Rahul S. Malani
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ADV. PANEL
L.I.C.
Bank of Baroda

Office : 18, Vikas Nagar, Behind Pawan Gas agency office, New Osmanpura, Aurangabad.

FORMAT –A

{Circular no.28/2021}

To
MAHARERA
Mumbai

Sub : Title clearance certificate in respect of property CTS No. 15296/12, Plot No. 36, admeasuring 264.30 Sq. Mtrs. Situated at Survey No. 7, Sandesh Nagar, Garkheda, Aurangabad. (Hereinafter referred as said property)

I have investigated the title of the above said property on the request of Mr. Pravin Mangilal Katariya, Partner of M/s. Aadinath Properties and following documents.

1. **Description of property**: Plot No. 36, CTS No. 15296/12 admeasuring 264.30 Sq. Mtrs. Situated at Survey No. 7, Sandesh Nagar, Garkheda, Aurangabad

2. **The documents of allotment of land as under:**

2.1 Registered sale deed having day book no. 5376 dated 08/10/1984 in respect of Plot No. 36, CTS No. 15296, admeasuring 264.30 Sq. Mtrs. Situated at Survey No. 7, Sandesh Nagar, Garkheda, Aurangabad executed by Mr. Bhagwantrao Dagduji Kunte in favour of Mr. Uday Krishnarao Malghan.

2.2 Mr. Uday Krishnarao Malghan got Plot No. 36 separated in CTS record of CTS no. 15296 and allotted as CTS no. 15296/12.

2.3 Registered sale deed having day book no. 958 of dated 08/06/1993 in respect of Plot No. 36, CTS No. 15296/12 admeasuring 264.30 Sq. Mtrs. Situated at Survey No. 7, Sandesh Nagar, Garkheda, Aurangabad executed by Mr. Bhagwantrao Dagduji Kunte in favour of Mr. Rajendra Ganeshlal Holani.

2.4 Registered sale deed having day book no. 7659 of dated 28/10/2021 in respect of Plot No. 36, CTS No. 15296/12 admeasuring 264.30 Sq. Mtrs. Situated at Survey No. 7, Sandesh Nagar, Garkheda, Aurangabad executed by Mr. Rajendra Ganeshlal Holani in favour of Mr. Prakashchand Suganchand Lunawat.

2.5 NA order issued by office of Collector, Aurangabad bearing no. RB.WS.VIII.415/64 dated 24/03/1964.

2.6 Order of Assistant Director of Town Planning, Aurangabad regarding approval of Layout Plan of survey no. 7 of Garkheda, Aurangabad.

2.7 Registered sale deed having day book no. 207/2023 of dated 09/01/2023 in respect Plot No. 36, CTS No. 15296/12 admeasuring 264.30 Sq. Mtrs. Situated at Survey No. 7, Sandesh Nagar, Garkheda, Aurangabad executed by Mr. Prakashchand Suganchand Lunawat in favour of m/s. Aadinath Properties having partner's Mr. Pravin Mangilal Katariya, Mr. Pratik Pravin Katariya & Mr. Rushabh Pravin Katariya.

2.8 Mutation Entry no. 23814 dated 19/02/2023 of property CTS No. 15296/12 of Aurangabad.

2.9 Development Right Certificate bearing no. AMC/TP/DRC/58/2022 of dated 30/03/2022 issued by Director of Town Planning, Municipal Corporation Aurangabad.

2.10 Deed of transfer of development rights in respect of DRC certificate no. AMC/TP/DRC/58/2022, registered at Sub Registrar Aurangabad on dated 23/01/2023 in favour of M/s. Aadinath Properties.

3. PR CARD :

A. Property Card of CTS No.15296/12 & mutation entry no.23814

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4. Search Report for 30 years from 01/01/1993 till 03/03/2023 from the Sub-Registrar Office , Aurangabad . The original search receipt is annexed herewith.

On perusal of the above mentioned documents relating to title of the said property, I am of the opinion that the title of m/s. Aadinath Properties having partner's Mr. Pravin Mangilal Katariya, Mr. Pratik Pravin Katariya & Mr. Rushabh Pravin Katariya is clear, marketable and I did not trace out any encumbrances on the said property.

Owners of property:

M/s. Aadinath Properties, a Partnership Firm having partner's Mr. Pravin Mangilal Katariya, Mr. Pratik Pravin Katariya & Mr. Rushabh Pravin Katariya of Plot No. 36, CTS No. 15296/12 admeasuring 264.30 Sq. Mtrs. Situated at Survey No. 7, Sandesh Nagar, Garkheda, Aurangabad.

Qualifying comments remarks: Nill

The report reflecting the flow of the title of the M/s. Aadinath Properties having partner's Mr. Pravin Mangilal Katariya, Mr. Pratik Pravin Katariya & Mr. Rushabh Pravin Katariya on the said property is enclosed herewith as annexure:

Encl: Annexure

Date: 03/03/2023

Rahul S.Malani
Advocate

FLOW OF THE TITLE OF THE PROPERTY CTS NO. 15296/12 TO EXTENT OF 264.30 SQ. MTRS. SITUATED AT SURVEY NO. 7, SANDESH NAGAR, GARKHEDA, AURANGABAD.

1. PR Card of property CTS no. 15296/12 to extent of 264.30 Sq. Mtrs. Situated at Survey No. 7, Sandesh Nagar, Garkheda, Aurangabad.

2. That, property CTS No. 15296, Plot No.36, to the extent of 264.30 sq. Mtrs. Situated at Survey No. 7, Sandesh Nagar, Garkheda, Aurangabad was owned and possessed by Mr. Bhagwantrao Dagduji Kunte. The said property become Non-Agricultural via order bearing no. RB.WS.VIII.415/64 issued by office of Collector, Aurangabad dated 24/03/1964. That, Assistant Director of Town Planning, Municipal Corporation Aurangabad approved Layout Plan of survey no. 7 of Garkheda, Aurangabad Thereafter, Bhagwantrao Dagduji Kunte sold the said property to Mr. Uday Krishnarao Malghan through Registered sale deed having day book no. 5376 dated 08/10/1984 at the office of Sub Registrar, Aurangabad.

3. Thereafter, Mr. Uday Krishnarao Malghan got Plot No. 36 separated in CTS record of CTS no. 15296 and allotted as CTS no. 15296/12 to the said property.

4. Thereafter, Mr. Uday Krishnarao Malghan transferred the said property to Mr. Rajendra Ganeshlal Holani through Registered sale deed having day book no. 958 of dated 08/06/1993 at office of Sub Registrar Aurangabad.

5. Thereafter, Mr. Rajendra Ganeshlal Holani sold the Plot No. 36, CTS No. 15296/12 admeasuring 264.30 Sq. Mtrs. Situated at Survey No. 7, Sandesh Nagar, Garkheda, Aurangabad to Mr. Prakashchand Suganchand Lunawat through registered sale deed having day book no. 76592021 of dated 28/10/2021 at office of sub Registrar Aurangabad.

6. Thereafter, Mr. Prakashchand Suganchand Lunawat executed registered sale deed having day book no. 207/2023 of dated 09/01/2023 at office of sub Registrar Aurangabad in respect of Plot No. 36, CTS No. 15296/12 admeasuring 264.30 Sq. Mtrs. Situated at Survey No. 7, Sandesh Nagar, Garkheda, Aurangabad in favour of m/s. Aadinath Properties having partner's Mr. Pravin Mangilal Katariya, Mr. Pratik Pravin Katariya & Mr. Rushabh Pravin Katariya. And accordingly name of m/s Aadinath Properties came to be mutated via Mutation

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7. Entry no. 23814 dated 19/02/2023 of Property Card CTS No. 15296/12 of Aurangabad.

8. That, M/s Aadinath Properties purchased the DRC certificate no. AMC/TP/DRC/58/2022 admeasuring 7602 Sq. Mtrs. through Deed of transfer of development rights at registered at office of sub Registrar Aurangabad on dated 23/01/2023 having day book serial no. 757/2023

9. That, on perusal of above said documents, it appears that M/s. Aadinath Properties having partner's Mr. Pravin Mangilal Katariya, Mr. Pratik Pravin Katariya & Mr. Rushabh Pravin Katariya have clear and marketable tittle over the said property under reference and the chain of property appears correct and I did not trace out any encumbrances on said property, as per available Index on online platform.

   Search report for 30 years from 01/01/1993 till 03/03/2023 taken from Sub-Registrar Office Aurangabad & search challan is annexed herewith.

   Note: The documents produce before me by M/s. Aadinath Properties through its Partner's, I have taken the search and this is my opinion regarding this search.

Date : 03/03/2023.

(Rahul S.Malani)
Advocate

CHALLAN
MTR Form Number-6

GRN	MH016285847202223E	BARCODE		Date	03/03/2023-21:28:45	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	AGD_JT DIST REGISTRAR AURANGABAD	**Full Name**	ADV RAHUL S MALANI
Location	AURANGABAD		
Year	2022-2023 From 01/01/1993 To 03/03/2023	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	SEARCH OF CTS NO 15296/12 PLOT NO 36 SURVEY NO 7 SANDESH NAGAR GARKHEDA AURANGABAD
Total	750.00	**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.	00040572023030384306	IK0CDBXOS0
Cheque/DD No.		Bank Date	RBI Date	03/03/2023-21:29:37	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. : 8275069147

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

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