

TITLE - REPORT

WHEREAS, **M/s. Kundalwal and Group**, through its Authorized partner Sanjay Bansilal Kundalwal, approached me and requested to issue title report in respect of the property Plot no. 01 to 10 along with additional 241.890 Sq.Mt., Hence totally admeasuring 4750.49 Sq.Mt. forming Part of Gut No. 66 and 67, Situated at village Ilkheda Tq. & District Aurangabad.

DISCRIPTION OF THE PROPERTY :-

That all the part and parcel of property Plot Nos. 1 to 10 along with additional 241.890 Sq.Mt. Hence, in total 4750.515 Sq.Mt. situated at Land Gut No. 66 and 67 at village Ilkheda, Aurangabad along with 1909 Sq.Mt. TDR thereon bounded by:-

Boundaries of Plot no. 01 to 06 :-

- EAST :- 12.00 Meter Service road
- WEST :- 09.00 Meter Internal road
- SOUTH :- 07.50 Meter internal road
- NORTH :- 60.00 Meter DP Road

Boundaries of Plot no. 07 to 10 :-

- EAST :- Amenity Plot
- WEST :- Plot no. 11
- SOUTH :- Nath Seeds Administration office
- NORTH :- 07.50 Meter internal road.

That in pursuance to request and authorisation of **M/s. Kundalwal and Group**, through its Authorized partner Sanjay Bansilal Kundalwal, I have submitted Search Application and deposited fees online of Rs.3225.00 in the office of Sub-Registrar Aurangabad vide Challan No. MH000428221201718P

Anil P. Malani

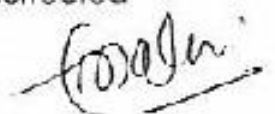
dated 13.04.2017 for the purpose of title in respect of above property since last 18 years and submits my title report as under:

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 Gut No. 66 totally admeasuring 02 Hectar 72 Are, land Revenue of Rs.9.421 ps. and Land Gut No. 67 totally admeasuring 01 Hectar 90 Are land Revenue of Rs.6.86 ps., Situated at Village Itkheda Tq. and District Aurangabad was purchased by **M/s. Nath Seeds Ltd.** under the sale deed bearing registration no.3351/1989 dated 06.12.1989, 351/1990 dated 17.01.1990, 938/1990 dated 30.01.1990, 1316/1980 dated 28.02.1980 purchased from Prakash Gangaram Bodhankar and Manikrao Punjaji Khadke. Sale deed no. 4903/1979 dated 29.10.1979 and 5117/1979 dated 08.11.1979 from Shahdeo Khadke and others and accordingly name of M/s. Nath Seeds Ltd. was recorded in revenue record vice mutation entry no. 221 & 222.
2. That on 10.02.2003 M/s. Nath Seeds Ltd. applied to obtain NA order U/s. 44 of Maharashtra Land Revenue Code 1966 and obtained NA order for residential use in respect of land Gut no. 64/1, 66, 67,68,69/1, 70/1 and 71 admeasuring 1,78,083.60 Sq.Mt. in file no. 2003/MASHKA/JAMEEN-1/NAIP-47/2003, dated 09.10.2003.
3. That M/s. Nath Seeds Ltd. prepare plan and got sanction tentative layout from Aurangabad Municipal Corporation, Aurangabad on 23.05.2003 and thereafter as per Letter No. 219/2010 dated 22.04.2010 got final sanction and thereafter in the year 2012 applied for revise layout on 03.02.2012 and revised layout sanctioned on 11.04.2012 by Aurangabad Municipal Corporation, Aurangabad in respect of Land Gut no. 66 and 67.
4. That in the year 2003 M/s. Nath Seeds Ltd., transferred **Plot no. 187** admeasuring 5756.80 Sq.Mt., and **Plot No. 188** admeasuring 4690.74 Sq.Mt. forming Part of Gut No. 66 and 67, Situated at Village Itkheda Tq. & District



Aurangabad to M/s. Ferry Fax Farms Pvt.Ltd., along with other properties under the registered sale deed bearing registration no. 632/2003 dated 31.03.2003 and Deed of Correction bearing no 2030/2008 dated 09.05.2008 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 wide mutation entry no. 715.

5. That in the year 2005 M/s. Ferry Fax Farms Pvt. Ltd., through its Director Akash Nandkishor Kagliwal entered into Agreement of Sale of **Plot no. 187** admeasuring **5756.80 Sq.Mt.**, forming part of Gul no. 66 situated at Village Itkheca, Tq & Dist. Aurangabad to Omprakash Gangabishanji Samani, Kachruai Gopulal Karwa, Ghanshyam Bhikulal Randad, Jugalkishor Balkishan Tapdiya, Nandkishor Ramprasad Mantri, Reshma Rajendra Saboo, Rajendra Mathurdasji Rathi, Shyam Narayandas Loddha, Shivprasad Hirulal Jaju, Salish Bansilal Jaju, Anuradha Sanjay Mantri, Rekha Kamalkishor Loddha and Sarita Satish Jaju under registered Agreement to Sale bearing registration no 1480/2005 dated 31.03.2005 registered at the office of Sub registrar Aurangabad.
6. That the plot no. 187 and plot no. 188 were reserved for Industrial purpose. Therefore M/s. Ferry Fax Farms Pvt. Ltd., filed proposal for convert Plot no. 187 & 188 totally admeasuring 10572.00 Sq.Mt., from Industrial Zone to Residential Zone and obtained consent from State Government as per order dated 16.06.2007, Labour Commissioner Government of Maharashtra also given consent vide letter dated 26.06.2008.
7. That in the year 2008 Deed of Correction is executed by Nath Seeds Ltd., bearing registration no. 2030/2008 dated 09.05.2008 and in which the area of Plot no. 187 is corrected as 5772.00 Sq. Mt, Plot no. 188 is corrected as **4800.00 Sq.Mt.**, and the name of Salish Laxminarayan Kagliwal is corrected as Akash Nandkishor Kagliwal.



8. That in the year 2008 M/s. Ferry Fox Farms Pvt. Ltd., with intent to develop property Plot no. 167 & 168 obtained tentative sanction for layout from Aurangabad Municipal Corporation vide letter no. MANPA/NAGARVIKAS/NR-1/SSNR/2157/2008 dated 10.12.2008 and accordingly T.I.L.R. Aurangabad also demarcated and converted said plot into various plots and obtained final sanction from Assistant Director Town Planning vide letter no. 219/2010 dated 22.04.2010 thereafter in the year 2012 applied for revise layout on 03.02.2012 and revised layout sanctioned on 11.04.2012.
9. That in the year 2010 as per the letter of the Aurangabad Municipal Corporation MANPA/NAGARVIKAS/NR-1/SSNR/2157/2008 dated 10.12.2008 Aurangabad Municipal Corporation directed to the M/s Ferry Fox Farms Pvt. Ltd to handover the internal road shown in submitted plan of Gut no. 66/P and 67/P situated at Village Ikhedda Tq. & Dist. Aurangabad. and accordingly M/s Ferry Fox Farms Pvt. Ltd through Authorized signatory Shirang Shrikishan Agrawal registered Re-inquishment Deed to the extent of 966.50 Sq.Mt., from Gut No. 66/P and 1051.76 Sq.Mt., Gut no. 67/P., bearing registration no. 1996/2010 dated 06.03.2010 registered at the office of Sub-registrar Aurangabad.
10. That in the year 2010 M/s. Ferry Fox Farms Pvt. Ltd., through Shirang Shrikishan Agrawal transferred following plots forming part of Gut no. 66 situated at village Ikhedda, Tq. & Dist. Aurangabad under the following registered sale deed registered at the office of sub registrar Aurangabad and accordingly their name came to be mutated in the revenue record vide mutation entry no. 529.

Sr	Plot	Area	Sale deed	Vendor
1	1-A	39.820 Sq.Mt	2716/26.04.2010	Jugalkishor B. Tapadiya
2	1-B	386.740 Sq.Mt	2706/26.04.2010	Kachrulal G. Karwa
3	2-A	408.180 Sq.Mt	2720/27.04.2010	Omprakash G. Somani
4	2-B	400.080 Sq.Mt	2722/27.04.2010	Rajendra M. Rathi
5	3	369.450 Sq.Mt	2723/27.04.2010	Shamsunder N. Laddha
6	4	356.450 Sq.Mt	2705/26.04.2010	Nandkishor R. Mantri

Final

7	5	381.360 Sq.Mt.	2717/26.04.2010	Sarita Satish Jaju
8	6	383.755 Sq.Mt.	2718/26.04.2010	Satish Bansilal Jaju
9	7	381.870 Sq.Mt.	2703/26.04.2010	Rekha K. Ladcha
10	8	323.760 Sq.Mt.	2704/26.04.2010	Anuradha S. Mantri
11	9	363.960 Sq.Mt.	2715/26.04.2010	Reshma R. Saboo
12	10	361.120 Sq.Mt.	2721/27.04.2010	Shivprasad H. Jaju

11. That in the year 2011 M/s. Navratna Infra Estate LLP through its Partner Kamalkishor Narayandas Laddha purchased the following plots from the above respective owners under the following registered sale deed's as under :-

Sr	Plot	Area	Sale deed	Vendor
1	1-A	391.890 Sq.Mt.	2103/14.06.2011	Jugalkishor B. Tapadiya
2	1-B	386.740 Sq.Mt.	2100/14.06.2011	Kachrulal G. Karwa
3	2-A	408.180 Sq.Mt.	2099/14.06.2011	Omprakash G. Somani
4	2-B	400.080 Sq.Mt.	2101/14.06.2011	Rajendra M. Rath
5	3	369.460 Sq.Mt.	2113/14.06.2011	Shamsunder N. Laddha
6	4	356.450 Sq.Mt.	2104/14.06.2011	Nandkishor R. Mantri
7	5	381.360 Sq.Mt.	2111/14.06.2011	Sarita Satish Jaju
8	6	383.755 Sq.Mt.	2112/14.06.2011	Satish Bansilal Jaju
9	7	381.870 Sq.Mt.	2110/14.06.2011	Rekha K. Ladcha
10	8	323.760 Sq.Mt.	2109/14.06.2011	Anuradha S. Mantri
11	9	363.960 Sq.Mt.	2108/14.06.2011	Reshma R. Saboo
12	10	361.120 Sq.Mt.	2102/14.06.2011	Shivprasad H. Jaju
13	—	24.890 Sq.Mt.	4773/26.07.2012	M/s. Ferry Fox Farms

All the sale deeds registered at the office of the Sub-registrar Aurangabad as under and accordingly their name came to be mutated in the revenue record vide mutation entry no. 2118.

12. That in the year 2012 M/s. Navratna Infra Estate LLP through its Partner Kamalkishor Narayandas Laddha prepare plan for revised Layout and submitted to Aurangabad Municipal Corporation Aurangabad and got sanction Vide Letter OW/MCA/TPD/521/2012 dated 16.03.2012 as per terms and condition mentioned therein. They further directed to make correction in the area of internal road and accordingly correction was carried out as area under internal roads Gut no. 66/P admeasuring 724.61 Sq.Mt, and Gut No. 67/P admeasuring 1051.76 Sq.Mt., and Correction Deed bearing

(Signature)

registration no.1900/2012 dated 20.03.2012 is registered at the office of Sub-registrar Aurangabad.

13. That in the year 2013 M/s. Navratna Infra Estate LLP through its designated Partner Kamalkishor Narayandas Laddha and Kachrulal Gopulal Karwa with intent to develop their property plot no. 01 to 06 and 07 to 10 forming part of land gut no. 66 and 67 of village Itkheca Tq. & Dist. Aurangabad, prepared plan for construction of Row House and Flatted Buildings towers and got sanction from AMC vide permission no. 296/20/2012-13 in file no. 1065/17/2011-13 Dated 11.06.2012 And 438/2012-13 in file no. 26/17/2012-13 dated 20.07.2012.

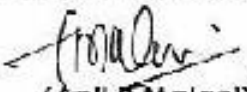
14. That in the year 2013 M/s. Navratna Infra Estate LLP through its designated Partner Kamalkishor Narayandas Laddha and Kachrulal Gopulal Karwa initially given property for Development to **M/s. Vaastu Infra Projects** through its Managing Partner Mr. Ramesh Champalal Kankariya under the registered Development Agreement bearing registration no.4366/2013 dated 13.06.2013 and also executed Power of Attorney bearing registration no. 4387/2013 dated 13.06.2013 registered at the office of Sub registrar Aurangabad and which was cancelled as per registered Cancellation Deed bearing registration no. 4957/2016 dated 27.07.2016 registered at the office of Sub-registrar Aurangabad.

15. That in the year 2014 M/s. Navratna Infra Estate LLP through its designated Partner Kamalkishor Narayandas Laddha and Kachrulal Gopulal Karwa through General Power of Attorney Mr. Ramesh Champalal Kankariya executed Deed Of Declaration under Section 2 (A) of Apartment Ownership Act 1970 bearing registration no. 5583/2014 dated 11.08.2014 and thereby the proposed housing project "VASTU LOVENDER" is submitted to the provisions of Maharashtra Apartment Ownership Act 1970 and which was later on cancelled as per registered Cancellation Deed bearing registration no. 4308/2016 dated 12.09.2016.



16. That in the year 2016 M/s. Navratna Infra Estate LLP through its designated Partner Kamalkishor Narayandas Laddha and Kachrulal Gopula Karwa with intent to develop their property entered into development agreement with **M/s. Kundalwal and Group** through its partner Rajendra Bansilal Kundalwal, Sanjay Bansilal Kundalwal, Ajinkya Rajendra Kundalwal and Rupali Sanjay Kundalwal under registered Development Agreement bearing registration no. 6962/2016 dated 15.10.2016 and also executed General Power of Attorney bearing registration no. 6963/2016 dated 15.10.2016.
17. That in the year 2014 M/s. Navratna Infra Estate LLP through its designated Partner Kamalkishor Narayandas Laddha and Kachrulal Gopula Karwa through General Power of Attorney Rajendra Bansilal Kundalwal executed Deed Of Declaration under Section 2 (A) of Apartment Ownership Act 1970 bearing registration no. 4867/2016 dated 22.12.2016 thereby the proposed housing project "**RAGA ALTIS-PHASE-1**" on is submitted to the provisions of Maharashtra Apartment Ownership Act 1970.
18. In view of the above discussion it was seems that M/s. Navratna Infra Estate LLP through its designated Partner Kamalkishor Narayandas Laddha and Kachrulal Gopula Karwa are the owners as possessors of Plot no. 01 to 10 along with additional 241.890 Sq.Mt., totally admeasuring 4750.49 Sq.Mt. forming Part of Gut No. 66 and 67, Situated at village Ilkheda Tq. & District Aurangabad and TDR 1909.00 Sq.Mt. and they rightly entered into Development Agreement M/s. Kundalwal and Group through its partner Rajendra Bansilal Kundalwal, Sanjay Bansilal Kundalwal, Ajinkya Rajendra Kundalwal and Rupali Sanjay Kundalwal as mentioned here in above. This title report regarding title issued only on the basis of documents and revenue record produced before me. That while entering any sort of transaction kindly verify sold and unsold units. **HENCE THIS TITLE REPORT.**

DATE: 28.04.2017


(Anil P Malani)
ADVOCATE



CHALLAN
MTR Form Number-6

GRN MH000428221201718P		BARCODE		Date 13/04/2017-19:23:11	Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID (If Any)		
Type of Payment Other Items			PAN No (If Applicable)		
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1			Full Name		Arif Melani Advocate
Location AURANGABAD			Flat/Dock No.		
Year 2017-2018 From 14/04/2001 to 13/04/2017			Premises/Building		
Account Head Details		Amount In Rs.			
000072201 SEARCH FEE		3225.00	Road/Street		
			Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			13 Years Search in respect of Plot no 1 to 10 forming part of Gut no. 66		
			and 67 Itcheda Aurangabad.		
			Amount In		
			Three Thousand Two Hundred Twenty Five Rupees Only		
Total		3,225.00	Words		
Payment Details SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN	Ref. No.	10000602017041331780 4902508851519
Cheque/DD No.			Date	10/04/2017-19:23:17	
Name of Bank			Bank-Branch	SBIEPAY PAYMENT GATEWAY	
Name of Branch			Scotl No. , Date	Not Verified with Scotl	

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. : Not Available
सदर चलन केवल प्रत्यक्ष निवेष्टक कार्यालयत मोदणी कनकधार्या दफ्तारादी लागू आहे. मोदणी न कनकधार्या दफ्तारादी सदर चलन लागू नाही.