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TITLE-CUM-SEARCH-REPORT

WHEREAS, M/s. Vision Ventures through its partners Mr. Ashutosh Shivnathji Navander and Mr. Vikas Kashinath Navander approached me and requested to issue title report in respect of the property Plot No. 30 CTS No. 15840/90 admeasuring 680.2 Sq.Mt and Plot no. 31 CTS no. 15840/91 admeasuring 200.4 Sq.Mt., Sheet No. 289 and 292 Situated at Garkheda, Aurangabad.

DESCRIPTION OF THE PROPERTY:-

All that part and parcel of property Plot No. 30 CTS No. 15840/90 admeasuring 680.2 Sq.Mt and Plot no. 31 CTS no. 15840/91 admeasuring 200.4 Sq.Mt., Sheet No. 289 and 292 Situated at Garkheda, Aurangabad, bounded by,

TOWARD EAST:- 7.50 Meter wide Road.

TOWARD WEST:- Property of Moreshwar Society and Open Space.

TOWARD NORTH:- Open Space and Property Plot no. 32.

TOWARD SOUTH:- Property Plot No. 27, 28 and 29.

That in pursuance to request and authorisation of M/s. Vision Ventures through its partners Mr. Ashutosh Shivnathji Navander and Mr. Vikas Kashinath Navander I have submitted Search Application and deposited fees in the office of Sub-Registrar Aurangabad vide Challan no. MH007526334201617P dated 10.01.2017 and MH008016377201617P dated 27.01.2017 and MH003560783201718P dated 15.07.2017 for the purpose of title in respect of above property since last 30 years and submits my title report as under:-



1. I have gone through the available revenue record and papers and from the perusal of the same, it has been revealed that the property land in Aurangabad city bearing Survey no. 57/2, totally admeasuring 09 Hectar 50 Are, Land Revenue Rs. 13.54 ps., out of which to the extent of 01 Hectar 31 Are, situated at Garkheda, Aurangabad was originally owned and possessed by Shaikh Kamal Shaikh Vajir Patel and his name appears in revenue record.
2. That in the year 1983 Shaikh Kamal Shaikh Vajir Patel transferred land Survey no. 57/2, totally admeasuring 09 Hectar 50 Are, Land Revenue Rs. 13.54ps., out of which to the extent of 00 Hectar 51 Are and 00 Hectar 38 Are, situated at Garkheda, Aurangabad to Deelip Pundlik Patil, Subhadrabai Namdeo Aher, Tukaram Parshuram Aher, and Chababai Keshavrao Patil under two registered sale deed bearing registration no. 296/1983 dated 25.01.1983 and 924/1983 dated 15.03.1983 both sale deeds registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their name came to be recorded in revenue record as owner and possessor vide mutation entry no. 460 and 61.
3. That in the year 1985 Deelip Pundlik Patil, Subhadrabai Namdeo Aher, Tukaram Parshuram Aher, and Chababai Keshavrao Patil with intent to develop their property land survey no. 57/2 prepared plan and got sanctioned vide layout order no. AMC/TPL/LYT/8621/85 dated 28.10.1985 and converted in to Plot no. 01 to 32.
4. That in the year 1993 Deelip Pundlik Patil, Tukaram Parshuram Aher and Subhadrabai Namdeo Aher, Chababai Keshavrao Patil through GPA Namdeo Parshuram Aher transferred property Plot No. 30 CTS No. 15840/90 admeasuring 680.2 Sq.Mt, and Plot No. 31 CTS No.



15840/91 admeasuring 200.40 Sq.Mt. Sheet No. 289 Situated at Garkheda, Aurangabad to Mrs. Surekha Ashok Patil under two registered sale deed bearing registration no. 371/1993 dated 01.03.1993 and 2626/1998 dated 10.08.1998 registered at the office of sub registrar Aurangabad and on the basis of the registered sale deed her name came to be recorded to CTS record as owner and possessor on 13.05.1993 and 24.09.1998.

5. That in the year 1999 previous owner Mr. Deelip Pundlik Patil Tukaram Parshuram Aher and Subhadrabai Namdeo Aher, Chababai Keshavrao Patil prepared plan and got revise sanction layout in respect of land survey no. 57/2 Aurangabad Municipal Corporation vide layout order no. AMC/TPS/LYT/56/99/1877/98 dated 16.07.1999 and converted into Plot no. 01 to 32.
6. That the Mrs. Surekha Ashok Patil has obtained NA order U/s. 44 of Maharashtra Land Revenue Code 1966 in file no. 94/MASHA/Jameen-1/AKRUSHI/CR-237/93 dated 07.03.1994 in respect of Plot no. 30 CTS No. 15840/90 and Deelip Pundlik Patil and other obtained NA order U/s.44 of Maharashtra Land Revenue Code 1966 in file no. 98/MASHA/Jameen-1/AKRUSHI/CR-80/98 dated 03.04.1998 in respect of Plot no. 31 CTS No. 15840/91.
7. That the Mrs. Surekha Ashok Patil has purchased TDR admeasuring 284.60 Sq.Mt. under the deed of Assignment of Development Right bearing registration no. 4642/2013 dated 10.10.2013 and TDR admeasuring 48.00 Sq.Mt. under the deed of Assignment of Development Right bearing registration no. 427/2014 dated 16.01.2014 both deeds registered at the office of sub registrar Aurangabad and obtained construction permission for construct



flatted building in file no. 255/17/2015-2016 vide permission no. 372/2015-2016 dated 07.09.2015.

8. That in the year 2016 Mrs. Surekha Ashok Patil transferred property Plot No. 30 CTS No. 15840/90 admeasuring 680.2 Sq.Mt and Plot no. 31 CTS no. 15840/91 admeasuring 200.4 Sq.Mt. Sheet No. 289 and 292 Situated at Garkheda, Aurangabad to M/s. Vision Ventures through its partners Mr. Ashutosh Shrivnathji Navander and Mr. Vikas Kashinath Navander under registered sale deed bearing registration no. 3564/2016 dated 12.09.2016 registered at the office of sub registrar Aurangabad and on the basis of registered sale deed their name came to be recorded in CTS record as owner and possessor on 30.11.2016.
9. M/s. Vision Ventures through its partners Mr. Ashutosh Shrivnathji Navander and Mr. Vikas Kashinath Navander obtained revise construction permission for total **24 Flats** from AMC Aurangabad in file no. 934/17/2016-17 vide permission no. 162/2017-18 dated 16.05.2017 due to which 02 flats added in said project.
10. That M/s. Vision Ventures through its partners Mr. Ashutosh Shrivnathji Navander and Mr. Vikas Kashinath Navander registered Deed of Declaration U/Sec. 2-A of Maharashtra Apartment Ownership Act 1970 is executed and registered at Sr. No. 4696/2016 dated 12.09.2016 and deed of correction bearing registration no.2940/2017 dated 13.07.2017 at the Office of Sub-Registrar Aurangabad and thereby the proposed housing project "**ORCHID**" is submitted to the provisions of Maharashtra Apartment Ownership Act 1970.



11. In view of the above discussion it was seen that M/s. Vision Ventures through its partners Mr. Ashutosh Shivnathji Navander and Mr. Vikas Kashinath Navander are absolute owners and possessors of the property Plot No. 30 CTS No. 15840/90 admeasuring 680.2 Sq.Mt and Plot no. 31 CTS no. 15840/91 admeasuring 200.4 Sq.Mt., Sheet No. 289 and 292 Situated at Garkheda, Aurangabad.

12. That the applicant M/s. Vision Venture through its partners Mr. Ashutosh Shivnathji Navander and Mr. Vikas Kashinath Navander informed that out of above 24 flats they Agreed to sale Flat no. 102 to Poja Rajendra Shroff under the registered Agreement of Sale bearing registration no. 225/2017 on dated 19.01.2017 registered at the office of Sub-Registrar Aurangabad, except this they have not sold any unit to any body, even not obtained project loan on said property.

13. I have also taken the online search at in respect of the above property. During my search I did not trace out any encumbrance there on as per the available index record there at. I say that the property Plot No. 30 CTS No. 15840/90 admeasuring 680.2 Sq.Mt and Plot no. 31 CTS no. 15840/91 admeasuring 200.4 Sq.Mt., Sheet No. 289 and 292 Situated at Garkheda, Aurangabad is free from all types of encumbrances except Agreement of Sale mentioned here in above.
HENCE THIS TITLE CUM SEARCH REPORT.

DATE: 15.07.2017

Copies all three Challans are enclosed.

(Anil P Malani)
ADVOCATE



[illegible]



CHALLAN
MTR Form Number-2

MTR Form Number							
GRN MH00365073201Y1H9P	BARCODE D JUE S A WUWHL TONE JA VVTLK RUDJSSUT X BT				Date: 15/07/2017-30-06-20	Form ID:	
Department : Inspector General Of Registration Type of Payment : Search Fee / Other Fees				Payer Details			
				TAX ID (if Any)			
				FIR No.(If Applicable)			
Office Name : AHBI_HQR SUB REGISTRAR AURANGABAD I				Full Name :	ANI P Mallari Associates		
Location : AURANGABAD				Flat/Blook No. :	Plot No. AR Diha Chintames Apartment		
Year : 2017-2018 From 01/01/2017 To 15/07/2017				Premises/Building :	Vyshamraipattanam Peer Solar		
Account Head Details		Amount In Rs.		Road/Street			
0000072205 SEARCH FEE		50.00		Aree/Locality	Aurangabad		
				Town/City/District			
				Title :	4	2	1
				Name(s) (if Any) :	G	E	S
				Search fees w respect of Plot no 3D CTS no 1564050 and Plot No 3d CTS NO 1564051 Corrected			
				Amount In :	Fifty Rupees Only		
		50.00		Words :			
Total							
Payment Details SWEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
				Bank Code	Ref. No.	1500C0Q017EE1630TBT 1503416226079	
Cheque/DD Details				Date	15/07/2017 30:53:35		
Cheque/DD No.				Bank Branch	SWEPAY PAYMENT GATEWAY		
Name of Bank				Branch No./Code	Not Verified With Stamp		
Name of branch							

NOTE: - This challan is valid for reason mentioned in Type of payment only, but valid for other reasons or unregistered document.

