

Anand P. Umrikar

ADVOCATE

71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005

Email: apumrikar@gmail.com

Cell No. 98 50 19 75 94

Date 03/11/2020

TITLE INVESTIGATION REPORT

Name of the Property Owner	M/s. Agraganya Buildcon through its Partner 1] Mr. Praveen Harilal Jangid 2] Mr. Satish Balasaheb Kedar 3] Mr. Ankush S/o Ramrao Gholap, 4] Mr. Shivkumar S/o Sudhir Sablok								
Description of Property	The land 2035.737 Sq. Mtrs part of Gut No. 108, situated at Village - Satara, Tq. And Dist. Aurangabad, Boundaries: <table><tr><td>East:-</td><td>15.00 Mtr wide Inter Road</td></tr><tr><td>West:-</td><td>Nala & Gut No-107 Sata</td></tr><tr><td>South:-</td><td>Amenity Space Gut No-1</td></tr><tr><td>North:-</td><td>Beed By-pass Road</td></tr></table>	East:-	15.00 Mtr wide Inter Road	West:-	Nala & Gut No-107 Sata	South:-	Amenity Space Gut No-1	North:-	Beed By-pass Road
East:-	15.00 Mtr wide Inter Road								
West:-	Nala & Gut No-107 Sata								
South:-	Amenity Space Gut No-1								
North:-	Beed By-pass Road								

FLOW OF THE TITLE

1. That, Yash Builders and Developers through its partners Shri. Sambhaji Ramkrishna Atkare, Shri. Kiran Ravindra Wadhi & Shri. Samir Ramanlal Bhandari vide registered sale deed bearing NO. 5697, dtd. 09.11.2009, has purchased the property land area admeasuring 1Acre 1 Guntha part of Gut No. 106 and land area admeasuring 0H 60R, out of Gut NO. 108 situated at village Satara, Tq. & Dist. Aurangabad from its previous owner Sow. Mandakini Pralhad Panhale.
2. land 01 Acre 01 Guntha (41 R) part of Gut No. 108, situated at Village - Satara, Tq. And Dist. Aurangabad, which has been converted in to N.A. (Non Agriculture) from the Collector, Aurangabad, vide Order No. 2010/ MASHAKA/ LAND-1/Sr. No. 352 dated 01.11.2010 and the CIDCO authority has previously approved the lay out plan of the said property & Plot No.01 Totally adm.2035.737 Sq.Mtrs.;Gut No. 108, situated at Village - Satara,Tq. And Dist. Aurangabad is from the said layout.
3. That, Yash Builders and Developers through its partners Shri. Sambhaji Ramkrishna Atkare, Shri. Kiran Ravindra Wadhi & Shri. Samir Ramanlal Bhandari have executed Registered Sale Deed bearing No. 8032 dated 31.12.2013 in favour of Mr.Rahul Sharad Mishrikotkar and thereby sold 50% share in the above referred property to Trump Land Mark LLP.
4. That, the CIDCO vide letter No-CIDCO/TPO/BP/ AUR (AFA) / BP/ 2018/755,Date-16/02/2018, Cidco has cancelled the above Layout No-CIDCO/PLANNING/FLP/AFA/2010/274 ,Date-01/10/2010.
5. The Aurangabad Municipal Corporation vide Commencement Certificate bearing Permission No 28/2020-21 & File No 252/17/209-20 dated 28.07.2020 has granted permission for construction of flatted building, as per the approved map of construction on the property referred above.
6. That, 1] Trump Land Mark LLP through its partner Mr. Sambhaji Ramkrishna Atkare, Mr. Arjun Ramkrishna Atkare, Mr. Vikram Jawaharlal Bohra,Mr. Vishal Jawaharlal Bohra, Mr. Uday Bhaskarrao Deshmukh, Mr. Abhijit Bhaskarrao Deshmukh AND 2] Mr. Rahul Sharad Mishrikotkar, Registered Agreement to Sale bearing No. 6201

Anand P. Umrikar

ADVOCATE

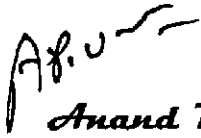
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dated 11.11.2019 and Registered Sale Deed bearing No. 2925 dated 30.07.2020 has sold land 2035.737 Sq. Mtrs part of Gut No. 108, situated at Village - Satara, Tq. And Dist. Aurangabad to M/s. Agraganya Buildcon through its Partner 1]Mr. Praveen Harilal Jangid 2] Mr. Satish Balasaheb Kedar 3] Mr. Ankush S/o Ramrao Gholap, 4] Mr. Shivkumar S/o Sudhir Sablok.

FINAL OPINION

M/s. Agraganya Buildcon through its Partner 1]Mr. Praveen Harilal Jangid 2] Mr. Satish Balasaheb Kedar 3] Mr. Ankush S/o Ramrao Gholap, 4] Mr. Shivkumar S/o Sudhir Sablok thus get absolute, clear, good & marketable title over the property referred under the schedule and the said property free from any encumbrances.

Hence the Opinion
Yours Truly



Anand P. Umrikar
Advocate



CHALLAN
MTR Form Number-6



GRN	MH006480895202021E	BARCODE			Date	03/11/2020-11:19:46	Form ID
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Search Fee		TAX ID / TAN (If Any)				
	Other Items		PAN No.(If Applicable)				
Office Name	DIG1_PUNE D I G OF REG		Full Name		Adv Anand Umnikar		
Location	PUNE		Flat/Block No.				
Year	2020-2021 One Time		Premises/Building				
Account Head Details		Amount in Rs.	Road/Street				
0030072201 SEARCH FEE		750.00	Area/Locality				
			Town/City/District				
			PIN				
			Remarks (If Any)				
			30 years Search from 1990 to 2020				
			Amount In	Seven Hundred Fifty Rupees Only			
Total		750.00	Words				
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572020110399479	IK0AUBVFF4	
Cheque/DD No.		Bank Date	RBI Date	03/11/2020-11:24:20	Not Verified with RBI		
Name of Bank		Bank-Branch		STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9850197594

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.