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CHALLAN

MTR Form Number-6

GRN	MH003932568201718E	BARCODE		Date	28/07/2017-09:46:01	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	338569507
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	Aniruddha Suryakant Pathak
Location	PUNE		
Year	2017-2018 One Time	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332017072810630	130930772
Cheque/DD No.		Bank Date	RBI Date	28/07/2017-09:45:43	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

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 नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Aniruddha S. Pathak
Reg.MAH/1650/1992
Advocate

Print Date 28-07-2017 09:48:39

Aniruddha S. Pathak, Advocate.

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

Ref:-

Date:- 28/07/2017

To,

M/s. Town Constructions, a partnership firm,
having its office at Flat No. F-4, Khivansara Woods,
Opp. Khivansara Lawns, Ulkanagari,
Garkheda area, Aurangabad, through its partners

Sub:- Title Verification Report of Plot No.76, Plot No.94/A, and Plot No.95, admeasuring in all 995.85 sq. meter, situated at Gat No.14 (Part), Village Kanchanwadi, Tq. & Dist. Aurangabad and TDR Rights received in Certificate No.AMC/TP/DRC/D/65/2012 dated 08-08-2012 folio No.98, issued by Aurangabad Municipal Corporation (Town Planning) as per the provisions of the Development Control Regulations, 1991 to the extent of 398 sq. meters (4284 sq. feet) only.

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:- 28-07-2017.

Encl:-
Search receipt.

Yours faithfully,

Aniruddha S. Pathak, Advocate.

TITLE VERIFICATION - REPORT

1. Name of the Owner / developer :-
as per record. **M/s. Town Constructions, a partnership firm,** having its office at Flat No. F-4, Khivansara Woods, Opp. Khivansara Lawns, Ulkanagari, Garkheda area, Aurangabad, through its partners:-
   i) **Mr. Radheshyam Dnyanbarao Davhale**
   ii) **Mrs. Varsha w/o Radheshyam Davhale**

Aniruddha S. Pathak Reg.MAH 1850/1992 Advocate

Aniruddha S. Pathak, Advocate.

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

Ref:- Date:- 28/07/2017

2. Description of the property:-

i) All the piece and parcel of the Property owned and possessed by the party of the Vendor i.e. Plot No.76, Plot No.94/A, and Plot No.95, admeasuring in all 995.85 sq. meter, in Gut No.14/Part, Mauje Kanchanwadi, Tq. and Dist-Aurangabad and collectively bounded as follows;

East : Plot No.77 and 94.
West : 9.00 meter wide Road
North : 7.5 meter wide Road
South : 15.00 meter wide Road

ii) Transferable Development rights received in Certificate No.AMC/TP/DRC/D/65/2012 dated 08-08-2012, Folio No.98, issued by Aurangabad Municipal Corporation (Town Planning) as per the provisions of the Development Control Regulations, 1991 to the extent of 398 sq. meters (4284 sq. feet) only, purchased by the Predecessor in title of the Owner vide Sale Deed No.AGG3-3268-2013 dated 14-08-2013.

3. This is to certify that I have taken search of the records in respect of the above mentioned property as available, 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 Owners 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. It is seen from the record that land out of Gut No.14, situated at Mauje Kanchanwadi, Aurangabad was earlier owned and possessed by Namdeo Gopaji Khade and others.

5. It is further seen that the said Namdeo Gopaji Khade and others applied for conversion of the said land into non-agri. category and accordingly vide order No.94/GOVT OF MAHA/LAND-1/NA/CR/26/94 dated 10-05-1994 issued by the Collector, the said land was converted into non-agri category.

Further it is seen that the layout of the said land was approved by the Muncipal Corporation of Aurangabad vide order No.AMC/TP/LYT/TP/ 1383/202 Dated 14-06-2002 and accordingly the said land was converted into various plots.

6. It is further seen that Mr. Dhanraj Madhavdas Kewlani purchased the plots and some other plots under search from the earstwhile owners Namdeo

Aniruddha S. Pathak Reg.MAH/ 1850/1992 Advocate

Gopaji Khade and others and accordingly after purchase, his name was mutated in the 7/12 extract of the said land Gut No.14, Mauje Kanchnwadi, Aurangabad vide mutation entry No.380, duly sanctioned by the revenue authorities.

7. It is further seen that Mr. Santosh Devidas Dhanuka purchased the plot No.76, Plot No.94/A, and Plot No.95, from the said earstwhile owner Mr. Dhanraj Madhavdas Kewlani vide regisred sale deed No.AGG1-00190-2006 dated 13-01-2006 and accordingly after purchase, his name was mutated in the 7/12 extract of the said land Gut No.14, Mauje Kanchnwadi, Aurangabad vide muation entry No.749, duly sanctioned by the revenue authorties.

8. It is further seen that, Mr. Santosh Devidas Dhanuka applied for amlgamation of the said three plots into one plot and accordingly, vide sanction outward No.AMC/TP/ASST.DIR.TP/2013/2200 dated 09-12-2013, the said plots are amalgamated into one plot admeasuring 995.85 sq. meters.

9. It is further seen that Mr. Santosh Devidas Dhanuka applied for construction permission on the said plots and it is seen that Aurangabad Municipal Corporation issued a building permission No.76/2013-14 in File No.27/17/2013-14 dated 09-12-2013 thereby sanctioning the builidng plans.

10. It is further seen that Mr. Santosh Devidas Dhanuka had mortgaged the said plots (total area 995.85 sq. meters) by way of regiastred mortgage No. 3088/2007 dated 31-05-2007 in favour of the Akola Urban Co-op Bank Ltd., Br- A'bad for the loan facilities of M/s Sara Towers Pvt. Ltd. through its Director Sitaram Ratanlal Agrawal, and charge entry of the said loan was also mutated in the 7/12 extract of the said land Gut No.14, Kanchanwadi, Aurangabad.

However, it is further seen that as per letter dated 25-9-2009 and dated 22-10-2009 issued by Akola Urban Co-op Bank Ltd., Br- A'bad, the revenue authority has removed the charge of loan from the said 7/12 extract.

11. It is further seen that Mr. Santosh Devidas Dhanuka had purchased and acquired TDR to the extent of 398 sq. meters vide registered sale deed No.AGG3-3268-2013 dated 14-08-2013 from Mr. Jugalkishor Chagganlal Tapdiya and has in turn sold and transferred the said TDR rights in favour of **M/s. Town Constructions, a partnership firm,** Aurangabad, through its then partners namely i) **Mr. Radheshyam Dnyanbarao Davhale,** and ii) **Mr. Prakash Uttamrao Vidhate** and accordingly the said partnership firm through its partners had become the owner of the said TDR rights.

Aniruddha S. K... Reg.MAH/1858/1992 Advocate

Ref:- Date:- 28/07/2017

12. Likwise, Mr. Santosh Devidas Dhanuka has also sold and transferred the said Plot No.76, Plot No.94/A, and Plot No.95, totally admeasuring 995.85 sq. meters along with the said TDR rights vide registered sale deed No.AGG-2-4070-2014 dated 10-06-2014 in favour **M/s. Town Constructions, a partnership firm,** having its office at Flat No.13, A-1 Building, Mayur Terraces, Nath Prangan, Garkheda area, Aurangabad, through its then partners i) **Mr. Radheshyam Dnyanbarao Davhale,** and ii) **Mr. Prakash Uttamrao Vidhate** and accordingly the said partnership firm through its partners has become the owner of the said Plot No.76, Plot No.94/A, and Plot No.95, totally admeasuring 995.85 sq. meters as well the TDR rights as stated above.

13. As per the online search in respect of title of the said property, in the concerned office of Sub-Registrar, at Aurangabad as well as Talathi Office, Mauje Kanchanwadi, Aurangabad for the last 13 years and as per their available record, it is seen that **M/s. Town Constructions, a partnership firm,** Aurangabad has executed a registered mortgage deed bearing day book No. AGG5-6970/2014 dated 23-09-2014 in favour of **the Chikhali Urban Co-op. Bank Ltd., Br.- Aurangabad and the Yashwant Co-op. Bank Ltd. Br. Karad** thereby mortgaging the said entire property of the said project and the said mortgage is in subsistence and in force till date. As such it has to be concluded that the said entire property and units in the said land is under the charge and encumbrance of **the Chikhali Urban Co-op. Bank Ltd., Br.- Aurangabad the Yashwant Co-op. Bank Ltd. Br. Karad till date and for any transaction in respect of any unit/flat in the said property, prior consent and NOC from the Chikhali Urban Co-op. Bank Ltd., Br.- Aurangabad the Yashwant Co-op. Bank Ltd. Br. Karad is required and is mandatory.**

14. Apart from the same, it is seen that the said Owners/Builders/ Developer **M/s. Town Constructions, a partnership firm,** Aurangabad **have also entered into transaction of sale in respect of below mentioned units in the said project and the respective persons/purchasers are holding right, title and interest in the said concerned unit/flat.**

Aniruddha S. Pathak Reg.MAH/1858/1982 Advocate

Aniruddha S. Pathak, Advocate.

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

Ref:-

Date:- 28/07/2017

Town Constructions
Project : Town Imperia

Sr No.	Flat /Shop No.	Floor	Name Of Customer	Agreement Date	Remarks
1	Basement Store No.01	Basement Floor	-	-	-
2	Basement Store NO.02	Basement Floor	-	-	-
3	Shop No.01	Ground Floor	-	-	-
4	Shop No.02	Ground Floor	-	-	-
5	Shop No.03	Ground Floor	-	-	-
6	Shop No.04	Ground Floor	-	-	-
7	Shop No.05	Ground Floor	-	-	-
8	Shop No.06	Ground Floor	-	-	-
9	Shop No.07	Ground Floor	-	-	-
10	Shop No.08	Ground Floor	-	-	-
11	Shop No.09	Ground Floor	-	-	-
12	Shop No.10	Ground Floor	-	-	-
13	Flat No.01	First Floor	Satish Ambadas Markande		Agreement To Sale
14	Flat No.02	First Floor	-	-	-
15	Flat No.03	First Floor	Vishwas Baburao Bharte		
16	Flat No.04	First Floor	Swati Dharpale		
17	Flat No.05	First Floor	Ajay Uttam Magare	16.01.2017	Sale Deed
18	Flat No.06	First Floor	Rajkumar Tulsiram Helale		
19	Flat No.07	Second Floor	-	-	-
20	Flat No.08	Second Floor	Deepali Nilesh Pande		Sale Deed
21	Flat No.09	Second Floor	-	-	-
22	Flat No.10	Second Floor	Narsing Eknathrao Jinke	28.02.2017	Sale Deed
23	Flat No.11	Second Floor	Shalini Jivan Ranvir	01.03.2017	Sale Deed
24	Flat No.12	Second Floor	Jeevan Satvaji Ranvir	01.03.2017	Sale Deed
25	Flat No.13	Third Floor	-	-	-
26	Flat No.14	Third Floor	Hemant Tukaram Kumawat	18.07.2017	Sale Deed
27	Flat No.15	Third Floor	-	-	-
28	Flat No.16	Third Floor	-	-	-
29	Flat No.17	Third Floor	Baban Digambar Sadar		Sale Deed
30	Flat No.18	Third Floor	-	-	-
31	Flat No.19	Forth Floor	-	-	-
32	Flat No.20	Forth Floor	-	-	-
33	Flat No.21	Forth Floor	-	-	-
34	Flat No.22	Forth Floor	-	-	-

Aniruddha S. Pathak Reg.MAH/1850/1992 Advocate

35	Flat No.23	Forth Floor	-	-	-
36	Flat No.24	Forth Floor	-	-	-

15. It is further seen from the record that, vide admission cum retirement deed dated 20/08/2016, one of the earlier partners Mr. Prakash Uttamrao Vidhate has retired from the partnership firm of M/s. Town Constructions and in his place, Mrs. Varsha Radheshyam Davhale has joined the partnership as incoming partner. It is further seen that the said admission cum retirement deed is duly registered in the office of Sub Registrar Class-2, Aurangabad vide day book no. AGG5-6550-2016 on dated 10/10/2016.

After the registration of said retirement cum admission deed, necessary modifications have also been carried out in the records of the firm in office of Registrar of partnership firms, Aurangabad and the change in constitution of the said firm is also recorded in the relevant records. Further the office address of the said firm is also changed and modified as "Flat No. F-4, Khivansara Woods, Opp. Khivansara Lawns, Ulkanagari, Garkheda area, Aurangabad" in the relevant records.

As such as on today, the partnership firm namely **Town Constructions, a partnership firm,** is having its office at Flat No. F-4, Khivansara Woods, Opp. Khivansara Lawns, Ulkanagari, Garkheda area, Aurangabad, through its partners i) **Mr. Radheshyam Dnyanbarao Davhale,** and ii) **Mrs. Varsha Radheshyam Davhale.**

16. In view of the above discussion and documents referred by me, I come to the conclusion that on basis of the acquisition of title by way of sale deed, **M/s. Town Constructions, a partnership firm,** having its office at Flat No.F-4, Khivansara Woods, Opp. Khivansara Lawns, Ulkanagari, Garkheda area, Aurangabad, through its partners i) **Mr. Radheshyam Dnyanbarao Davhale,** and ii) **Mrs. Varsha Radheshyam Davhale** thus have got absolute, clear and good marketable title with respect to the aforesaid property Plot No.76, Plot No.94/A, and Plot No.95, totally admeasuring 995.85 sq. meters as well as the TDR rights to the extent of 398 sq. meters excepting the above-mentioned units/flats already sold /agreed to be sold.

Since the said entire property and units in the said land is under the charge and encumbrance of **the Chikhali Urban Co-op. Bank Ltd., Br.- Aurangabad the Yashwant Co-op. Bank Ltd. Br. Karad, Dist. Satara till date and for any further transaction in respect of any unit/flat in the said property, prior consent and NOC from the Chikhali Urban Co-op. Bank Ltd., Br.- Aurangabad the Yashwant Co-op. Bank Ltd. Br. Karad is required and is mandatory.**

Aniruddha S. Pathak Reg.MAH/1800/1992 Advocate

Ref:- Date:- 28/07/2017

Bank Ltd., Br.- Aurangabad the Yashwant Co-op. Bank Ltd. Br. Karad is required and is mandatory.

17. 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 **M/s. Town Constructions, a partnership firm,** through its partners i) **Mr. Radheshyam Dnyanbarao Davhale,** and ii) **Mrs. Varsha Radheshyam Davhale,** having its office at Flat No. F-4, Khivansara Woods, Opp. Khivansara Lawns, Ulkanagari, Garkheda area, Aurangabad to the remaining units in the said property.

18. Advice and Conclusions:-

Therefore, in my opinion formed on the basis of the documents placed before me, the above said **M/s. Town Constructions, a partnership firm,** through its partners i) **Mr. Radheshyam Dnyanbarao Davhale,** and ii) **Mrs. Varsha Radheshyam Davhale,** having its office at Flat No. F-4, Khivansara Woods, Opp. Khivansara Lawns, Ulkanagari, Garkheda area, Aurangabad is entitled to the said land and units therein as the builder and developer thereof and has a clear and valid marketable title to the constructed portion thereon allocated in their share along with impartible rights in the said land excepting the above-mentioned units/flats already sold /agreed to be sold.

Further it is to be noted that the said property and entire share and rights in the said land to which the abovementioned owners being the Builder and Developer of the said project, are entitled as a builder and Developer of the said project, is under the charge and encumbrance of **the Chikhali Urban Co-op. Bank Ltd., Br.- Aurangabad and the Yashwant Co-op. Bank Ltd. Br. Karad, Dist. Satara till date and for any transaction in respect of any unit/flat in the said project, prior consent and NOC from the Chikhali Urban Co-op. Bank Ltd., Br.-Aurangabad and the Yashwant Co-op. Bank Ltd. Br. Karad is required and is mandatory.**

It is represented that the relevant original documents of the said property are deposited with and are in the custody of **the Chikhali Urban Co-op. Bank Ltd., Br.- Aurangabad and the Yashwant Co-op. Bank Ltd. Br. Karad as security towards the loan facilities availed by the said Builder and Developer.**

Aniruddha S. Pathak
Reg. MAH/1850/1992
Advocate

Aniruddha S. Pathak, Advocate.

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

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 28-07-2017.

Yours faithfully

Date:- 28-07-2017

Aniruddha S. Pathak, Advocate.
Mobile – 9823114549
E-mail – advasp@gmail.com

Encl:- Copy of Search Receipt dated 28-07-2017

Aniruddha S. Pathak Reg.MAH 1850/1992 Advocate