documents of allotment of plot.

SR. NO.	DESCRIPTION OF DOCUMENTS	DATE	NATURE OF DOCUMENT
1.	The copy of 7/12 Extract issued by Talathi Saza Warud Kazi Tq. Dist. Aurangabad	17/11/2021	7/12 Extract
2.	The Copy of Mutation Entry No. 1734,1904,1923,2086	15/02/2021	Mutation Entry

Adv. B. A. Rathod High Court Aurangabad

3.	Registered Sale Deed, daybook no. 5362/1981 executed by Mr. Ramrao Shankar Dandge Patil in favour of Mr. Shaikh Iasmail Shaikh Imam	17/11/1981	Registered Sale Deed
4	Registered Sale Deed, daybook no. 399/1998 executed by Mr. Shaikh Ismail Shaikh Imam in favour of Mr. Mahadeo Giri and others 46 Persons	03/02/1998	Registered Sale Deed
5.	Registered Sale Deed, daybook no. 6104/2007 executed by Mr. Mahadeo Kishan Giri and others 46 in favour of Mr. Pramodkumar Jamnlalji Gangwal and other	01/11/2007	Registered Sale Deed
6.	Registered Sale Deed, daybook no. 213/2009 executed by Mr. Pramodkumar Jamnlalji Gangwal and other in favour of Mr. Manoj Kashinath Darak and other	13/01/2009	Registered Sale Deed
7.	Registered Sale Deed, daybook no. 1910/2009 executed by Mr. Manoj Kashinath Darak and other in favour of Mr. Jeetin Vasudeo Nathani and otehr	06/05/2009	Registered Sale Deed
8	Registered Sale Deed, daybook no. 456/2011 executed by Mr. Jeetin Vasudeo Nathni and other in favour of Mr. Premsukh Manakchand Zambad and other	02/01/2011	Registered Sale Deed

Adv. B. A. Rathod
High Court, Aurangabad

7/2/2022

9.	Registered Sale Deed, daybook no. 263/2013 executed by 1) Mr. Premsukh Manakchand Zambad 2) Mr. Rajkumar Manakchand Agrawal 3) Mr. Nitin Suresh Jethliya 4) Mrs. Pratibha Premsukh Zambad. were sold said property in favour of Mr. Rajesh Kamalnayan Bharuka	14/01/2013	Registered Sale Deed
10	Registered Gift Deed, daybook no. 387/2013 executed by Mr. Rajesh Kamalnayan Bharuka in favour of International Society for Krushna Consciousness (iskcon) Through its General Manager Mr. Rohitsingh (Rohini Priydas)	14/01/2013	Registered Gift Deed
11.	Registered Relinquishment Deed, daybook no. 2784/2015 executed by Mr. Rajesh Kamalnayan Bharuka in favour of Collector Office Revenue Department Aurangabad	30/04/2015	Registered Relinquishment Deed
12.	Registered Correction Deed, daybook no. 5028/2019 executed by Mr. Rajesh Kamalnayan Bharuka in favour of International Society for Krushna Consciousness (iskcon) Through its General Manager Mr. Rohitsingh (Rohini Priydas)	20/09/2019	Registered Gift Deed
13.	The copy of N.A. Order	14/11/2008	N.A. Order

Adv. B. A. Rathod

	permission vide no. 2008/Masha/Land-1 Non-Agriculture/P. No. 07 Date 14/11/2008 issued by Collector Office Aurangabad		
14	The copy of Layout sanction Plan vide no. 1230/2008 Issued by Assistant Director of Town Planning Aurangabad.	27/08/2008	Sanction Layout Plan
15.	The copy of N.A. Order permission vide no. 2008/Mashaka/Land-1NAP-34/Warudkazi/P. No. 79 issued by Collector Office Aurangabad	09/12/2015	N.A. Order
16	The copy of Revisions Layout sanction Plan vide no. 1081 Issued by Assistant Director of Town Planning Aurangabad.	07/07/2015	Sanction Layout Plan
17.	The Copy of Non-Agriculture land Measurement vide no. More No. 1029/2014 issued by TLR Office Aurangabad.	09/12/2014	Measurement Map
18.	The Copy of Commencement Certificate Letter vide no. contraction permission/gut no.231/p/S.S.A/1684/2019 Issued by town Planning office Aurangabad	13/08/2019	Commencement Letter
19.	The copy of NOC vide no. BT-1/NOC/15/AU/180/1407/583-86 Issued by Airports Authority of India western region hqrs	06/08/2015	NOC
20.	The copy of NOC vide no. AMC/FIRE/567/2021 Issued by Aurangabad Municipal Corporation Fire	06/09/2021	NOC

Adv. B. A. Rathod
High Court Aurangabad

21.	The copy of Constriction Permission vide no. 2021/CP/Revision/Warud Kazi/gut no.231/p/ Plot No.02/1242/2021 issued by Metropolitan Planner Aurangabad Metropolitan Region Department Authority Aurangabad	26/10/2021	Constriction Permission
22.	The Copy of NOC vide no. 1116/2021-2022 issued by The Vardhman Nagri Sahkari Pat Sanstha Munundwadi, Aurangabad. In the name of Mr. Rajesh Kamalnayan Bharuka.	03/02/2022	NOC
23.	The Copy of Release Letter vide no. 1115/2021-2022 release of Property issued by The Vardhman Nagri Sahkari Pat Sanstha Munundwadi, Aurangabad. In the name of Mr. Rajesh Kamalnayan Bharuka	03/02/2022	Release Letter
24.	The Copy of Release Letter vide no. 1114/2021-2022 release of Property issued by The Vardhman Nagri Sahkari Pat Sanstha Munundwadi, Aurangabad. In the name of Mr. Rajesh Kamalnayan Bharuka	03/02/2022	Release Letter
25.	Registered Sale Deed, daybook no. AGG-6-818/2022 executed by Mr. Rajesh Kamalnayan Bharuka in favour of Credence Creators Private Limited Through Its Director Mr. Rajesh Kamalnaya Bharuka.	04/02/2022	Registered Sale Deed

Adv. B. A. Rathod
High Court Aurangabad

7/2/2022

3) 7/12 Extract issued by Talathi Saza Warud Kazi Tq. Dist. Aurangabad, on 17/11/2021 and mutation entry No 1734,1904,1923,2086 issued by tahsil office Aurangabad on 15/02/2021.

4) Search report for 30 years, 1992 to 2022 (30 years) dt. 06/02/2022, vide receipt no. **MH012734300202122E.**

5) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/ developer/company) is clear, marketable. As per my opinion, the immovable property is fee from all encumbrances.

6) Thus, I found that, Credence Creators Private Limited through Its Director Mr. Rajesh Kamalnaya Bharuka. Is title holder the said property and have a good marketable title, all encumbrances.

7) **Owners of the land**

Plot property, Residential cum- Commercial **Plot No. 2, Adm area 5801.08 Sq. mtr.** On forming part of Gut no. 231, Warud Kazi, tq and dist. Aurangabad. In the name of **Credence Creators Private Limited through Its Director Mr. Rajesh Kamalnaya Bharuka.** is the owner and possession

The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure
Date : 07/02/2022

Advocate
B.A.Rathod

Adv. B. A. Rathod
High Court Aurangabad

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Dt. 07/02/2022

FLOW OF THE TITLE OF THE SAID LAND.

1) Application for registration bearing Registered Sale Deed, daybook no. 818/2022 on 04/02/2022 executed by Mr. Rajesh Kamalnaya Bharuka. Is sold said property Plot property, Residential cum- Commercial **Plot No. 2, Adm area 5801.08 Sq. mtr.** on forming part of Gut no. 231, Warud Kazi, tq and dist Aurangabad, in favour of **Credence Creators Private Limited through Its Director Mr. Rajesh Kamalnaya Bharuka.**
2) **Search report for 30 years**, 1992 to 2022 (30 years) dt. 06/02/2022, vide receipt no. **MH012734300202122E**
3) **Any other relevant title.** As per my opinion, the immovable property
4) **Litigations if any -:** I have to report that, the said property is not subject to any tenancy law/urban land or other land ceiling legislation/ act or no court case/ suit is pending regarding title to the land.
5) Thus, I found that, Credence Creators Private Limited through Its Director Mr. Rajesh Kamalnaya Bharuka. Is title holder the said property and have a good marketable title, all encumbrances.

Hence this Report.

Date : 07/02/2022

Advocate
B.A.Rathod

Adv. B. A. Rathod
High Court, Aurangabad