

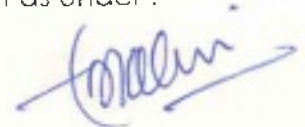
TITLE-CUM SEARCH REPORT

WHEREAS **M/s. Unique Builders**, through its partner, Mr. Pramod Kasturchand Mutha, approached me and requested to issue title cum search report in respect of the property **Gut no. 40** totally admeasuring 02 Hectar 91 Are, Land Revenue 08.52 ps. Out of which to the extent **00 Hectar 98 Are**, owned and possessed by owner out of which to the extent of admeasuring **3950 Sq.Mt. only** Situated at Padegaon Tq. & Dist. Aurangabad, I have gone through the documents and papers pertaining to title produced before me and thereupon I am issuing this title-cum search report as under :-

DESCRIPTION OF THE PROPERTY:-

All the part and parcel of property Land **Gut no. 40** totally admeasuring 02 Hectar 91 Are, Land Revenue 08.52 ps. Out of which to the extent **00 Hectar 98 Are** owned and possessed by owner out of which to the extent of admeasuring **3950 Sq.Mt. only** Situated at Padegaon Tq. & Dist. Aurangabad bounded by; towards East:- Land gut no. 39, Towards west :- Remaining Part of Land Gut no. 40, Towards South :- Land Gut no. 36 and Towards North :- Remaining part of Land Gut no. 40 and Layout.

That in pursuance to request of, **M/s. Unique Builders** through its partner, Mr. Pramod Kasturchand Mutha. I have submitted Search Application and deposited Search fees in the office of Sub-Registrar Aurangabad vide Challan No. MH006850789201718P dated 02.11.2017 AND MH006887810201718P dated 04.11.2017 for the purpose of search of title in respect of above property since last 30 years and taken a search at the office of Sub-Registrar Aurangabad and submits my search 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 Old Survey no. 19 totally admeasuring 3 Hectar 69 Are Land Revenue 11.08 ps. Situated at Village Padegaon Tq. & Dist. Aurangabad, originally was owned and possessed by Asaram Sakharam, minor through its guardian mother Lakshmibai Asaram and his name appearing in revenue record as owner and possessor since 1959-60.

2. That in the year 1968 Asaram Sakharam transferred the Old Survey no. 19 B totally admeasuring 3 Hectar 69 Are Land Revenue 11.08 ps. Situated at Village Padegaon Tq. & Dist. Aurangabad out of which to the extent of 03 Acre 1 ½ Gunthas to Damyanibai Uttamrao Shewlekar, under the registered sale deed bearing registration No. 3209/1968 dated 18.07.1968 registered at the office of Sub-registrar Aurangabad and accordingly her name came to be mutated in revenue record as per mutation entry no. 38 and her area separated as Survey No. 19 B.

3. That in the year 1975 Damyanibai Uttamrao Shewlekar transferred the Old Survey no. 19 B totally admeasuring 01 Hectar 23 Are Land Revenue 3.38 ps. Situated at Village Padegaon Tq. & Dist. Aurangabad to Bansilal Motilal Ladha and Purushotam Tikaram Sarode, under the registered sale deed bearing registration No. 965/1975 dated 09.10.1975 registered at the office of Sub-registrar Aurangabad and accordingly her name came to be mutated in revenue record as per mutation entry no. 90.

4. That in the year 1974 Asaram Sakharam transferred the Old Survey no. 19 A totally admeasuring 3 Hectar 69 Are Land Revenue 11.08 ps. Situated at Village Padegaon Tq. & Dist. Aurangabad out of which to the extent of 01 Acre 00 Gunthas to Saraswati Harpalsingh, under the registered sale deed bearing registration No. 2487/1974 dated 04.11.1974 registered at the office of Sub-registrar Aurangabad and accordingly her name came to be mutated in revenue record as per mutation entry no. 86. That the Saraswati Harpalsingh purchased 01 Acre portion from Sagaji Pandurang under the registered sale deed bearing registration No. 2486/1974 dated 04.11.1974



registered at the office of Sub-registrar Aurangabad, accordingly her name came to be mutated in revenue record as per mutation entry no. 85.

5. That in the year 1982-83 at the time of implementation of consolidation scheme in village Padegaon land Survey no. 19 A converted in to land Gut no. 40 totally admeasuring 02 Hector 91 Are, land revenue 8.52 ps. Situated at Padegaon Tq. & District Aurangabad and name of Asaram Sakharam and Sarwaswti Harpalsing came to be recorded in revenue record as owner and possessor in which Asaram Sakharam, owned and possessed 02 Hector 11 Are and Sarwaswatibai Harpaalsingh owned and possessed 00 Hector 81 Are and their names also reflected in revenue record as well as in consolidation scheme in the year 1982-83.

6. That in the year 1990 Asaram Sakharam transferred the Gut no. 40 to the extent of 00 Hector 81 Are and 00 Hector 32 Are totally 01 Hector 13 Are to Babanrao Pandurangrao Kendre premotor of Proposed Mahasul Karmchari Trivikram Gruh Nirman Santha under two registered sale deeds bearing registration No. 2337/1990 dated 14.03.1990 and 8109/1990 dated 11.09.1990 these sale deeds registered at the office of Sub-registrar Aurangabad and accordingly their name came to be mutated in revenue record as per Mutation entry no. 237 and 258.

7. That the name of Kailash Asaram Bange wrongly recorded in revenue record as a Prakash Asaram Bange and his mothers name shown as guardian, therefore Kailash Asaram Bange filed an application along with documents and accordingly his name corrected and also remove entry of guardian as Kailash Asaram Bange is now major as per mutation entry no. 5399.

8. That on 08.03.1993 Asaram Sakharam died leaving behind following legal heirs, 1. Karbhari Asaram Bange, 2. Tatyarao Asaram Bange, 3. Pandurang Asaram Bange, 4. Prakash Asaram Bange, 5. Sumanbai Asaram Bange and 6. Lata Vasant Aglave and as per the mutation entry no. 440 name of Karbhari Asaram Bange, Tatyarao Asaram Bange, Pandurang Asaram



Bange, Prakash Asaram Bange came to be recorded in revenue record as owner and possessors to the extent of remaining area **00 Hector 98 Are.**

9. That Karbhari Asaram Bange, Tatyarao Asaram Bange, Pandurang Asaram Bange, Prakash Asaram Bange with the express consent of Sumanbai Asaram Bange and Lata Vasant Aaglave with intend to develop their property Land Gut no. 40 to the extent of 3950.00 Sq.Mt. given for Development to applicant and accordingly registered Development Agreement bearing registration no. 6708/2015 dated 07.10.2015 and also executed Irrevocable Power of Attorney bearing registration no. 6709/2015 dated 07.10.2015 both deeds registered at the office of Sub-registrar Aurangabad no. 5.

10. That the applicant being developer on the basis of Development Agreement and Power of attorney purchased TDR from Certificate no. AMC/TP/DRC/E/206/2015 dated 14.09.2015 Folio no. 02/141 to the extent of 1200.00 Sq.Mt. under the registered TDR transfer Deed, which is duly registered at the office Aurangabad at Sr. no. 7278/2015 on 14.12.2015, registered at the office of Sub-registrar Aurangabad no. 1.

11. That the applicant with intends to develop property, prepared Plan for Construction of Flatted Buildings got sanction from AMC vide permission No.647/2016-17 in file No.857/17/2015-16 dated 15.10.2016 from Aurangabad Municipal Corporation. That the applicant also obtained SANAND in respect of the property U/s. 42 of Maharashtra Land Revenue Code 1966 vide Letter no. 2017/Jama-2/PRB/CR-14 on dated 30.03.2017.

12. That the applicant also executed Deed of Declaration U/Sec. 2-A of Maharashtra Apartment Ownership Act 1970 which is registered at Sr. No. 1188/2017 on 27.03.2017 and Deed of Correction bearing registration no. 1387/2017 dated 30.03.2017 at the Office of Sub-Registrar Aurangabad on dated 27.01.2014 and thereby the Proposed flatted building "**SHRIRAM PARK**" is submitted to the provisions of Maharashtra Apartment Ownership Act 1970.



13. That the applicant M/s. Unique Builders, through its partner, Mr. Pramod Kasturchand Mutha obtained project loan of Rs.2,00,00,000/- and for security of said loan they executed Mortgage Deed bearing registration no. 4507/2017 dated 31.10.2017 registered at the office of Sub-Registrar Aurangabad, excluding 09 Flats, and thereby created charge of Deendayal Nagari Sahakari Bank Maryadeet Amabajogai Branch Aurangabad.

14. That the applicant M/s. Unique Builders, through its partner, Mr. Pramod Kasturchand Mutha entered in to Agreements of Sale in respect of following Flats viz. Flat no. B-102, B-103, C-103, D-202, B-203, D-103, A-104, A-101 and B-101 with prospective purchasers.

15. In view of the above discussion it was seems that applicant M/s. Unique Builders, through its partner, Mr. Pramod Kasturchand Mutha, is rightly entered in to Development Agreement and GPA with Karbhari Asaram Bange, Tatyarao Asaram Bange, Pandurang Asaram Bange, Prakash Asaram Bange with the express consent of Sumanbai Asaram Bange and Lata Vasant Aglave Land Gut no. 40 to the extent of 3950.00 Sq.Mt. Situated at Padegaon Tq. & District Aurangabad and they established clear chain of title over the above said property more then 30 years, except project loan of Rs.2,00,00,000/- and applicant entered in to Agreement of Sale in respect of 09 Flats as mentioned here in above. HENCE THIS TITLE CUM SEARCH REPORT.

DATE. 04.11.2017

Anil P Malani
ADVOCATE.



CHALLAN
MTR Form Number-6

GRN MH006850789201718P	BARCODE	Date 03/11/2017-10:22:09	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1	Full Name	Anil P Malani Advocate	
Location AURANGABAD			
Year 2017-2018 From 04/11/2003 To 03/11/2017	Flat/Block No.	Flat no.4A Disha Chintamani Apt	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	Vivekanandpuram Peer Bazar
		Area/Locality	Aurangabad
		Town/City/District	
		PIN	4 3 1 0 0 5
		Remarks (If Any)	
		Search fee for 13 year inrespect Gut No 40 situated at Padegaon Tq Dist	
		Aurangabad	
		Amount In	Three Hundred Twenty Five Rupees Only
Total	325.00	Words	
Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 10000502017110300124 7770675115324
Cheque/DD No.		Bank Date	RBI Date 03/11/2017-10:23:29 Not Verified with RBI
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY
Name of Branch		Scroll No. , Date	Not Verified with Scroll

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9823911460



CHALLAN
MTR Form Number-6

GRN MH006887810201718P	BARCODE	Date 04/11/2017-09:11:29	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID (If Any)	
		PAN No.(If Applicable)	
		Full Name	Anil P Malani Advocate
Location AURANGABAD		Flat/Block No.	
Year 2017-2018 From 02/11/1987 To 02/11/2003		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	425.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Search fee for 17 years in respect Land gut no 40 Situated at Padegaon Tq and Dist Aurangabad	
		Amount In	Four Hundred Twenty Five Rupees Only
Total	425.00	Words	
Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 10000502017110400044 9435861711017
Cheque/DD No.		Bank Date	RBI Date
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY
Name of Branch		Scroll No. , Date	Not Verified with Scroll