



**CHALLAN**  
**MTR Form Number-6**



|                                                 |                    |         |               |                                                 |          |                                 |         |
|-------------------------------------------------|--------------------|---------|---------------|-------------------------------------------------|----------|---------------------------------|---------|
| GRN                                             | MH011814780202122E | BARCODE |               |                                                 | Date     | 18/01/2022-14:32:29             | 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)                          |          |                                 |         |
| Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1 |                    |         |               | Full Name                                       |          | ADV B A RATHOD                  |         |
| Location AURANGABAD                             |                    |         |               | Flat/Block No.                                  |          | 86                              |         |
| Year 2021-2022 From 18/01/1992 To 18/01/2022    |                    |         |               | Premises/Building                               |          |                                 |         |
| Account Head Details                            |                    |         | Amount In Rs. | Road/Street                                     |          |                                 |         |
| 0030072201 SEARCH FEE                           |                    |         | 750.00        | CIDCO                                           |          |                                 |         |
|                                                 |                    |         |               | Area/Locality                                   |          |                                 |         |
|                                                 |                    |         |               | AURANGABAD                                      |          |                                 |         |
|                                                 |                    |         |               | Town/City/District                              |          |                                 |         |
|                                                 |                    |         |               | PIN                                             |          |                                 |         |
|                                                 |                    |         |               | 4 3 1 0 0 1                                     |          |                                 |         |
|                                                 |                    |         |               | Remarks (If Any)                                |          |                                 |         |
|                                                 |                    |         |               | SEARCH PROPERTY AT DEOLAI GUT NO 83 TQ AND DIST |          |                                 |         |
|                                                 |                    |         |               | AURANGABAD FROM 1992 TO 2022 30 YEARS           |          |                                 |         |
|                                                 |                    |         |               | 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. | 00040572022011839186 IK0BBIQFJ6 |         |
| Cheque/DD No.                                   |                    |         |               | Bank Date                                       | RBI Date | 18/01/2022-02:33:30 19/01/2022  |         |
| Name of Bank                                    |                    |         |               | Bank-Branch                                     |          | STATE BANK OF INDIA             |         |
| Name of Branch                                  |                    |         |               | Scroll No. , Date                               |          | 19 , 19/01/2022                 |         |

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. : 9689909193

संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Signature Not  
Verified

Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2022.02.17  
13:07:38 IST  
Reason: Secure  
Document  
Location: India



**B.A.RATHOD**



Advocate, High Court Aurangabad.

Off: Plot No.44

Parijat Nagar

N-4, CIDCO Aurangabad

Mob. No. 9689909193

Dt. 20/01/2022

To,

**LEGAL TITLE REPORT**

**Maha RERA**

**Sub:** Title clearance certificate with respect to the

property having Land gut no. 83 totally adm 15 Hector 83 R, 45 R Potkharab Land revenue Rs. 20.09 ps out of which 00 Hector 0.37.54 R i.e. (3754 Sq. Mtr). Situated at. Village Deolai Aurangabad within limit of Municipal Corporation Aurangabad. (Hereinafter referred as the said Land 00 Hector 0.37.54 R i.e. (3754 Sq. Mtr).

I have investigated the title of the said plot /Land on the request of (Name of owner/promoter/developer/company) and following documents i.e. :- **1) Shri. Rameshwar Kanhaiyalal Bharuka 2) Shri. Kaushal Subhash Ajmera.**

**1. DESCRIPTION OF PROPERTY: -**

| Extent of Area                                                         | Location                                                                                                                                                                                                                          | Boundaries.                                                                                                                        |
|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Land<br>Adm. 00<br>Hector<br>0.3754<br>R i.e.<br>(3754<br>Sq.<br>Mtr). | Land gut no. 83 totally adm 15 Hector 83 R, 45 R Potkharab Land revenue Rs. 20.09 ps out of which 00 Hector 0.3754 R i.e. (3754 Sq. Mtr). Situated at. Village Deolai Aurangabad within limit of Municipal Corporation Aurangabad | NORTH - 9.00 wide Mtr Road,<br>SOUTH - Reaming land gut No. 83<br>EAST - Reaming land gut no.83,<br>WEST - Reaming land gut no.83. |

*Adv. B. A. Rathod*  
20/01/2022

**2) The documents of allotment of plot / Land**

| Sr. No | Description of Document / No.                            | Date       | Photocopy / Duplicate | Nature of Document   |
|--------|----------------------------------------------------------|------------|-----------------------|----------------------|
| 1.     | The Copy of Online 7/12 Extract                          | 12/08/2021 | Photocopy             | 7/12 Extract         |
| 2.     | Mutation Entries 110,122,952,14031                       | 02/08/2020 | Photocopy             | Mutation Entries     |
| 3.     | The copy of Registered sale deed day book no. 2902/2011  | 20/04/2011 | Photocopy             | Registered Sale Deed |
| 4.     | The copy of Registered Gift Deed day book no. 3479/2015  | 28/08/2015 | Photocopy             | Registered Gift Deed |
| 5.     | The Copy of Registered Sale Deed day book no. 4481/2019. | 16/12/2019 | Photocopy             | Registered Sale Deed |

**3)** 7/12 Extract issued by Talathi Saza / Online Deolai Tq. Dist. Aurangabad, on 12/08/2021 and mutation entry No 110, 122, 952, 14031 issued by tahsil office Aurangabad on 02/08/2020.

**4)** Search report for 30 years, 1992 to 2022 (30 years) dt. 18/01/2022, vide receipt no. **MH01814780202122E**.

**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 free from all encumbrances.

**6)** Thus, I found that, 1) Shri. Rameshwar Kanhaiyalal Bharuka 2) Shri. Kaushal Subhash Ajmera are title holder of the said property and have a good marketable title, and the said property is free from all encumbrances.

*20/01/2022*

**Adv. B. A. Rathod**

**20/01/2022**

**Adv. B. A. Rathod**

**7) Owners of the land**

The property having Land gut no. 83 totally adm 15 Hector 83 R, 45 R Potkharab Land revenue Rs. 20.09 ps out of which 00 Hector 0.37.54 R i.e. (3754 Sq. Mtr). Situated at. Village Deolai Aurangabad within limit of Municipal Corporation Aurangabad. In the name of 1) Shri. Rameshwar Kanhaiyalal Bharuka 2) Shri. Kaushal Subhash Ajmera. Are the owner and Possessor.

**8)** 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 : 20/01/2022



**B.A.RATHOD**



Advocate, High Court Aurangabad.

Off: Plot No.44

Parijat Nagar  
N-4, CIDCO Aurangabad  
Mob. No. 9689909193

Dt. 20/01/2022

**FLOW OF THE TITLE OF THE SAID LAND.**

- 1) The property, having Land gut no. 83 totally adm 15 Hector 83 R, 45 R Potkharab Land revenue Rs. 20.09 ps out of which 00 Hector 0.37.54 R i.e. (3754 Sq. Mtr). Situated at. Village Deolai Aurangabad within limit of Municipal Corporation Aurangabad, in the name of 1) **Shri. Rameshwar Kanhaiyalal Bharuka** 2) **Shri. Kaushal Subhash Ajmera.** **Search report for 30 years**, 1992 to 2022 (30 years) dt. 18/01/2022, vide receipt no. MH01814780202122E
- 2) **Any other relevant title.** As per my opinion, the immovable property.
- 3) **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.
- 4) Thus, I found that, 1) Shri. Rameshwar Kanhaiyalal Bharuka 2) Shri. Kaushal Subhash Ajmera. Is title holder the said property and have a good marketable title, and the said property is free from all encumbrances.  
Hence this Report.

Date: 20/01/2022

Advocate  
B.A.Rathod

