

MRS. SARIKA M MANDLIK (DESHIPANDE)

ADVOCATE

7, Ashoknagar, Garkheda Road, Aurangabad

Contact, No. Off. 0240-2356781, Mob. 9730071850

TITLE CLEARANCE CERTIFICATE

M/S JAGDAMBA DEVELOPERS & BUILDERS
THROUGH ITS PARTNERS 1. Mr. Suresh Gajanan
Gawande 2. Mrs. Sheela Harishchandra Jachav 3.
Mrs. Kondabai Vishnu Khedakar in respect of Plot
No.01, Admeasuring 447.18 Sq. Mtr, Waluj
Mahanagar -1, Gut No.168, Mouje – Tisgaon,
Aurangabad.

PROPERTY

Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje – Tisgaon,
Aurangabad.



SARIKA M. MANDLIK
(DESHIPANDE)
ADVOCATE

Plot No. 7,
Ashok Nagar,
Garkheda road,
AURANGABAD

Email id :- sarika_mandlik@rediffmail.com

PHONE NO. 2356781

MOBILE NO. 9730071850

Date: - 18.05.2018

To be completed by advocate

TO WHOM SO EVER CONCERN

In respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad, is clear and marketable.

Dear Sir,

As per instruction and authority given by me, I have perused the documents placed before us in respect of above referred property the Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad, including the revenue record. Hence, herewith I have certified the title clearance of the said property as under.

Name of the concern: - M/s Jagdamha Developers & Builders through its Partners

1. Mr. Suresh Gajanan Gawande 2. Mrs. Sheela Harishchandra Jadhav 3. Mrs. Kondabai Vishnu Khedkar.

DESCRIPTION OF DOCUMENTS SCRUTINISED

I have verified the following documents received and placed before me.

Sr.No.	Date of document	Name and Nature of document
A	28.11.1986	That, N.A. Order bearing No. RB/DESK.II.CAA/ABD/OR/3360/86 dated 28.11.1986 issued by Collector Aurangabad in the name of Mrs. Alka Satish Mehta in respect of Gut No.168, Mouje - Tisgaon, Aurangabad.
B	18.06.1996	That, Society registration Certificate No. AGD/AGD/HSG/(TO/961/96 issued by Sub Registered Office-1 Aurangabad in the name of The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadit Aurangabad.
C	18.06.1996	That, Share Certificate No.13, dated 18.06.1996 issued by The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadit Aurangabad in the name of Mr. Dilip Bhagvat Jagtap in respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad.
D	18.06.1996	That, Share Certificate No.1, dated 18.06.1996 issued by The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadit Aurangabad in the name of Mr. Karbhari Venunath Dhanad in respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad.
E	21.10.1996	That, Allotment Letter dated 21.10.1996 issued by The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadit Aurangabad in the name of Mr. Karbhari Venunath Dhanad 2. Mr. Dilip Bhagvat Jagtap in respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad.
F	24.01.2013	That, No Objection Certificate for Sale of Plots No.

		CIDCO/ATPO/BP/AUR(WLI)/2013(NOC)/253 dated 24.01.2013 issued by CIDCO in the name of The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadi Aurangabad in respect of Plot No. 1,2, 6 & 8, Gut No. 168, Village- Tisgaon, Aurangabad.
G	24.01.2013	That, Development Permission No. CIDCO/ATPO/BP/AUR(WLI)/2013(LP)/252 dated 24.01.2013 issued by CIDCO in the name of The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadi Aurangabad in respect of Plot No. 1,2, 6 & 8, Gut No. 168, Village- Tisgaon, Aurangabad.
H	24.01.2013	That, Commencement Certificate bearing no. CIDCO/ATPO/BP/AUR(WLI)/2013(LP)/252 dated 24.01.2013 issued by CIDCO in the name of The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadi Aurangabad in respect of Plot No. 1,2, 6 & 8, Gut No. 168, Village- Tisgaon, Aurangabad.
I	05.12.2017	That, Partnership Deed dated 05.12.2017 executed between M/s Jagdamba Developers & Builders through its partners 1. Mr. Suresh Gajanan Gawande 2. Mrs. Shila Harishchandra Jadhav 3. Mrs. Kondabal Vishnu Khedkar.
J	06.02.2018	That, No Objection Certificate for Sale of Plot No. CIDCO/ATPO/WLI/2018(resale noc) 104 dated 06.02.2018 issued by CIDCO in the name of The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadi Aurangabad through its Mr. Karbhari Venunath Dhanad 2. Mr. Dilip Bhagwat Jagtap in respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad.
K	16.02.2018	That, Registered Sale Deed bearing Daybook no. AGG-2/1576 dated 16.02.2018 executed by 1. Mr. Dilip Bhagwat Jagtap 2. Mr. Karbhari Venunath Dhanad in favour of M/s Jagdamba Developers & Builders through its Partners Mr. Suresh Gajanan Gawande 2. Mrs. Shila Harishchandra Jadhav 3. Mrs. Kondabal Vishnu Khedkar in respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad.
L	05.04.2018	That, Development Permission bearing No. CIDCO/SP(NT)/BP/WLI/2018(BP)/221 dated 05.04.2018 issued by CIDCO in the name of M/s Jagdamba Developers & Builders through its Partners Mr. Suresh G. Gawande & Others in respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad.
M	05.04.2018	That, Commencement Certificate Bearing No. CIDCO/SP(NT)/BP/WLI/2018(BP)/221 dated 05.04.2018 issued by CIDCO in the name of M/s Jagdamba Developers & Builders through its Partners Mr. Suresh G. Gawande & Others in respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad.

I. DESCRIPTION OF PROPERTY / PROPERTIES

Item No.	Survey No.	Extent of Area	Location (Address)
1.	Gut No.168	Admeasuring 447.18 Sq. Mtr.	Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad.



Boundaries:

EAST: Plot No.09.
WEST: 15.00 Meter Wide Road.
SOUTH: Plot No.02.
NORTH: Place of Gut no. 167.

FLOW OF TITLE

1. That, N.A. Order bearing No. RB/DESK.II.CAA/ABD/CP/3360/86 dated 28.11.1986 issued by Collector Aurangabad in the name of Mrs. Alka Satish Mehta in respect of Gut No.168, Mouje - Tisgaon, Aurangabad
2. That, Society registration Certificate No. AGD/AGC/HSG/TO/961/56 issued by Sub- Registered Officer Aurangabad in the name of The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadit Aurangabad.
3. That, Share Certificate No.13, dated 18.06.1996 issued by The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadit Aurangabad in the name of Mr. Dilla Bhagvat Jagtap in respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad.
4. That, Share Certificate No.1, dated 18.06.1996 issued by The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadit Aurangabad in the name of Mr. Karbhari Venunath Dhanad in respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad.
5. That, Allotment Letter dated 21.10.1996 issued by The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadit Aurangabad in the name of Mr. Karbhari Venunath Dhanad 2. Mr. Dilip Bhagvat Jagtap in respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad.
6. That, No Objection Certificate for Sale of Plots No. CIDCO/ATPO/BP/AUR(WLJ)/2013(NOC)/253 dated 24.01.2013 issued by CIDCO in the name of The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadit Aurangabad in respect of Plot No. 1,2, 6 & 8, Gut No. 168, Village- Tisgaon, Aurangabad.
7. That, Development Permission No. CIDCO/ATPO/BP/AUR(WLJ)/2013(LP)/252 dated 24.01.2013 issued by CIDCO in the name of The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadit Aurangabad in respect of Plot No. 1,2, 6 & 8, Gut No. 168, Village- Tisgaon, Aurangabad.
8. That, Commencement Certificate bearing no. CIDCO/ATPO/BP/AUR(WLJ)/2013(LP)/252 dated 24.01.2013 issued by CIDCO in the name of The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadit Aurangabad in respect of Plot No. 1,2, 6 & 8, Gut No. 168, Village- Tisgaon, Aurangabad.
9. That, Partnership Deed dated 05.12.2017 executed between M/s Jagdamba Developers & Builders through its partners 1. Mr. Suresh Gajanan Gawande 2. Mrs. Shila Harishchandra Jadhav 3. Mrs. Kondabai Vishnu Khedkar.
10. That, No Objection Certificate for Sale of Plot No. CIDCO/ATPO/WLJ/2018(resale noc) 104 dated 06.02.2018 issued by CIDCO in the name of The New Trivenisangam Sahakari Gruhnirman Sanstha Maryadit Aurangabad through its Mr. Karbhari Venunath Dhanad 2. Mr. Dilip Bhagvat Jagtap in

respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad.

11. That, Registered Sale Deed bearing Daybook no. AGG-2/1576 dated 15.02.2018 executed by 1. Mr. Dillip Bhagwat Jagtap 2. Mr. Karbhari Venunath Dhanad in favour of M/s Jagdamba Developers & Builders through its Partners Mr. Suresh Gajanan Gawande 2. Mrs. Shila Harishchandra Jadhav 3. Mrs. Kondabal Vishnu Khedkar in respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad.
12. That, Development Permission bearing No. CIDCO/SP(NT)/BP/WLJ/2018(BP)/221 dated 05.04.2018 Issued by CIDCO in the name of M/s Jagdamba Developers & Builders through its Partners Mr. Suresh G. Gawande & Others in respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad.
13. That, Commencement Certificate Bearing No. CIDCO/SP(NT)/3P/WLJ/2018(BP)/221 dated 05.04.2018 issued by CIDCO in the name of M/s Jagdamba Developers & Builders through its Partners Mr. Suresh G. Gawande & Others in respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad.

TITLE OPINION/ CERTIFICATE:

On perusal of above mentioned documents our Applicant (Owner) M/s Jagdamba Developers & Builders through its Partners Mr. Suresh Gajanan Gawande 2. Mrs. Shila Harishchandra Jadhav 3. Mrs. Kondabal Vishnu Khedkar in respect of Plot No.01, Admeasuring 447.18 Sq. Mtr, Waluj Mahanagar -1, Gut No.168, Mouje - Tisgaon, Aurangabad. I have inspected the record of registry and Index-II of the office of Sub-Registrar at Aurangabad, Dist. Aurangabad for the last 15 years through my application dated 15.02.2018 and have deposited the requisite charges towards search fees on the very same day under Receipt No. MH001683090201819E, dated 18.05.2018 which is enclosed herewith.

Hence this report.

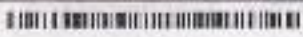
Place: Aurangabad.

Yours sincerely





CHALLAN
MTR Form Number-5

GRN	5H011659091201819E	BARCODE			Date	18/05/2018-14:05:12		Form ID			
Department Inspector General Of Registration				Payer Details							
Search Fee				TAX ID (If Any)							
Type of Payment Other Items				PAN No.(If Applicable)		AQWPN5155P					
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1				Full Name		ADY SARKA MANDUK					
Location AURANGABAD											
Year 2018-2019 One Time				Flat/Block No.		PLOT NO 7					
Account Head Details			Amount In Rs.	Premises/BUILDING							
0930072221 SEARCH FEE			375.00	Road/Street		GARKHEDA					
				Area/Locality		AURANGABAD					
				Town/City/District							
				PIN		4	3	1	0	0	1
				SEARCH FEE FOR PLOT NO 1 TISGAON BUT NO 168 AURANGABAD							
				Amount In		Three Hundred Seventy Five Rupees Only					
Total			375.00	Words							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank GRN		Rec. No.		03040872018051827855		IKGCPICGPM	
Cheque/DD No.				Bank Date		RIN Date		18/05/2018-14:05:51		Not Verified with RBI	
Name of Bank				Bank-branch		STATE BANK OF INDIA					
Name of Branch				Branch No., Code		Not Verified with Branch					

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 નોંધ:- આ ચલણ માત્ર ચલણમાં જણાવેલા કારણ માટે જ માન્ય છે. અન્ય કારણો અથવા અનુદાનિત દસ્તાવેજો માટે અમાન્ય.