CHALLAN
MTR Form Number-6

GRN	MH000583231202223E	BARCODE		Date	16/04/2022-09:47:35	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	ARB2_AURANGABAD 2 JT SUB REGISTRAR	Full Name	Adv D D Jadhav
Location	AURANGABAD		
Year	2022-2023 From 15/04/1976 To 16/04/2022	Flat/Block No.	Plot no 21 Devanagari
		Premises/Building	
		Road/Street	Shahnoorwadi
		Area/Locality	Aurangabad
		Town/City/District	
		PIN	4 3 1 0 0 5
		Remarks (If Any)	PLOTNO 39 CTS NO 15181/7 SHEET NO 113 ADEM AREA 410.40 SQ MTRS MIRA NAGAR ABAD

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	1175.00
Total	1,175.00

Amount In Words	One Thousand One Hundred Seventy Five Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572022041625537	IK0BQEMYC0
Bank Date	RBI Date	16/04/2022-09:24:49	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9822515352

Department ID :

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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

D.D.Jadhav
Advocate, District and Sessions Court.
Aurangabad.

OFFICE: , Plot No. 21, Flat No. 2, 21-Fortis Apartment, Behind Bharat Gas Agency, Deva-nagari, Shahanoorwadi, AURANGABAD. 431005. Mobile No. 9822515352.

FORMAT – A
(Circular No.:- 28/2021)

To
MahaRERA
Mumbai, Maharahstra

SUBJECT :- TITLE VERIFICATION / SEARCH REPORT

TITLE SEARCH REPORT IN RESPECT OF THE PROPERTY I.E. PLOT NO 39, C T S NO. 15181/7, SHEET NO 113, ADMEASURING AREA 410.40 SQ MTS SITUATED AT MAUJE MITRANAGAR, AURANGABAD, TALUKA AND DIST: AURANGABAD, MAHARASHTRA STATE (INDIA), FOR THE PERIOD OF 47 YEARS I.E. FROM 1976 TO 2022.

As per the authority and instructions given by Mr. Avinash Madhurkar Kulkarni, R/o: Mitra nagar, Aurangabad Tq. Dist: Aurangabad, through its developer M/s DVK Constructions through its Properietor Shri Deepak Venkatrao Kulkarni R/o, Sarang Society, Garkheda, Aurangabad, I have taken title search of the aforesaid property. I have gone through all the relevant documents in respect of the abovemention property and title index register available with the Sub Registrar's office at Aurangabad and took search for the 47 years on 16.04.2022 by depositing the requisite fee. Annexed herewith copy of challan No. MH000583231202223E dated 16.04.2022.

1. That, the property under search is plot no 39, CTS no. 15181/7, sheet no 113, admeasuring area 410.40 sq mts situated at mauje mitra nagar, Aurangabad Taluka and Dist: Aurangabad, the boundary of plotis as under:

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Advocate, District and Sessions Court.
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To the East	:	House of B H Limaye,
To the West	:	Govt. Galli,
To the South	:	Govt. Road,
To the North	:	Plot No 42.

2. That, on 30.12.1976 by registered sale deed no. 2698/1976, the earlier owner and possessor namely Smt. Shantabai w/o, Gangaram Bodhankar through its power of attorney holder namely Prakash G Bodhankar has sold said property to Mr. Madhukar Bhimrao Kulkarni. Accordingly, Mutation entry was affected on P R card extract.

3. That, the Mr. Madhukar Bhimrao Kulkarni was applied to Aurangabad Municipal Corporation Auranganad for the permission to built the building on ground floor, and as per application the Aurangabad Municipal Corporation sanction of building permission and issued commencement certificate on 08.11.1977 and issued completion certificate dated 26.04.1978 to the Mr. Madhukar Bhimrao Kulkarni.

4. That, the Mr. Madhukar Bhimrao Kulkarni was died on 30.01.2021 behind his legal heirs son namely Avinash and daughter namely Archana. Thereafter the name of legal heirs was recored on P R Card by way of M E no. 17271 dated

Jadhav
18/4/22 Adv

D.D.Jadhav
Advocate, District and Sessions Court.
Aurangabad.
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04.02.2022. That, the wife of Mr. Madhukar Bhimrao Kulkarni namely Smt. Prabha Madhukar Kulkarni was died prior to Mr. Madhukar Kulkarni on 15.03.2018.

5. That, the daughter of deceased Madhukar Bhimrao Kulkarni namely Archana Suresh Rote was executed registered released deed bearing no. 996/2022 dated 25.02.2022 infavour of her real brother namely Avinash Madhukar Kulkarni.

6. That, on 31.03.2022 by registered development agreement no. 2677/2022, the earlier owner and possessor namely Mr. Avinash Madhukar Kularni has given the said property to M/s DVK Constructions through its Properietor Shri Deepak Venkatrao Kulkarni R/o, Sarang Society, Garkheda, Aurangabad, for development of the said property.

7. That, on 31.03.2022 by registered general power of attorney no. 2678/2022, the earlier owner and possessor namely Mr. Avinash Madhukar Kularni has given the authority of the said property to M/s DVK Constructions through its Properietor Shri Deepak Venkatrao Kulkarni R/o, Sarang Society, Garkheda, Aurangabad.

8. That I have verified all relevant documents and also verified the index register and made search at Joint Sub Registrar office, Aurangabad.

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10/4/22 Adv

D.D.Jadhav
Advocate, District and Sessions Court.
Aurangabad.

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9. That the title has been duly verified from the relevant records of Registrar of documents /Municipal Corporation / City Survey / Town Planning / Revenue Department.

10. I have taken the Search Records of Registrar Office Aurangabad for last 13 years by paying necessary search fee paid vide receipt No. Challan No. GRN MH000583231202223E dated 16.04.2022 on the basis of Search made by us I certify that the property referred in schedule is owned by the Mr. Avinash Madhukar Kulkarni is free from all encumbrances, charged liens, any other claim affecting the clear title as on today.

11. That, all the relevant document of title (specify the document) placed before me is xerox one and appears to be genuine or the documents placed before me, the copies only, I have verified and tallied these documents from the records of Registrar of documents or from the records of appropriate authorities.

12. I have satisfied that the property his hereditable and transferable and the transfer has right to transfer. All necessary parties have been joined in the documents and the documents have desired office facts and events material to title have been satisfactorily proved.

Jadhav

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Advocate, District and Sessions Court.
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13. I have also confirmed from Govt. and public and acquisition authorities that the property described in schedule are not subject to any acquisition or requisition from these authorities.

14. In result I have to state that, I have made necessary searches at the concerned Registrar's office up to date and as the result of such searches, I have satisfied that the property is question is free from all types of encumbrances and the title is clear and marketable.

Conclusion:

After verifying all above mentioned documents and discussions, I have come to the conclusion that plot no 39, CTS no. 15181/7, sheet no 113, admeasuring area 410.40 sq mts situated at mauje mitra nagar, Aurangabad Taluka and Dist: Aurangabad as described by four boundaries in above paragraph. It appears that, the aforesaid property is in the name of Mr. Avinash Madhukar Kulkarni it appears that, aforesaid property is free from any encumbrances.

In view of the above submissions and discussion, I hold an opinion that Mr. Avinash Madhukar Kulkarni is lawful owner and possessor and has acquired clear and marketable title of the plot no 39, CTS no. 15181/7, sheet no 113, admeasuring

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area 410.40 sq mts situated at mauje mitr nagar, Aurangabad Taluka and Dist: Aurangabad as described by four boundaries above mentioned para.

Dadhav 18/4/22 Adv

Date: 18.04.2022.
Place: Aurangabad

D.D.JADHAV
Advocate

ADV. D.D. JADHAV
Dist & Session, Court
Aurangabad M.9822515352

D.D.Jadhav
Advocate, District and Sessions Court.
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FLOW OF THE TITLE OF PROPERTY UNDER THE SEARCH.

Sr. No.

1) Copy of sale deed no. 2698/1976 dated 30.12.1976.

2) P R Card extract as on date of application for registration.

3) Copy of death certificate of Smt. Prabha w/o, Madhukar Kulkarni.

4) Copy of death certificate of Mr. Madhukar Bhimrao Kulkarni.

5) Copy of released deed no. 996/2022 dated 25.02.2022.

6) Copy of Development Agreement no. 2677/2022 dated 31.03.2022.

7) Copy of General Power of Attorney no. 2678/2022 dated 31.03.2022.

8) Copy of commencement certificate issued by Aurangabad Municipal Corporation Aurangabad dated 06.04.2022.

9) Search report for 47 years from 1976 taken from Sub-Registrar office at Aurangabad.

10) Litigations if any - No.

18/4/22

Date: 18.04.2022

Adv. D D Jadhav
(Stamp)

ADV. D.D. JADHAV
Dist & Session, Court
Aurangabad M.9822515352