



TITLE CLEARANCE CERTIFICATE

PROPERTY

Plot No.01 & 02 in Gut No.31,
mauje Itkheda, Aurangabad.

FOR

M/s Avenuegold Landmarks LLP.

FROM

P.D. KULKARNI

Advocate

Row-House No.A-7, Jabinda Residency,
Devanagari, Shahnoorwadi, Aurangabd.

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इतर पावती

Original/Duplicate

Wednesday, 18 April 2018 1:21 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5184 दिनांक: 18/04/2018

गावाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगग2-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.पी.डी.कुलकर्णी

वर्णन अर्ज क्र.449/2018 प्लॉट नं.1/2 गट नं.31/पी इटखेडा ता.जि.औरंगाबाद सन.2006 ते 2018 (13 वर्ष)

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Joint S R Aurangabad

1); देयकाचा प्रकार: By Cash रकम: रु 325/-

नह दुय्यम निबधंक बर्ग-२
औरंगाबाद क्र.-२

Prashant D. Kulkarni

B.S.L, LL.B

Advocate

Off:- Row-House No.A-7, Jabinda Residency, Devanagari, Shahnoorwadi, Aurangabad
Ph. [0240] 2442431, Cell: 9422210295

Date:18/04/2018

To,
Whomsoever, it may concern,

**TITLE VERIFICATION REPORT REGARDING AMALGAMATED
PLOT No.01 & 02 ADMEASURING 2963.39 Sq.MTR. GUT
No.31/P, ITKHEDA, Tq.&DIST. AURANGABAD.**

This is to certify that, as per the documents made available to me & as per the request of my client, I've conducted the search & giving my legal Opinion regarding the trace of title is as under.

OWNERSHIP INFORMATION/TITLE HISTORY:-

Based upon the documents placed before me, it reveals that the Gut No.31 total land admeasuring 49R. situated at Itkheda, Aurangabad was originally owned and possessed by Mr. Surajmal Mulchand Agrawal since more than last 30 years. The name of the said Owner reflected on 7/12 extract of Gut No.31 vide mutation entry No.01.

It is seen that, the name of Mr.Surajmal Mulchand Agrawal wrongly reflected as Mr.Suresh, the same has been corrected as Mr.Suraj vide mutation entry No.2435.

That, the Owner Mr.Surajmal Mulchand Agrawal & one Mr.Chandmal Mulchand Agrawal have as per the registered Exchange Deed No.7989/2013, dated 22/11/2013 registered at the Office of Sub-registrar No.5 at Aurangabad exchanged their properties in between themselves & as per the

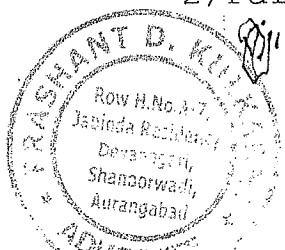
same the land total 49R. in Gut No.31 came under ownership of Mr.Chandmal Mulchand Agrawal & the constructed House CTS No.16762 at Osmanpura, Aurangabad came under ownership of Mr.Surajmal Mulchand Agrawal.

The concerned Talathi Office Saja Osmanpura, Aurangabad has mutated the name of Mr.Chandmal Mulchand Agrawal on 7/12 extract of Gut No.31 as Owner of land 49R. vide mutation entry No.2435, dated 15/3/2014.

That, after demise of the Owner Mr.Chandmal Mulchand Agrawal on dated 13/10/2014, the deceased's legal heirs namely Smt.Premalata Chandmal Agrawal, Smt.Mangala Chandmal Agrawal, Mr.Rajesh S/o Chandmal, Deepali Giridharilal Agrawal, Mr.Nilesh, Mr.Rupesh, Mr.Abhijeet Mr.Amit all S/o Chandmal Agrawal filed Suit for Partition & Separate Possession vide its Case number RCS No.201/2015, filed before Hon'ble CJSD, Aurangabad. The said matter has been compromised & as per the Compromise Petition at Exh-12/B, the Decree & Order has been passed by the Hon'ble Court on dated 28/4/2015. As per the said Order the land 49R. in Gut No.31 came equally to the share of Smt.Premalata Chandmal Agrawal & Smt.Mangala Chandmal Agrawal i.e. 24½R. respectively.

The Talathi Office Saja Osmanpura, Aurangabad mutated the names of Smt.Premalata Chandmal Agrawal as Owner for land 24½R. & Smt.Mangala Chandmal Agrawal as Owner for land 24½R. vide mutation entry No.2653, dated 25/5/2015.

The Collector Office already granted permission to the above property 2963.39 Sq.Mtr. in Gut No.31 for Non-Agricultural use U/s 42-A of MLRC, vide N.A permission issued by the Collector Office, Aurangabad, bearing No.2018/jama-2/Pari.B/C.R-07, dated 26/2/2018.



That, the Owners of land contained in Gut No. 31/P have applied to MCA & according to the approved Tentative layout Order of Town Planning Office, MCA, Aurangabad bearing its outward No.MCA/TPS/ SSNR/ 2015/537, dated 22/5/2015, the Owners demarcated the plots to the various denominations.

That, the Owners Smt.Premalata Chandmal Agrawal & Smt.Mangala Chandmal Agrawal with the consent of M/s Ambika Infrastructure through Prop. Mr.Dipak Jethmal Parmar have sold the Plot No.01 & 02 total admeasuring 2963.39 Sq.Mtr.to purchaser M/s Avenuegold Landmarks LLP through its Partners Mr.Vinay Chandmal Surana, Mr.Arjun Ramkrushna Atkare & Mr.Dipak Jethmalji Parmar vide registered Sale Deed No.2940/2016, dated 5/5/2016 registered at the Office of Sub-Registrar No.2 at Aurangabad.

The Talathi Office Saja Osmanpura, Aurangabad mutated the names of purchaser M/s Avenuegold Landmarks LLP through its Partners Mr.Vinay Chandmal Surana, Mr.Arjun Ramkrushna Atkare & Mr.Dipak Jethmalji Parmar on 7/12 extract of Gut No.31 as Owner for Plot No.01 & 02 vide mutation entry No.2873, dated 6/6/2016.

Plot No.01 & 02 total admeasuring 2963.39 Sq. Mtr. in Gut No.31, mauje Itkheda, Tq.& Dist.Aurangabad, the boundaries specified as under: -

Towards East	Land in Gut No.30.
Towards West	Land in Gut No.32 & Road.
Towards North	Land in Gut No.29.
Towards South	Remaining land in Gut No.31 & t land in Gut No.33.

That, the Owner M/s Avenuegold Landmarks LLP through its Partners got amalgamated the Plot No.01 & 02 in Gut No.31 vide approved Plot Amalgamation Order Outward No.Mca/Tps/Ssnr/2018/



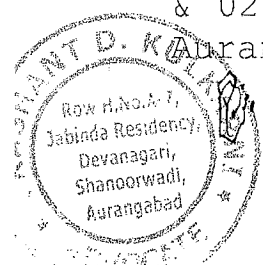
156, dated 03/02/2018 approved by Asst. Director, Town Planning Office, MCA.

That, Owner M/s Avenuegold Landmarks LLP through its Partners obtained Commencement Certificate with approved building plan No.971/2017-18, file No.263/17/2017-18, dated 6/2/2018 approved by Town Planning Office MCA.

DOCUMENTS SEEN:-

- 1] Photo Copy of 7/12 extract of Gut No.31 for last 30 years.
- 2] Photo Copy of registered Exchange Deed No. 7989/2013, dated 22/11/2013.
- 3] Photo Copy of mutation entry No.2435, dated 15/3/2014 & 2653/2015, dated 25/5/2015.
- 4] Photo Copy of Petition RCS No.201/2015 with Compromise Petition Exh-12/B.
- 5] Photo Copy of N.A.Order No.2018/jama-2/Pari.B/ C.R-07, dated 26/2/2018
- 6] Photo Copy of Tentative Layout Order outward No.MCA/TPS/ SSNR/ 2015/537, dated 22/5/2015.
- 7] Photo Copy of registered Sale Deed No. 2940/2016, dated 5/5/2016.
- 8] Photo Copy of approved Plot Amalgamation Order Outward No.Mca/Tps/Ssnr/2018/ 156, dated 03/02/2018.
- 9] Photo Copy of Commencement Certificate with approved building plan No.971/2017-18, file No.263/17/2017-18, dated 6/2/2018.

In view of the above referred documents produced before me and as per the facts which came to my knowledge, I perused the record of the office of the sub-Registrar, Aurangabad and have inspected the Documents Provided to me and registered thereof under application No.449/2018, dated 18/04/2018 under Receipt No.5184 for period of 13 years from 2004 to 2016 and the title and ownership of Owner M/s Avenuegold Landmarks LLP through its Partners for amalgamated Plot No.01 & 02 in Gut No.31 at mauje Itkheda, Tq. & Dist. Aurangabad has not been transferred and no



registered Conveyance like sale, lease, and gift of the said Plots & the said land in Gut No.31 seems to be clear & marketable & free from all encumbrances till date.

Hence this Search Report.

Date:18/04/2018.




PRASHANT D. KULKARNI
Advocate