

Date :- 05 /07/2016

To,
The M/s. Prasad Construction,
Shop No.7, Hariom Complex,
Mayurpark, Harsul,
Aurangabad.

Subject :- The title verification report in respect of Gut No. 13,
Admeasuring area 764.10 Sq.Mtr., Kanchanwadi,
Aurangabad.

Sir,

I, have to certify that, I have taken the search for last 13 years of revenue record, record of the office of record of the Talathi Office Kanchanwadi at Aurangabad and Municipal Corporation Aurangabad and Index II register of the office of the Sub Registrar at Aurangabad and the documents made available to me. In consequence of aforesaid inspection, my report regarding the trace of title is as under:-

01 The property i.e. Gut No. 13 Admeasuring area 764.10 Sq.Mtr., Kanchanwadi, Aurangabad. Presently stands in the name of M/s. Prasad Construction, Though its Director 01) Mr. Abhay Shankar Jawale, Age : 36 years, Occu : Business R/o. Plot No.1/11, Narendra Housing Society, Near Ramleela Maidan, N-7, Cidco, Aurangabad. 02)- Lakhichand Kachrual Jain Age Manor, Occu : Business, R/o. House No.27, Railway Colony, Jalgaon Road, Near Ashok Bakery Jalgaon.

02 In respect of the above mentioned property the following documents were produced before me, which indicates that the said property at present belongs to M/s. Prasad Construction. Though its Director 01) Mr. Abhay Shankar Jawale & 02 Lakhichand Kachrual Jain.

I. Details of the documents scrutinized.

Sr. No.	Date of Documents	Name / Type of Documents	Regn/ Ref.No. of the Document with Date	Whether original / Certified / True Copy / Photostat
1	30/07/2009	Sale Deed Plot-72	3834/09	Xerox
2	30/07/2009	Sale Deed Plot-73	3830/09	Xerox
3	30/07/2009	Sale Deed Plot-74	3835/09	Xerox
4	30/07/2009	Sale Deed Plot-75	3833/09	Xerox
5	28/04/2015	Amelioration Permission Letter Plot No. 72,73,74,75,	(Letter No.427)	Xerox
6	27/04/2015	Sale deed Prasad Construction	2661/15	Xerox
7	23/06/2015	Deed of Declaration	4256/2016	Xerox
8	27/05/2015	Partnership Certificate	AU000002019	Xerox
9	07/03/2015	Commence Certificate	32/2015-16	Xerox
10	26/02/1993	N.A.	101/93	Xerox

03 WHEREAS the specification of the property

1. Owner Name :- M/s. Prasad Construction Through its Director 01) Mr. Abhay Shankar Jawale & 02)Lakhichand Kachrulal Jain.
2. Situated :- Kanchanwadi Tq. Aurangabad.
3. Admeasuring :- 764.10 Sq. Mtr.
4. Loan Obtain :- Nil
5. Gut No. :- 13
6. Sale Deed :- M/s. Prasad Construction Through its Director 01) Mr. Abhay Shankar Jawale & 02)Lakhichand Kachrulal Jain.

II. Details of the property /ies. :-

All that piece and parcel of the said plots bearing No. 72 to 75 situate Gut No. 13, totally admeasuring 764.10 sq. Mtr. Along with the construction there upon and situated at Kanchanwadi with in municipal limits of Aurangabad. The said plots are bounded as follows.

Sr. No.	Gut No.	Area of Property & Admeasuring	Dist & Tq	Boundary
1	13	764.10 Sq. Mtr.	Aurangabad	East-Plot No.76 West-9.0 Mtr. Wide Road
		Kanchanwadi		North – 7.5 Mtr. Wide Road. South-Open Sapce of layout

04 It is seen that Gut No. 13 Admeasuring area 764.10 Sq.Mtr., Kanchanwadi, Aurangabad which is Owned and posses by M/s. Prasad Construction. Though its Director 01) Mr. Abhay Shankar Jawale & 02 Lakhichand Kachrual Jain. by executing registered Sale Deed on Dated 27/04/2015 Day Book 2661/15.

05 Whereas original the land property was belonging to Ravindra Champlal Nagori before Since 09/03/1973, after that on dated 30/07/2009 Mr. Ravindra Nagori had sold his property to 01) Usha Nivrauti Patil 02) Sow. Kiran Kanhyalal Jain 03) Nivrauti Shankar Patil on dated 30/07/2009.

06 Whereas, 01) Usha Nivrauti Patil 02) Sow. Kiran Kanhyalal Jain 03) Nivrauti Shankar Patil had muted their name in 7/12 extract.

07 Whereas , 01) Usha Nivrauti Patil 02) Sow. Kiran Kanhyalal Jain 03) Nivrauti Shankar Patil has got order of amalgamation vide letter No. 427, dt. 28/04/2015 and the construction over the said plots is being carried out as per the construction permission granted by the Municipal Corporation of Aurangabad by permission No. 32/2015-16 file No. 728/17/2014-15 date 02/05/2015.

08 Whereas, the M/s. Prasad Construction. Though its Director 01) Mr. Abhay Shankar Jawale & 02 Lakhichand Kachrual Jain has obtained N.A. permission from the Collector, Aurangabad bearing no. 101/93 DATED 03/04/1993 in respect of land admeasuring 764.10 sq. Mtrs., situated at Gut No. 13 kanchanwadi Aurangabad.

09 Whereas 01) Usha Nivrauti Patil 02) Sow. Kiran Kanhyalal Jain 03) Nivrauti Shankar Patil has executed sale deed in favour of M/s. Prasad Construction. Though its Director 01) Mr. Abhay Shankar Jawale & 02 Lakhichand Kachrual Jain on dated 27/04/2015 Consideration amount Rs. 42,50,000/- (Forty Two Lacs fifty Thousand only) day book 2661/2015.

10 Whereas after the sale deed the owner M/s. Prasad Construction. Though its Director 01) Mr. Abhay Shankar Jawale & 02 Lakhichand Kachrual Jain had muted there name in 7/12 Extract the mutation no is 2084.

11 Whereas M/s. Prasad Construction. Though its Director 01) Mr. Abhay Shankar Jawale & 02 Lakhichand Kachrual Jain executed a deed of declaration on dt. 23/06/2015. Day book No. 4256/2016.

12 Whereas 01) Mr. Abhay Shankar Jawale & 02 Lakhichand Kachrual Jain hereby state and declare that it wishes to convert the building/complex into condominium of apartment under apartment ownership act 1970. That the condominium shall come into existencd and be converted into the meaning of Apartment as detailed hereunder immediate upon execution of this deed of declaration. The said condominium shall be hereafter known a Prasad Nagar.

13. Whereas the project, which is to be constructed on, said plot should be known as "**Prasad Nagar**" and in no case the said name will be changed.

I have filed application in the Sub-Registrar office at Aurangabad on 05/07/2016 and deposited the fees for search of 13 years from 2003 to 2016 vide receipt No. ----- dated 05/07/2016.

I certify that /s. Prasad Construction. Though its Director 01) Mr. Abhay Shankar Jawale & 02 Lakhichand Kachrual Jain, have absolute owner & possessor of the said property the property is free from all encumbrances he had been no loan obtain for said property.

From the documents made available, it appears that there is no charge/loan of the said property. Presently, M/s. Prasad Construction. Though its Director 01) Mr. Abhay Shankar Jawale & 02 Lakhichand Kachrual Jain is the owner of the said property.

Hence this Title Verification Report.

Yours sincerely,

(Amit Suresh Dhongde)

Advocate

AMIT S. DHONGADE
Advocate High Court
Aurangabad. Mob:9423779565