



Ref:-

Date:- 29/07/2017

To,
M/s. Ashtvinayak Group,
through its Proprietor,
Shri. Radheshyam Dnyanbarao Davhale
Aurangabad.

Sub:- Title Investigation report in respect of plot no.463 admeasuring 1199.56 Sq.mtr., in sector Waluj Mahanagar-1, village Tisgaon, Survey No. 180 (Part), Tq. Dist. Aurangabad and buildings thereon namely "Sukhkarata Apartment Sankul".

Sir,

As per your request, I am submitting herewith my search title investigation report in respect of the abovementioned property.

I request you to take note of the same along with my conclusions and recommendations.

Thanking you,

Date:- 29-07-2017.

Encl:-
Search receipt.

Yours faithfully

Aniruddha S. Pathak, Advocate.

TITLE VERIFICATION-REPORT.

1. Name of the Owner/ Developer :-
M/s. Ashtvinayak Group,
Through its Proprietor,
Shri. Radheshyam Dnyanbarao Davhale.
2. Description of the property:-
 - a) All the piece and parcel of Land plot no.463 admeasuring 1199.56 Sq.mtr., in sector Waluj Mahanagar-1, village Tisgaon, Survey No. 180 (Part), Tq. Dist. Aurangabad and buildings thereon namely "Sukhkarata Apartment Sankul" having boundaries as under:-

On or towards EAST	:-	Garden
On or towards WEST	:-	18 Mtr. vide road
On or towards SOUTH	:-	Plot No.464
On or towards NORTH	:-	18 Mtr. vide road

 (hereinafter called as "the Immovable Property").





Ref:-

Date:- 28/07/2012

3. I state that I have taken search of the records as made available online by the concerned, at the concerned Sub-Registrar Office at Aurangabad for the last 13 years and I have also perused the title documents pertaining to the aforesaid property placed before me by the Owner/ developer thereof.

In consequence of the inspection of the abovementioned records and the available documents, my report regarding the trace of title is as under:

4. Upon perusing the documents produced before me as well as search taken by me for last 13 years, it reveals that the present property is part and parcel of Survey No.180, Mauje Tisgaon, Tq. & Dist. Aurangabad and the said survey number land was acquired entirely by CIDCO, Waluj for implementation of its Waluj Mahanagar-1 project.

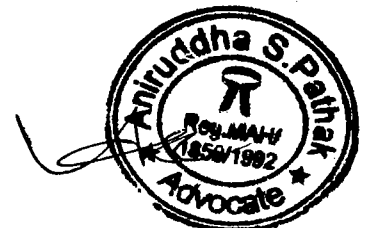
It is further seen that the name of CIDCO is mutated in the 7/12 extract of the said land as the owner and possessor vide mutation entry no.893 duly sanctioned by the revenue authority.

5. It is further seen that, after laying various plots in the said land, CIDCO, Waluj had allotted Plot No.463 admeasuring 1199.56 Sq.Mtr. in favour of i. Pandurang Sonaji Bhandarge, ii. Ambadas Haribhau Gahile, iii. Sainath Tulshiram Marathe, iv. Digamber Thakaji Jagtap, v. Dnyaneshwar Tukaram Bhorgir, & vi. Yashwant Dagdu Kokate, and accordingly an agreement to lease was also executed by CIDCO, Waluj on 16/02/2005 in favour of said persons.

It is further seen that CIDCO, Waluj had also delivered the possession of the said plot in favour of the said persons.

6. It is further seen that, later on in due course, CIDCO, Waluj had also executed a registered lease deed bearing day book no. AGG3-94-2008 in favour of the above mentioned six persons for a period of sixty years computed from 16/02/2005 and accordingly the said six persons became lessees of said property for the said period as per the terms and conditions of the said lease deed and as per the rules and regulations of CIDCO.

7. It is further seen that, in the year 2010, the said lessees namely i. Pandurang Sonaji Bhandarge, ii. Ambadas Haribhau Gahile, iii. Sainath Tulshiram Marathe, iv. Digamber Thakaji Jagtap, v. Dnyaneshwar Tukaram Bhorgir, & vi. Yashwant Dagdu Kokate applied to CIDCO seeking permission to transfer and assign the said plot in favour of M/s. **Ashtvinayak Group, through its Proprietor Shri. Radheshyam Dnyanbarao Davhale** and accordingly CIDCO, Waluj issued its consent and permission on 17/03/2010 thereby approving the transfer and



Aniruddha S. Pathak, Advocate.



Plot No.76,, Snehwardhini Society, Behind Omkareshwar Mandir,
Near Jawahar Colony, Aurangabad-431005.

Ref:-

Date:- 28/07/2017

assignment of the said plot in favour of **M/s. Ashtvinayak Group, through its Proprietor Shri. Radheshyam Dnyanbarao Davhale.**

8. It is further seen that, i. Pandurang Sonaji Bhandarge, ii. Ambadas Haribhau Gahile, iii. Sainath Tulshiram Marathe, iv. Digamber Thakaji Jagtap, v. Dnyaneshwar Tukaram Bhorgir, & vi. Yashwant Dagdu Kokate executed a registered deed of assignment bearing day book no. AGG5-02301-2010 dated 20/03/2010 in favour of **M/s. Ashtvinayak Group, through its Proprietor Shri. Radheshyam Dnyanbarao Davhale** and accordingly the said **M/s. Ashtvinayak Group, through its Proprietor Shri. Radheshyam Dnyanbarao Davhale** became entitled to the lease hold rights of the said plot for the remaining period.

9. It is further seen that, **M/s. Ashtvinayak Construction Projects Private Limited, through its Managing Director and Autho. Signatory, Shri. Radheshyam Dnyanbarao Davhale** also prepared the building plans in respect of multi storied building having flats/ shops/ row houses therein to be constructed on the land for development and also submitted the said plans for approval of CIDCO and CIDCO office vide its letter No. CIDCO/SP (NT)/ BP/ WLJ/ 1656 dated 04.06.2010, issued development permission and commencement certificate thereby approving the building plans for construction on the said plot.

10. It is further seen that, the owner cum builder developer namely **M/s. Ashtvinayak Group, through its Proprietor Shri. Radheshyam Dnyanbarao Davhale** executed a registered deed of declaration U/sec. 2A of Maharashtra Apartment Ownership Act, 1970, thereby subscribing the flats / shops/ row house/ units in the apartment condominium to be named as Sukhkarta Apartment to the provisions of the said Act and it is seen that the said deed of declaration was duly registered vide day book no. AGG5-09397-2010 dated 22/11/2010.

11. It is further seen that, the said owner cum builder developer namely **M/s. Ashtvinayak Group, through its Proprietor Shri. Radheshyam Dnyanbarao Davhale** had availed project loan facility from the Chikhali Urban Co-Operative Bank Ltd. Branch Aurangabad for construction and development of the said project and had mortgaged the entire property by way of registered mortgage deed day book no. AGG5-05735-2010 dated 14/07/2010 in favour of the said bank.

It is further seen that repayment of the said project loan facility, the Chikhali Urban Co-Operative Bank Ltd. Branch Aurangabad has executed a release deed bearing day book no. AGG5-6558-2015 dated 01/10/2015 in





Ref:-

Date:- 29/07/2017

favour of M/s. Ashtvinayak Group, through its Proprietor Shri. Radheshyam Dnyanbarao Davhale thereby releasing the said property from the charge and encumbrance under the said mortgage deed. It is represented that as on today there is no charge and encumbrance over the said property created by the builder and developer namely M/s. Ashtvinayak Group, through its Proprietor Shri. Radheshyam Dnyanbarao Davhale.

12. It is represented that, the construction of the said buildings has been completed and FSI to the extent of one is utilized out of the permissible FSI of 1.5 as per the rules and regulations of the CIDCO. The lessee cum builder developer namely M/s. Ashtvinayak Group, through its Proprietor Shri. Radheshyam Dnyanbarao Davhale is entitled to carry out additional construction on the said plot by utilizing the remaining permissible FSI of 0.50% out of the permissible FSI and is also entitled to dispose off and sale/assign the units that will be constructed out of such permissible FSI in future after obtaining revised building permission from CIDCO, Waluj office.

As on today, the constructed flats/ shops/ row house out of the utilized FSI of one on the said plot, have been sold to various purchasers as mentioned herein below in the table.

Flat/ Shop/ Row House No.	Name of Customer	Agreement To sale/ Sale Deed Date	Type
Flat No.1	Rajesh Pyarelal Sharma	10.01.2012	
Flat No.2	Kashmanath Kantaprasad Choubey & Reeta Kashmanath Choubey	07.12.2013	
Flat No.3	Hemant Birangal	14.08.2012	
Flat No.4	Dattu Pandurang Kamble	30.10.2013	
Flat No.5	Bhuval Subhedar Singh	05.03.2013	
Flat No.6	Satish Shivaji Kale	30.10.2013	
Flat No.7	Shobha Digamber Jagtap	06.03.2013	
Flat No.8	Vishal Yadhav Birru	31.01.2014	
Flat No.9	Kamlesh Ashok Devasi	04.06.2013	
Flat No.10	Umeshkumar Onkar Talele	30.10.2013	
Flat No.11	Dashrath Dajiba Buchale	06.03.2013	
Flat No.12	Raju Gangaram Babar	31.07.2013	
R/H/ No.01	Shriram Dadarao Kasture	02.01.2012	
R/H No.02	Jyotsana Pandurang Bhandurge	06.03.2014	
R/H No.03	Digamber Thakaji Jagtap	31.12.2011	
R/H No.04	Yashavant Dagadu Kokate	31.12.2011	
R/H No.05	Kalpana Sainath Marathe	13.12.2012	
R/H No.06	Ambadas Haribhau Gahile	02.01.2012	
Shop No.01	Shriram Dadarao Kasture	02.01.2012	
Shop No.02	Jyotsana Pandurang Bhandurge	06.03.2014	
Shop No.03	Digamber Thakaji Jagtap	31.12.2011	



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Ref:-

Date:- 29/07/2017

Shop No.04	Yashavant Dagadu Kokate	31.12.2011	
Shop No.05	Kalpna Sainath Marathe	13.12.2012	
Shop No.06	Ambadas Haribhau Gahile	02.01.2012	

It is further represented that, there is no existing project loan for the said building and the units/ flats have been sold and transferred to the respective purchasers and the said purchasers are in possession of their respective flats.

However the apartment association/ co-operative society is yet to be formed and therefore the conveyance deed of the said property including the land thereof is yet to be transferred and the same still stands in the name of the owner/ builder/ developer namely **M/s. Ashtvinayak Group, through its Proprietor Shri. Radheshyam Dnyanbarao Davhale** in records of CIDCO office Waluj, Aurangabad.

13. As per records made available to me and to the best of my efforts and knowledge, there are no other recorded transactions in respect of the said property. As such it can be inferred that there are no adverse claims in respect of the said property to vitiate the title of the **M/s. Ashtvinayak Group, through its Proprietor Shri. Radheshyam Dnyanbarao Davhale** to the remaining units out of the said property and further units to be constructed out of the remaining permissible FSI of 0.50% as per the rules and regulations of the CIDCO, except the units already sold as mentioned herein above.

14. Advice and Conclusions :-

Therefore, in my opinion formed on the basis of the documents placed before me, the above said **M/s. Ashtvinayak Group, through its Proprietor Shri. Radheshyam Dnyanbarao Davhale** is entitled to remaining units in the said project namely Sukhkarta Apartment, constructed on Plot No. 463, Sector Waluj Mahanagar-1, in Survey No.180 (Part), Mauje Tisgaon, Tq. Dist. Aurangabad with corresponding impartible rights in the said land as mentioned herein above and further units to be constructed out of the remaining permissible FSI of 0.50% as per the rules and regulations of the CIDCO. Further **M/s. Ashtvinayak Group, through its Proprietor Shri. Radheshyam Dnyanbarao Davhale** has a clear and valid marketable title to the said constructed portion and further units to be constructed out of the remaining permissible FSI of 0.50% as per the rules and regulations of the CIDCO excepting the above-mentioned units/flats already sold /agreed to be sold.



Aniruddha S. Pathak, Advocate.



Plot No.76, Snehwardhini Society, Behind Omkareshwar Mandir,
Near Jawahar Colony, Aurangabad-431005.

29

Ref:-

Date:- 28/07/2017

For any further transaction in respect of any unit in the said project, fresh search and title and investigation of the property is required and mandatory, which should be taken by the concerned.

Hence this Report.

The necessary search fees is paid online on dated 29-07-2017.

Date:- 29-07-2017

Your's faithfully,

Aniruddha S. Pathak, Advocate.

Mobile – 9823114549

E-mail – advasp@gmail.com

Encl:- Copy of Search Receipt dated 29-07-2017.



