

SEARCH CUM NON
ENCUMBRANCE CERTIFICATE

Date- 16.02.2016

SEARCH CUM NON ENCUMBRANCE REPORT

To,

Whom so ever it may concern,

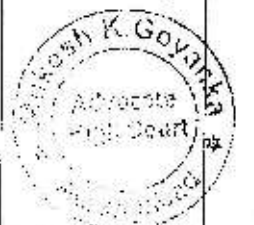
Being engaged for preparing the search cum title report regarding the Property Bearing Plot No.1 & 2, Admeasuring 8122.35 Sq. Mtrs., Gut No.736 (Old. Survey No.325/3), project known as "Pride Phoenix", situated at Chikalthana, Tal.& Dist. Aurangabad. I, Mukesh K. Goyanka Advocate do hereby issue this search cum non encumbrance report of the above said property as under:-

1) That M/s. Pride Ventures (I) Pvt.Ltd. through its Director Mr. Nitin S/o. Venuprasad Bagadia has acquired the right, authority and title of the Property Bearing Gut No.736 (Old. Survey No.325/3), admeasuring 1 H 24 R (3 Acre 2 Gunthas), project known as "Pride Phoenix", situated at Chikalthana, Tal.& Dist. Aurangabad.

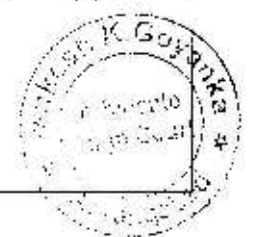
The property is more specifically described in the schedule hereunder.

2) I have perused and verified the following documents and record which are produced before me for the perusal :-

Sr. No.	Date	Particulars	Remark
1.	03.06.2015	Copy of Registered Development Agreement bearing day book no. 2315/2015 executed infavour of M/s. Pride Ventures (I) Pvt. Ltd. by (1) Sumanbai W/o. Gangadharrao Shejule, (2) Uttam S/o. Ganpat Kardile, (3) Anant S/o. Uttam Kardile (4) Sangita W/o. Parmanand Shejule, (5) Sunita W/o. Shrimant Mandlik, (6) Neeta W/o. Sanjay Lendal, (7) Shilpa D/o. Uttamrao Kardile.	Photocopy Verified from Original



2.	03.06.2015	Copy of Registered Irrevocable General Power of Attorney bearing day book no. 2316/2015 executed infavour of M/s. Pride Ventures (I) Pvt. Ltd. by (1) Sumanbai W/o. Gangadharrao Shejule, (2) Uttam S/o. Ganpat Kardile, (3) Anant S/o. Uttam Kardile (4) Sangita W/o. Parmanand Shejule, (5) Sunita W/o. Shrimant Mandlik, (6) Neeta W/o. Sanjay Lendal, (7) Shilpa D/o. Uttamrao Kardile	-/-
3.	22.06.2011	Copy of 7/12 extract in the name of (1) Sumanbai W/o. Gangadharrao Shejule, (2) Uttam S/o. Ganpat Kardile, (3) Anant S/o. Uttam Kardile (4) Sangita W/o. Parmanand Shejule, (5) Sunita W/o. Shrimant Mandlik, (6) Neeta W/o. Sanjay Lendal, (7) Shilpa D/o. Uttamrao Kardile	-/-
4.	05.06.2014	Copy of Ferfar No.5955.	Photo copy
5.	07.05.1962	Copy of Partition Deed	-/-
6.	09.11.1960	Copy of Registered Sale Deed in the name of Nana Zingaji Dhangar.	-/-
7.	30.01.1984	Copy of Ferfar No. 525.	-/-
8.	17.12.2015	Copy of Commencement Certificate issued by Municipal Corporation, Aurangabad.	-/-
9.	17.12.2015	Copy of Sanctioned Construction Plan	-/-
10.	14.01.2016	Copy of N.A.Order issued by Collector, Aurangabad.	-/-
11.	17.12.2015	Copy of Amalgamation Order issued by Municipal Corporation, Aurangabad.	-/-
12.	31.10.2015	Copy of Relinquishment Deed bearing day book No.2576/2015 executed by Sumanbai Gangadharrao Shejul & Other through its G.P.A. M/s. Pride Ventures India Pvt.Ltd. infavour of Aurangabad Municipal Corporation, Aurangabad.	-/-



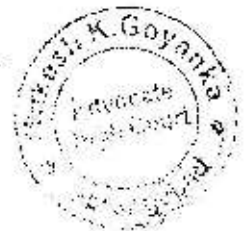
13.	24.11.2015	Copy of Relinquishment Deed bearing day book No.4494/2015 executed by Sumanbai Gangadharrao Shejul & Other through its G.P.A. M/s. Pride Ventures India Pvt.Ltd. infavour of Aurangabad Municipal Corporation, Aurangabad.	-/-
14.	11.12.2015	Copy of Self Development Permission issued by Municipal Corporation, Aurangabad.	-/-
15.	11.12.2015	Copy of layout plan.	-/-
16.	09.02.2016	Copy of Registered Deed of Declaration bearing daybook No. 511/2016 executed by (1) Sumanbai W/o. Gangadharrao Shejule, (2) Uttam S/o. Ganpat Kardile, (3) Anant S/o. Uttam Kardile (4) Sangita W/o. Parmanand Shejule, (5) Sunita W/o. Shrimant Mandlik, (6) Neeta W/o. Sanjay Lendal, (7) Shilpa D/o. Uttamrao Kardile through their G.P.A. M/s. Pride Ventures (I) Pvt. Ltd.	

3) DESCRIPTION OF PROPERTY :-

Property Bearing Gut No.736 (Old. Survey No.325/3), admeasuring 1 H 24 R (3 Acre 2 Gunthas), project known as "Pride Phoenix", situated at Chikalthana, Tal.& Dist. Aurangabad.

BOUNDARIES OF THE PROPERTY

East : Part of Gut no 737 & 24.00 mt wide Road
 West : Gut no 735
 South : Part of Gut no 737, Govt Hospital
 & 45.00 mt Wide Jalna road
 North : Land of Gut no 732.



4) From the documents and record produced before me, it seems and reveals that, Earlier the above said property was belonging to Mr. Nana Zingaji Dhangar who has purchased the said property through Registered Sale Deed dated

09.11.1960. Thereafter the said Mr. Nana Zingaji Dhangar had given the above said property to her daughter namely Gangubai Eknathrao Bansode through partition deed dated 07.05.1962 and on the basis of the Partition Deed the name of Gangubai Eknathrao Bansode was mutated in the 7/12 extract for the survey no.325/3 through ferfar no.282 for the above said property. After the death of Gangubai Eknathrao Bansode the names of her two daughter namely Yamunabai W/o. Uttamrao & Sumanbai W/o. Gangadharrao were mutated in the 7/12 extract on 30.01.1984 through ferfar no.525. Thereafter Yamunabai W/o. Uttamrao died and the name of her legal heirs namely 1. Uttam S/o. Ganpat Kardile, 2. Anand S/o. Uttamrao Kardile, 3. Sangita W/o. Parmanand Shejule, 4. Sangita W/o. Shrimant Mandlik, 5. Neeta W/o. Sanjay Ledal, 6. Shilpa D/o. Uttamrao Kardile were mutated in the 7/12 extract through ferfar no.5955. Now presently 1. Uttam S/o. Ganpat Kardile, 2. Anand S/o. Uttamrao Kardile, 3. Sangita W/o. Parmanand Shejule, 4. Sangita W/o. Shrimant Mandlik, 5. Neeta W/o. Sanjay Ledal, 6. Shilpa D/o. Uttamrao Kardile & 7. Sumanbai W/o. Gangadharrao Shejule are the absolute owner and possessor of the above said land Gut No. 736 admeasuring 1 H 24 R (3 Acre 2 Gunthas) Situated at Chikalathana, Tq. & Dist. Aurangabad. The above said land is in the yellow zone and permitted for the development for the purpose of the residential and commercial project.

Now whereas, (1) Sumanbai W/o. Gangadharrao Shejule, (2) Uttam S/o. Ganpat Kardile, (3) Anant S/o. Uttam Kardile (4) Sangita W/o. Parmanand Shejule, (5) Sunita W/o. Shrimant Mandlik, (6) Neeta W/o. Sanjay Lendal, (7) Shilpa D/o. Uttamrao Kardile have executed a Registered Development Agreement dated 03.06.2015 bearing day book no.2315/2015 in favour of M/s. Pride Ventures (I) Pvt. Ltd. and also executed the Registered Irrevocable General Power of Attorney dated 03.06.2015 bearing day book no. 2316/2015 and given the above said property for the development.

Whereas inview of the Registered Development Agreement & Registered Irrevocable General Power of Attorney M/s. Pride Ventures (I) Pvt. Ltd. has acquired the right and title in the above said property.

Thereafter, Smt. Sangita Parmanand Shejule & Six others through their G.P.A. M/s. Pride Ventures (I) Pvt. Ltd. made an application towards The Municipal Corporation, Aurangabad regarding sanction of Layout Plan on the above said Land Gut No. 736. Accordingly the Municipal Corporation,



((5))

Aurangabad has sanctioned the layout plan on 11.12.2015 and converted the above said land in Plot No.1, 2 & 3.

That, Smt. Sangita Parmanand Shejule & Six others through their G.P.A. M/s. Pride Ventures (I) Pvt. Ltd. have executed the Registered Relinquishment Deed dated 31.10.2015 bearing day book No.2576/2015 for the area affected by D.P. Road. As well as Smt. Sangita Parmanand Shejule & Six others through their G.P.A. M/s. Pride Ventures (I) Pvt. Ltd. have also executed the Registered Relinquishment Deed dated 31.10.2015 bearing day book No.4494/2015 for the area under open space. As such by above both the documents Smt. Sangita Parmanand Shejule & Six others through their G.P.A. M/s. Pride Ventures (I) Pvt. Ltd. have handed over the area under D.P. Road and Open Space to the Municipal Corporation, Aurangabad.

Thereafter, Smt. Sangita Parmanand Shejule & Six others through their G.P.A. M/s. Pride Ventures (I) Pvt. Ltd. have made an application towards the Municipal Corporation, Aurangabad regarding to Amalgamate the Plot No. 1 & 2 and accordingly the Municipal Corporation, Aurangabad has issued the Amalgamation Order dated 17.12.2015. As well as Smt. Sangita Parmanand Shejule & Six others through their G.P.A. M/s. Pride Ventures (I) Pvt. Ltd. have made an application for construction Permission towards the Municipal Corporation, Aurangabad and accordingly by considering the application the Municipal Corporation, Aurangabad has sanctioned the Construction permission and issued the Commencement Certificate dated 17.12.2015 bearing No.699/2015-16 on Plot No.1 & 2. As well as the Dy. Engineer Town Planning, Municipal Corporation, Aurangabad has also sanctioned the Construction Plan on 17.12.2015 on plot No.1 & 2.

Subsequently, Smt. Sangita Parmanand Shejule & Six others through their G.P.A. M/s. Pride Ventures (I) Pvt. Ltd. have made an application towards the Collector, Aurangabad regarding to Grand the Non Agricultural use of the above said land Gut No. 736. Accordingly by considering the application the Collector, Aurangabad has sanctioned the Non Agricultural permission for the above said land Gut No. 736 and issued N.A. Order dated 14.01.2016 bearing file No. जा. क्र.2015/मशाका/जमीन-1/एनएपी-34/मौजे- चिकलठाणा, ता. औरंगाबाद/प्र.क्र.187 for the same.



((6))

Thereafter, (1) Sumanbai W/o. Gangadharrao Shejule, (2) Uttam S/o. Ganpat Kardile, (3) Anant S/o. Uttam Kardile (4) Sangita W/o. Parmanand Shejule, (5) Sunita W/o. Shrimant Mandlik, (6) Neeta W/o. Sanjay Lendal, (7) Shilpa D/o. Uttamrao Kardile through their G.P.A. M/s. Pride Ventures (I) Pvt. Ltd. have executed the Registered Deed of Declaration dated 09.02.2016 bearing day book No. 511/2016 for the project known as "Pride Phoenix". The above said project consists 5-Towers (Type A, Type B (B1 & B2), Type C (C1 & C2), Type D, Type E) out of which 3-Towers consisting of 42-3BHK Flats, 56-2BHK Flats, 32- 1BHK Flats & 9- Shops.

5) In result, I have to state that, I have taken the necessary search in the office of Sub-Registrar and paid the necessary charges through receipt and as the result of such search, I am satisfied that the property is free from all the encumbrances & now the property is free from all the encumbrances & charges.

**** SCHEDULE OF THE PROPERTY ****

Property Bearing Gut No.736 (Old. Survey No.325/3), admeasuring 1 H 24 R (3 Acre 2 Gunthas), project known as "Pride Phoenix", situated at Chikalthana, Tal.& Dist. Aurangabad.

BOUNDARIES OF THE PROPERTY

East	:	Part of Gut no 737 & 24.00 mt wide Road
West	:	Gut no 735
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North	:	Land of Gut no 732.

PLACE : AURANGABAD
DATE : 16.02.2016




(MUKESH K. GOYANKA)
ADVOCATE

((7))

"CERTIFICATE"

I certify that I have perused the relevant papers, documents and record in respect of the title of M/s. Pride Ventures (I) Pvt. Ltd, through Its director Nitin S/o. Venuprasad Bagadia & it has acquired the right & title of the Property Bearing Gut No.736 (Old. Survey No.325/3), admeasuring 1 H 24 R (3 Acre 2 Gunthas), project known as "Pride Phoenix", situated at Chikalthana, Tal.& Dist. Aurangabad and the property is free from all the encumbrances and having marketable title.

PLACE : AURANGABAD
DATE : 16.02.2016




MUKESH K. GOYANKA
ADVOCATE



CHALLAN
MTR Form Number-6

GRN MH007324094201516E	BARCODE 	Date 15/02/2016-19:43:39	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Search Fee		TAX ID (If Any)	
		PAN No. (If Applicable)	
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1		Full Name	ADV MUKESH K GOYANKA
Location AURANGABAD			
Year 2015-2016 One Time		Flat/Block No.	
Account Head Details		Amount In Rs.	Premises/Building
0030072201 SEARCH FEE		325.00	Road/Street
			Area/Locality AURANGABAD
			Town/City/District
		PIN	4 3 1 0 0 1
		Remarks (If Any) SEARCH FOR GUT NO 736 CHIKALTHANA T AL AND DIST AURANGABAD	
		Amount In	Three Hundred Twenty Five Rupees Only
Total		Words	
325.00			
Payment Details STATE BANK OF HYDERABAD		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	REF No. 01106342016021582279 IKA3677060
Cheque/DD No		Date	15/02/2016-19:43:29
Name of Bank		Bank-Branch	STATE BANK OF HYDERABAD
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : Not Available