

Date-30/07/2017

SEARCH CUM TITLE REPORT

To,
Whom so ever it may concern,

Being engaged for preparing the search cum title report regarding the Property bearing Phase-II Building "PEARL", arising out of property described in Schedule-I, admeasuring Built Up Area 1693.98 Sq. Mtrs., situated at CTS No. 18762, Scheme Known as "OASIS INSIGNIA", Padampura, Aurangabad. I, Pratik N. Agrawal Advocate do hereby issue this search cum title report of the above said property as under:-

1) That M/s. Oasis Landmarks has acquired the title of the Property bearing Phase-II Building "PEARL", arising out of property described in Schedule-I, admeasuring Built Up Area 1693.98 Sq. Mtrs., situated at CTS No. 18762, Scheme Known as "OASIS INSIGNIA", Padampura, Aurangabad within the limits of Aurangabad Municipal Corporation, Aurangabad.

The property is more specifically described in the schedule hereunder.

2) I have perused and verified the following documents and record which are produced before me for the perusal :-

Sr. No.	Date	Particulars
1.	10.02.2014	Copy of P. R. card in the name of M/s. Oasis Landmarks through its Partners.
2.	14.03.2012	Copy of the Registered Sale Deed bearing daybook No. 1760/2012 executed infavour of Mr. Sandeep S/o. Pralhadrao Dhavale, M/s. Oasis Landmarks through its Partners and others.
3.	07.04.2012	Copy of the Registered Development Agreement bearing daybook No. 1384/2012 executed by Mr. Sandeep Pralhadrao Dhavale and others infavour of M/s. Oasis Landmarks through its Partners.



4.	30.06.2012	Copy of the Registered Deed of Correction bearing daybook No. 2622/2012 executed by Mr. Sandeep Pralhadrao Dhavale and others infavour of M/s. Oasis Landmarks through its Partners.
5.	13.12.2012	Copy of Commencement Certificate issued by Municipal Corporation, Aurangabad.
6.	13.12.2012	Copy of Sanction Plan.
7.	07.01.2013	Copy of Registered Deed of Declaration bearing daybook No. 157/2012 executed by M/s. Oasis Landmarks through its partners.
8.	17.01.2013	Copy of the Registered Sale Deed bearing daybook No. 376/2013 executed infavour of M/s. Oasis Landmarks through its Partners.
9.	23.09.2013	Copy of N.A. Order issued by Collector, Aurangabad.
10.	14.09.2013	Copy of Challan.
11.	27.08.2014	Copy of Revised Commencement Certificate issued by Municipal Corporation, Aurangabad.
12.	01.09.2014	Copy of Registered Deed of Correction to the Registered Deed of Declaration bearing daybook No. 4138/2014 executed by M/s. Oasis Landmarks through its Partners.
13.	10.10.2012	Copy of the Ferfar bearing No.2952 regarding the Mutation of the names of legal heirs of Late Shri. Chandragupta Chaudhari & Late Sau. Karuna Chaudhari.
14.	11.10.2012	Copy of Ferfar bearing No.4406 regarding the mutation of the names of Shri. Sandeep S/o. Pralhadrao Dahale, M/s. Oasis Landmarks through its Partners and others.
15.	03.03.2012	Copy of Order passed by Superintendent, Land Record, Aurangabad.
16.	19.01.2017	Copy of Revised Commencement Certificate issued by Municipal Corporation, Aurangabad.



17.	08.06.2017	Copy of Revised Deed of Declaration bearing daybook No. 2317/2017 executed by M/s. Oasis Landmarks through its Partners.
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3) DESCRIPTION OF PROPERTY :-

Property bearing Phase-II Building "PEARL", arising out of property described in Schedule-I, admeasuring Built Up Area 1693.98 Sq. Mtrs., situated at CTS No. 18762, scheme known as "OASIS INSIGNIA", Padampura, Aurangabad which is bounded as under:

BOUNDARIES OF THE PROPERTY

EAST :-Internal Road and Side Margin
 WEST :-Internal Road and Side Margin
 NORTH :-Side Margin and Diamond Building
 SOUTH :-Side Margin and Ruby Building.

4) From the documents and record produced before me, it seems and reveals that earlier the above said property was belonging to Shri. Chandraguptan Digambarrao Choudhary. After the death of Late Shri. Chandraguptan Digambarrao Choudhary the names of his heirs i.e., 1) Sau. Karunadevi Wd/o. Chandragupta Choudhary, 2) Manjiri Wd/o. Alok Choudhari, 3) Swapna D/o. Vidhyadhar Choudhari, 4) Mohini D/o. Alok Choudhari and 5) Mrs. Sujata W/o. Bhalchandra Kango were mutated in the P. R. Card through the Ferfar Bearing No.2952 as per the order passed by the Hon'ble C.J.J.D., Aurangabad on 16.06.2008 in MARJI No. 122/2006.

Thereafter, Karunadevi Wd/o. Chandragupta Choudhary got expired and the names of her heirs i.e 1) Manjiri Wd/o. Alok Choudhari, 2) Swapna D/o. Vidhyadhar Choudhari, 3) Mohini D/o. Alok Choudhari and 4) Mrs. Sujata W/o. Bhalchandra Kango were mutated in the P.R. card as per the order passed by the Hon'ble C.J.J.D., Aurangabad in MARJI No. 341/2007.

Subsequently thereafter, Mrs. Sujata W/o. Bhalchandra Kango has sold out the above said property through the Registered Sale Deed dated 14.03.2012 bearing daybook No. 1760/2012 to 1) Mr. Sandeep S/o. Pralhadrao Davhale, 2) Shri. Mayur S/o. Anil Bhingare Prop. Of M/s. Placid Infra and M/s. Oasis Landmarks through its Partners with the consent of 1)



Manjiri Wd/o. Alok Choudhari, 2) Swapna D/o. Vidhyadhar Choudhari & 3) Mohini D/o. Alok Choudhari. On the basis of the Registered Sale Deed 1) Mr. Sandeep S/o. Pralhadrao Davhale, 2) Shri. Mayur S/o. Anil Bhingare Prop. Of M/s. Placid Infra and M/s. Oasis Landmarks through its Partners were become the owners and possessors of the above said property.

The names of 1) Mr. Sandeep S/o. Pralhadrao Davhale, 2) Shri. Mayur S/o. Anil Bhingare Prop. Of M/s. Placid Infra and M/s. Oasis Landmarks through its Partners were also mutated in the P.R. card through Ferfar bearing No. 4406.

Subsequently two partners i.e. 1) Mr. Sandeep S/o. Pralhadrao Davhale, 2) Shri. Mayur S/o. Anil Bhingare Prop. Of M/s. Placid Infra thought to develop the above said property and have executed the Registered Development Agreement Cum Irrevocable GPA dated 07.04.2012 bearing daybook No. 1384/2012 infavour of the third partner i.e., M/s. Oasis Landmarks through its Partners and gave the property Admeasuring to the extent of 3079.60 Sq. Mtrs. for development and gave all powers to develop the above said property.

Thereafter, 1) Mr. Sandeep S/o. Pralhadrao Davhale, 2) Shri. Mayur S/o. Anil Bhingare Prop. Of M/s. Placid Infra have also executed the Registered Deed of Rectification/Correction to Development Agreement dated 30.06.2012 bearing daybook No. 2622/2012 infavour of M/s. Oasis Landmarks through its Partners.

Thereafter, the developer M/s. Oasis Landmarks through its Partners have applied for the construction permission to the competent authority and accordingly the Municipal Corporation has issued the Commencement Certificate dated 13.12.2012. As well as the Dy. Town Planning Officer, has also sanctioned the Construction Plan on 13.12.2012.

Thereafter, the developer M/s. Oasis Landmarks through its Partners have started to develop the above said property and construct the scheme in the name of "OASIS INSIGNIA" on the above said property and executed the Registered Deed of Declaration dated 07.01.2013 bearing daybook No. 157/2013.



((5))

Thereafter, 1) Mr. Sandeep S/o. Pralhadrao Davhale, 2) Shri. Mayur S/o. Anil Bhingare Prop. Of M/s. Placid Infra sold out the their share in the above said property adm. To the extent of 3079.60Sq. Mtrs., to M/s. Oasis Landmarks through its Partners through the Registered Sale Deed dated 17.01.2013 bearing daybook No. 376/2013. Now on the basis of the Registered Sale Deed M/s. Oasis Landmarks through its Partners were become the owner and possessor of the above said property bearing CTS No.18762, adm. 6159.20 Sq. Mtrs.,

The name of M/s. Oasis Landmarks through its Partners is mutated in the P.R. card for the total area adm. 6159.20 Sq. Mtrs., Subsequently, the Collector, Aurangabad has also issued the N.A. Permission dated 23.09.2013.

Thereafter, the owner M/s. Oasis Landmarks through its Partners have applied for the Revised Construction Permission and accordingly the Municipal Corporation, Aurangabad has issued the Revised Construction Permission dated 27.08.2014. Accordingly, M/s. Oasis Landmarks through its Partners have also executed the Registered Revise Deed of Declaration dated 01.11.2014 bearing daybook No. 4138/2014.

Thereafter, the owner M/s. Oasis Landmarks through its Partners have applied for the Revised Construction Permission and accordingly the Municipal Corporation, Aurangabad has issued the Revised Construction Permission dated 19.01.2017. Accordingly, M/s. Oasis Landmarks through its Partners have also executed the Registered Revise Deed of Declaration dated 08.06.2017 bearing daybook No.2317/2017.

That, M/s. Oasis Landmarks through its Partners have started to construct the scheme on the above said CTS No.18762 which is known as "OASIS INSIGNIA". Out of the total scheme 2-Building are completed which are known as "DIAMOND" AND "RUBY". And Now only the construction of the Building known as "PERAL" is going on.

Presently the above said flat is mortgaged with The Akola Janata Commercial Co-op. Bank Ltd, AKola branch at Aurangabad.



5) In result, I have to state that, I have taken the necessary search in the office of Sub-Registrar and paid the necessary charges through Challan No. MH004015268201718E and as the result of such search, I am satisfied that the property is free from all the encumbrances & now the property is free from all the encumbrances & charges except the charge of The Akola Janata Commercial Co-op. Bank Ltd. AKola branch at Aurangabad.

**** SCHEDULE OF THE PROPERTY ****

Property bearing Phase-II Building "PEARL", arising out of property described in Schedule-I, admeasuring Built Up Area 1693.98 Sq. Mtrs., situated at CTS No. 18762, scheme known as "OASIS INSIGNIA", Padampura, Aurangabad which is bounded as under;

BOUNDARIES OF THE PROPERTY

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WEST :-Internal Road and Side Margin
NORTH :-Side Margin and Diamond Building
SOUTH :-Side Margin and Ruby Building.

PLACE : AURANGABAD
DATE : 30.07.2017

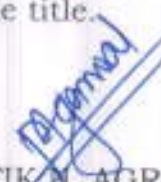

(PRATIK N. AGRAWAL)
ADVOCATE

"CERTIFICATE"

I certify that I have perused the relevant papers, documents and record in respect of the title of M/s. Oasis Landmarks has acquired the right & title of the Property bearing Phase-II Building "PEARL", arising out of property described in Schedule-I, admeasuring Built Up Area 1693.98 Sq. Mtrs., situated at CTS No. 18762, scheme known as "OASIS INSIGNIA", Padampura, Aurangabad which is bounded as under and the property is free from all the encumbrances except the charge of The Akola Janata Commercial Co-op. Bank Ltd. Akola branch at Aurangabad and having marketable title.

PLACE : AURANGABAD
DATE : 30.07.2017




PRATIK N. AGRAWAL
ADVOCATE



CHALLAN
MTR Form Number-6

GRN MH004015268201718E		BARCODE 		Date 30/07/2017-13:26:01		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Search Fee				PAN No. (If Applicable)			
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1				Full Name		ADV PRATIK NARAYAN AGRAWAL	
Location AURANGABAD				Flat/Block No.			
Year 2017-2018 One Time				Premises/Building			
Account Head Details			Amount in Rs.		Road/Street		
0030072201 SEARCH FEE			325.00		AURANGABAD		
					Area/Locality		
					Town/City/District		
					PIN		
					4 3 1 0 0 1		
					Remarks (If Any)		
					BUILDING PEARL IN SCHEME KNOWN AS OASIS INSIGNIA CTS NO		
					18762 PADAMPURA AURANGABAD		
					Amount in		
					Three Hundred Twenty Five Rupees Only		
Total			325.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
				00040572017073015262		IK00GLVUW0	
Cheque/DD No.				Bank Date		RBI Date	
				30/07/2017-13:26:27		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
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. Mobile No. : Not Available
 चदर चलन "टायप ऑफ पेमेंट" मध्ये नमूद कारणामुळेच लागू आहे. इतर कारणामुळे किंवा नोंदणी न करता येणाऱ्या दस्तऐवजाची लागू नाही.