

Search Report

Title Search Report in respect Plot No. 31, 32, 33, and 34 forming part of Gut No. 70, situated at Dwarkadas Nagar, Mauje Satara, within limits of Municipal Corporation Aurangabad.

In Favour Of
M/s. Chandramouli Properties,

Adv. Gajanan P. Mapari



CHALLAN
MTR Form Number-6



RN	MH008116313202223E	BARCODE	Date		22/09/2022-12:15:10	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 Gajanan Prabhakar Mapari	
Location AURANGABAD						
Year 2022-2023 One Time			Flat/Block No.		866 A, Sahyadri Nagar	
Account Head Details		Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE		750.00	Road/Street		N 5,	
			Area/Locality		CIDCO, Aurangabad	
			Town/City/District			
			PIN		4 3 1 0 0 3	
			Remarks (If Any)			
			Search Fees 30 Years Plot No 31 32 33 and 34 Gut No 70 Satara			
			Aurangabad			
Total		750.00	Amount In		Seven Hundred Fifty Rupees Only	
			Words			
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	00040572022092276550	IK0BWYZEG0
Cheque/DD No.			Bank Date	RBI Date	22/09/2022-12:24:16	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. : 9422931162
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तासाठी लागू नाही.

Gajanan P. Mapari
Savita G. Mapari
Advocates High Court
M. No. 9422931162,
Ph. No. 0240-3555711

Plot No. 866/A, Sahyadri Nagar, N-5, CIDCO, Aurangabad, 431003.

Date :- 22/09/2022

TITLE SEARCH REPORT

To,

Sheetalkumar Sahantilal Pendharkar and others
Partners of M/s. Chandramouli Properties,
Plot no. 27, Samrat Nagar,
Veer Sawarkar Chowk, Aurangabad.

Subject :- Title Search Report in respect of Plot No. 31, Plot No. 32, Plot No. 33, and Plot No. 34 total area of four plots comes to 804.06 Sq. Mtrs., forming part of Gut No. 70, situated at Dwarkadas Nagar, Mauje Satara, within limits of Municipal Corporation Aurangabad in favour of of M/s. Chandramouli Properties through its partners Sheetalkumar Shantilal Pendharkar, Shantilal Anandrao Pendharkar, Seema Shantilal Pendharkar and Hrithik Sanjay Pendharkar.

PART - I

Description of Property :-

Title search report in respect of Plot No. 31 adm. 180.900 Sq. Mtrs., Plot No. 32 adm. 180.900 Sq. Mtrs., Plot No. 33 adm. 180.900 Sq. Mtrs., and Plot No. 34 adm. 261.360 Sq. Mtrs., total area of four plots comes to 804.06 Sq. Mtrs., forming part of Gut No. 70, situated at Dwarkadas Nagar, Mauje Satara, within limits of Municipal Corporation Aurangabad collectively bounded as under,

Towards East :- Plot No. 22 to 25.

Towards West :- 7.5 Mtrs. wide Road.

Towards South :- Plot No. 30.

Towards North :- 9.0 Mtrs. wide road.



PART II

Description of Documents placed before me (Original/Xerox Copies)

Sr. No.	Documents	Remark
1.	Copy of 7/12 extract of land Gut No. 70, situated at village Satara, Tq. And Dist. Aurangabad.	Certified
2.	Copy of Registered Sale Deed dated 11.02.2022 registered at day book Sr. No. 1059/2022 in the office of Sub-Registrar, Aurangabad.	Original
3.	Copy of Registered Sale Deed dated 01.03.2007 registered at day book Sr. No. 1013/2007 in the office of Sub-Registrar, Aurangabad.	Original
4.	Copy of Registered Sale Deed dated 28.11.2002 registered at day book Sr. No. 2276/2002 in the office of Sub-Registrar, Aurangabad.	Original
5.	Copy of N.A. Permission bearing No. 2001-9/ MASHA / LAND-1 / NON-AGRICULTURE / P. K. No.14/2001 dated 04.04.2001, issued by the Collector, Aurangabad in respect of Gut No. 70, village Satara Aurangabad.	Xerox
6.	Copy of order of sanction layout along with map dated 01.10.2002, issued by Dy. Director Town Planning, Municipal Corporation Aurangabad.	Xerox
7.	Copy of Deed of Transfer of Development Right dated 17.02.2022, registered at day book Sr. No. 1239/2022, in the office of Sub-registrar, Aurangabad.	Original

Part III

History Of title

1. On Perusal of documents and revenue records placed before me it appears that previously in the year 1998, the land adm. 1H 58R situated at Gut No. 70, village Satara Tq. And Dist. Aurangabad was owned and possessed by Chamelibai Dwarkadas Patel. After the demise of Chamelibai Dwarkadas Patel name of her legal heirs namely Bhushan Dwarkadas Patel, Wrashali Bhushan Patel, Swapnil Bhushan Patel and Neelesh Bhushan Patel continued to be owners and possessors to the extent of said 1H 58R land situated at Gut No. 70, Satara, Aurangabad.

2. It further appears that Bhushan Dwarkadas patel has applied for conversion of said agricultural land before Hon'ble Collector,



Aurangabad in the year 2001. It further appears that Hon'ble Collector Aurangabad has granted permission to use the said land for Non Agricultural purpose bearing No. 2001-9/ MASHA / LAND-1 / NON-AGRICULTURE / P. K. No.14/2001, dated 04.04.2001, situated at Gut No. 70, Dwarkadas Nagar, Satara, Aurangabad.

3. It further appears that Bhushan Dwarkadas Patel and others have applied for sanction of lay out in respect of land situated Gut No. 70, Dwarkadas Nagar, Satara, Aurangabad. It further appears that Assistant Director of Town Planning Aurangabad vide his letter bearing No. 2156/87/2002 dated 01.10.2002 has approved the Layout plan in respect of land Gut No. 70, situated at Dwarkadas Nagar, Satara, Aurangabad.

4. It appears that Bhushan Dwarkadas Patel, Wrashali Bhushan Patel, Swapnil Bhushan Patel and Neelesh Bhushan patel sold Plot No. 29 to 34 forming part of land Gut No. 70 in favour Smt. Savita vilas Nagul and Shri Sachin Vilas Nagul by virtue of sale deed dated 28.11.2002 registered at day book Sr. No. 2276/2002.

5. It further appears that in pursuance of said sale deed name of Smt. Savita vilas Nagul and Shri Sachin Vilas Nagul were mutated in the revenue records vide mutation entry no. 11625, as owners and possessors of the said plots.

6. It appears that Smt. Savita vilas Nagul and Shri Sachin Vilas Nagul sold Plot No. 29 to 34 forming part of land Gut No. 70 in favour of Jayantilal Somaji Patel by virtue of sale deed dated 01.03.2007 registered at day book Sr. No. 1013/2007.

7. It further appears that in pursuance of said sale deed name of Jayantilal Somaji Patel was mutated in the revenue records vide mutation entry no. 36522 of Gut No. 70, village Satara, Aurangabad as owner and possessor of said plots.



8. It appears that Jayantilal Somaji Patel sold Plot No. 31 to 34 forming part of land Gut No. 70 in favour of M/s. Chandramouli Properties through its partners Sheetalkumar Shantilal Pendharkar, Shantilal Anandrao Pendharkar, Seema Shantilal Pendharkar and Hrithik Sanjay Pendharkar by virtue of sale deed dated 11.02.2002 registered at day book Sr. No. 1059/2022.

9. It further appears that in pursuance of said sale deed name of M/s. Chandramouli Properties through its partners Sheetalkumar Shantilal Pendharkar, Shantilal Anandrao Pendharkar, Seema Shantilal Pendharkar and Hrithik Sanjay Pendharkar was mutated in the revenue records vide mutation entry no. 36663 to the extent of Plot No. 31, 32, 33 and 34 forming part of land Gut No. 70, village Satara, Aurangabad as owners and possessors of the said plots.

10. It appears that M/s. Atharwa Infra Developers a registered partnership firm through its partner Manoj Babulal Jain and others have transfer the benefit of utilizations of TDR of the FSI to the extent of 348.87 Sq. Mtrs., in favour of M/s. Chandramouli Properties through its partners Sheetalkumar Shantilal Pendharkar, Shantilal Anandrao Pendharkar, Seema Shantilal Pendharkar and Hrithik Sanjay Pendharkar by virtue of Deed of Transfer Of Development Right (TDR) dated 17.02.2022, registered at day book Sr. No. 1239/2022, in the office of sub registrar, Aurangabad.

11. It further appears that M/s. Chandramouli Properties through its partners Sheetalkumar Shantilal Pendharkar, Shantilal Anandrao Pendharkar, Seema Shantilal Pendharkar and Hrithik Sanjay Pendharkar have applied for the commencement Certificate before the Aurangabad Municipal Corporation, and the said authority had issued the Commencement Certificate vide permit No. 26/2022-23 in file no. 827/17/2021-22 dated 21.04.2022 to the said owners.



Part IV

1	Zone	Yellow Zone _____
2	N. A. Order and Lay out Sanction Order	The Hon'ble Collector, Aurangabad has sanctioned the N. A. Permission bearing No.2001-9 /MASHA /LAND-1 /NON-AGRICULTURE / P. K. No.14/2001, dated 04.04.2001 on dated 04.04.2001.
3	N.A. Use/Purpose	Residential
4	Construction Permission - Nagar Panchyat / Municipal Corporation / MIDC. License of Collector/Dy. Divisional Officer is required if the property is situated in grampanchyat limit.	Aurangabad Municipal Corporation, Aurangabad has sanctioned building plan and issued " Commencement Certificate " under File No. 827/17/2021-2022 vide Building Permit No. 26/2022-23 dated 21.04.2022 to M/s. Chandramouli Properties through partner Sheetalkumar Shantilal Pendharkar and others.
5	Occupancy Certificate	Not yet received.
6	Acquisition/Reservation (School/Garden/Hospital/Weaker Section etc.)	No
7	Whether subject property is affected by Road Winding / Dam / Affected Area / SEZ / High Tension Line ?	No
8	Whether property is Clean, Clear and Marketable ?	Yes
9	Whether Owner has Saleable Rights / Lease hold Rights or Not.	The Owner has Saleable Rights in property.
	By virtue of Sale Deed / Lease Deed / other.	Registered Sale Deed is available.
10	Whether Property is Lease hold or Freehold?	Free Hold
11	Whether NOC is	NA.



	required from any authorities (MIDC / CIDCO / MHADA)?							
12	Whose names are appeared on 7/12 extract / P. R. Card ? Names of Owner / Co-Owner ?	Name of owners i.e. M/s. Chandramouli Properties through partner Sheetakumar Shantilal Pendharkar and others are appeared / reflected on 7/12 extract of land Gut No. 70, village Satara, Aurangabad.						
	Whose names are reflected in other rights column ?	NA						
	Whether any charge is created ?	No						
	Whether property is legal as per government rules ?	Yes						
	Who is possessor, tenant, Innami	<table> <tr> <th>Possessor</th><th>Tenant</th><th>Innami</th></tr> <tr> <td>Owner / Mortgagor</td><td>N.A.</td><td>N.A.</td></tr> </table>	Possessor	Tenant	Innami	Owner / Mortgagor	N.A.	N.A.
Possessor	Tenant	Innami						
Owner / Mortgagor	N.A.	N.A.						
13	Description of the Property i.e. Area, Boundaries address.	Plot No. 31 adm. 180.900 Sq. Mtrs., Plot No. 32 adm. 180.900 Sq. Mtrs., Plot No. 33 adm. 180.900 Sq. Mtrs., and Plot No. 34 adm. 261.360 Sq. Mtrs., total area of four plots comes to 804.06 Sq. Mtrs., forming part of Gut No. 70, situated at Dwarkadas Nagar, Mauje Satara, within limits of Municipal Corporation Aurangabad collectively bounded as under, Towards East :- Plot No. 22 to 25. Towards West :- 7.5 Mtrs. wide Road. Towards South :- Plot No. 30. Towards North :- 9.0 Mtrs. wide road.						



Part IV

Legal Opinion

That the search of the said property from the year 1992 to Sep. 2022 has been taken vide E- search receipt GRN no. MH008116313202223E dated 22.09.2022 and It is observed that title of M/s. Chandramouli Properties through its partners Sheetakumar Shantilal Pendharkar, Shantilal Anandrao Pendharkar, Seema Shantilal Pendharkar and Hrithik Sanjay Pendharkar thus get clear, good and marketable title over the said Plot No. 31, 32, 33 and Plot No. 34 total area of four plots comes to 804.06 Sq. Mtrs., situated at Dwarkadas Nagar, part of Gut No. 70, Mauje Satara, within limits of Municipal Corporation Aurangabad

HENCE THIS REPORT.




Gajanan P. Mapari
ADVOCATE.