

Rahul S. Malani

ADVOCATE

Mob : 8275069147

E-mail : rahulmalani143@gmail.com

1

ADV. PANEL

L.I.C.

Bank of Baroda

Office : 18, Vikas Nagar, Behind Pawan Gas agency office, New Osmanpura, Aurangabad.

Date:08/01/2022

To
MAHARERA

Sub: Title clearance certificate in respect of property plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Friends Colony, Station Road, Aurangabad. (Hereinafter referred as said property)

I have investigated the title of the above said property on the request of M/s. Aadinath Properties A registered partnership firm through its partner Pravin S/o Mangilal Katariya R/o.: Plot No.31,31A, Sector F1, N-4 Cidco , Aurangabad and following documents

- 1) Description of property: plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Friends Colony Station Road, Aurangabad
- 2) N.A. Regularization order dated 28/09/1989 by Collector Aurangabad by its order No.NAA/ABD/CR/5269/1989 along with its regularization penalty payment challan dated 27/09/1989 as well as layout approved by Assistant Director of Town Planning Municipal Corporation Aurangabad on dated 31/10/1986 vide file no.AMC/TPS/LYT/2599/86
- 3) Allotment letter dated 29/08/1988 issued by The Friends Co-operative Housing Society Ltd in favour of Rajendra Shrikrishna Maniyar in respect of plot No.4 CTS No.18143 admeasuring 378.1 Sq.



Office : 18, Vikas Nagar, Behind Pawan Gas agency office, New Osmanpura, Aurangabad.

mtrs. Situated at friends co-operative Housing Society, Station Road, Aurangabad & Mutation entry No.7775

4) Occupancy Certificate dated 04/05/1995 issued by Municipal Corporation Aurangabad in favour of Rajendra Shrikrishna Maniyar in respect of plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Friends Colony, Station Road, Aurangabad

5) Share Certificate dated 08/07/1997 issued by The Friends Co-operative Housing Society in the name of Rajendra Shrikrishna Maniyar.

6) Death certificate of Rajendra Shrikrishna Maniyar given by Municipal Corporation Aurangabad and Heirship certificate granted by Hon'ble Jt. Civil Judge S.D. Aurangabad in respect of plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Friends Colony, Station Road, Aurangabad in favour of Aruna w/o Rajendra Maniyar , Pallavi w/o Mayank Maheshwari & Rahul s/o Rajendra Maniyar as legal heir of Rajendra Maniyar, in MARJI No.893/2018 , on dated 23/03/2019.

7) Mutation entry No. 12315 & Share Certificate dated 26/08/1999 issued by The Friends Co-operative Housing Society in the name of Aruna w/o Rajendra Maniyar , Pallavi w/o Mayank Maheshwari & Rahul s/o Rajendra Maniyar as legal heir of Rajendra Maniyar.

Office : 18, Vikas Nagar, Behind Pawan Gas agency office, New Osmanpura, Aurangabad.

8} Order issued by Deputy Registrar Co-operative Society Aurangabad vide its order no.PRASHA.2/GRUHNI/FRIENDS/NO.RADD/1329/2000, dated 29-Aug-2000 and consequence letter dated 03/07/2001 regarding cancellation of registration of The Friends Co-Operative Housing Society issued by Govt. Officer of Deputy Registrar Co-operative Society Aurangabad to Aruna w/o Rajendra Maniyar .

9} Power of attorney dated 15/09/2020 by Rahul Rajendra Maniyar in favour of Aruna Rajendra Maniyar, executed at Consulate General of India, Melbourne.

10} Registered sale-deed dated 18/11/2020, registered at sr no. 6264 at the office of Sub- Registrar Aurangabad executed by Aruna w/o Rajendra Maniyar , Rahul s/o Rajendra Maniyar through his GPA Holder Aruna w/o Rajendra Maniyar & Pallavi w/o Mayank Maheshwari in favour of Manish Mangilal Phulpagar in respect of plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. along with old construction thereon, situated at Situated at friends co-operative Housing Society, Friends Colony, Station Road, Aurangabad & mutation entry No.10354.

11} Registered Development agreement dated 22/12/2021, registered at sr no.8935/2021 at the office of Sub- Registrar Aurangabad executed by Manish Mangilal Phulpagar in favour of M/s. Aadinath Properties A registered partnership firm in respect of plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Friends Colony, Station Road, Aurangabad and Consequence registered general power of attorney dated 22/12/2021 registered at sr no.8936/2021 at the office of Sub- Registrar Aurangabad .



Office : 18, Vikas Nagar, Behind Pawan Gas agency office, New Osmanpura, Aurangabad.

12) P.R. Card of property plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Friends Colony, Station Road, Aurangabad.

13) Search Report for the period of 30 years from 01/01/1992 till 08/01/2021

On perusal of the above mentioned documents relating to title of the said property, I am of the opinion that the title of Manish Mangilal Phulpagar is clear, marketable and I did not trace out any encumbrances on the said plot as per available index record on online platform.

Owners of plots : property plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Station Road, Aurangabad owned and possessed by Manish Mangilal Phulpagar and M/s. Aadinath Properties A registered partnership firm validly entered into development agreement with him .

Qualifying comments/remarks : Nil

Date: 08/01/2022



(R.S. MALANI)
ADVOCATE

The title cum search report reflecting the flow of the title of the Manish Mangilal Phulpagar on the said property plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Friends Colony, Station Road, Aurangabad is given as under :



Rahul S. Malani

ADVOCATE

Mob : 8275069147

E-mail : rahulmalani143@gmail.com

5

ADV. PANEL

L.I.C.

Bank of Baroda

Office : 18, Vikas Nagar, Behind Pawan Gas agency office, New Osmanpura, Aurangabad.

Date :08/01/2022

TITLE-CUM SEARCH REPORT

WHEREAS, M/s. Aadinath Properties A registered partnership firm through its partner Pravin S/o Mangilal Katariya R/o.: Plot No.31,31A, Sector F1, N-4 Cidco , Aurangabad me and requested to issue Title-cum-Search report in respect of property plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Station Road, Aurangabad. I have gone through the documents of Title produced by her before me and also took search at the office of Sub-Registrar, Aurangabad and accordingly I am issuing this Title-cum-Search report as under :

That, the property plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Station Road, Aurangabad was allotted to Rajendra Shrikrishna Maniyar by The Friends Co-operative Housing Society Ltd vide its Allotment letter dated 29/08/1988. Thereafter N.A. Regularization order dated 28/09/1989 issued by Collector Aurangabad by its order No.NAA/ABD/CR/5269/1989 along with its regularization penalty payment challan dated 27/09/1989 as well as layout approved by Assistant Director of Town Planning Municipal Corporation Aurangabad on dated 31/10/1986 vide file no.AMC/TPS/LYT/2599/86. After completing construction, Occupancy Certificate dated 04/05/1995 issued by Municipal Corporation Aurangabad in favour of Rajendra Shrikrishna Maniyar in respect of plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Station Road, Aurangabad. Share



Rahul S. Malani

ADVOCATE

Mob : 8275069147

E-mail : rahulmalani143@gmail.com

6

ADV. PANEL

L.I.C.

Bank of Baroda

Office : 18, Vikas Nagar, Behind Pawan Gas agency office, New Osmanpura, Aurangabad.

Certificate dated 08/07/1997 issued by The Friends Co-operative Housing Society in the name of Rajendra Shrikrishna Maniyar.

That, Rajendra Shrikrishna Maniyar expired on 08/08/1999 and accordingly death certificate of Rajendra Shrikrishna Maniyar issued by Municipal Corporation Aurangabad. After death of Rajendra Maniyar, his wife Aruna w/o Rajendra Maniyar, his daughter Pallavi w/o Mayank Maheshwari & his son Rahul s/o Rajendra Maniyar filed MARJI No.893/2018 for obtaining heirship certificate in respect of plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Station Road, Aurangabad and accordingly Hon'ble Jt. Civil Judge S.D. Aurangabad by its order dated 12/03/2019 issued heirship certificate in favour of Aruna w/o Rajendra Maniyar, Pallavi w/o Mayank Maheshwari & Rahul s/o Rajendra Maniyar as legal heir of Rajendra Maniyar. In respect of plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Station Road, Aurangabad. As per the above said heirship certificate order name of Aruna w/o Rajendra Maniyar, Pallavi w/o Mayank Maheshwari & Rahul s/o Rajendra Maniyar came to be recorded in PR card of plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Station Road, Aurangabad vide mutation entry No. 12315. Share Certificate dated 26/08/1999 issued by The Friends Co-operative Housing Society in the name of Aruna w/o Rajendra Maniyar, Pallavi w/o Mayank Maheshwari & Rahul s/o Rajendra Maniyar as legal heir of Rajendra Maniyar.

That, as per Order no.PRASHA.2/GRUHNI/FRIENDS/NO.RADD/1329/2000,



Rahul S. Malani

ADVOCATE

Mob : 8275069147

E-mail : rahulmalani143@gmail.com

7

ADV. PANEL

L.I.C.

Bank of Baroda

Office : 18, Vikas Nagar, Behind Pawan Gas agency office, New Osmanpura, Aurangabad.

dated 29-Aug-2000 issued by Deputy Registrar Co-operative Society Aurangabad and consequence letter dated 03/07/2001 issued by Govt. Officer of Deputy Registrar Co-operative Society Aurangabad to Aruna w/o Rajendra Maniyar regarding cancellation of registration of The Friends Co-Operative Housing Society. As such plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Station Road, Aurangabad was became absolutely owned and possessed by Aruna w/o Rajendra Maniyar , Pallavi w/o Mayank Maheshwari & Rahul s/o Rajendra Maniyar as legal heir of Rajendra Maniyar.

That, Power of attorney dated 15/09/2020 by Rahul Rajendra Maniyar in favour of Aruna Rajendra Maniyar, executed at Consulate General of India, Melbourne. Thereafter Aruna w/o Rajendra Maniyar , Rahul s/o Rajendra Maniyar through his GPA Holder Aruna w/o Rajendra Maniyar & Pallavi w/o Mayank Maheshwari executed registered sale-deed dated 18/11/2020, registered at sr no. 6264 at the office of Sub- Registrar Aurangabad executed by in favour of Manish Mangilal Phulpagar in respect of plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. along with old construction thereon, situated at Situated at friends co-operative Housing Society, Friends Colony, Station Road, Aurangabad. On the basis of the registered sale deed, mutation entry No.10354 came to be sanctioned and accordingly name of Manish Mangilal Phulpagar is recorded in P.R. Card of the said property as owner and possessor of the property.

That , Manish Mangilal Phulpagar executed registered development agreement dated 22/12/2021, registered at sr no.8935/2021 at the office of



Rahul S. Malani

ADVOCATE

Mob : 8275069147

E-mail : rahulmalani143@gmail.com

8

ADV. PANEL

L.I.C.

Bank of Baroda

Office : 18, Vikas Nagar, Behind Pawan Gas agency office, New Osmanpura, Aurangabad.

Sub- Registrar Aurangabad in favour of M/s. Aadinath Properties A registered partnership firm in respect of plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Friends Colony, Station Road, Aurangabad and Consequence registered general power of attorney dated 22/12/2021 registered at sr no.8936/2021 at the office of Sub- Registrar Aurangabad .

On the basis of above referred documents and on the basis of above fact which came to my knowledge, I feel that, Manish Mangilal Phulpagar established clear chain of title in respect of property plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Friends Colony Station Road, Aurangabad as stated above for last 30 years. I also taken search at available online platform, but as per available index thereat I did not trace out any encumbrances on the said property. In substance I feel that, Manish Mangilal Phulpagar is having good marketable title in respect of the said property plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Friends Colony Station Road, Aurangabad and M/s. Aadinath Properties A registered partnership firm validly entered in to development agreement with him in respect of the said property. The original search receipt is annexed hereto. Hence this Title-cum-Search Report.

Date: 08/01/2022


(R.S. MALANI)
ADVOCATE.

**FLOW OF THE TITLE OF THE PROPERTY PROPERTY PLOT NO.4 CTS NO.18143
ADMEASURING 378.1 SQ. MTRS. SITUATED AT FRIENDS CO-OPERATIVE
HOUSING SOCIETY, Friends Colony, STATION ROAD, AURANGABAD,
AURANGABAD**

- 1) Description of property: plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Friends Colony Station Road, Aurangabad
- 2) N.A. Regularization order dated 28/09/1989 by Collector Aurangabad by its order No.NAA/ABD/CR/5269/1989 along with its regularization penalty payment challan dated 27/09/1989 as well as layout approved by Assistant Director of Town Planning Municipal Corporation Aurangabad on dated 31/10/1986 vide file no.AMC/TPS/LYT/2599/86
- 3) Allotment letter dated 29/08/1988 issued by The Friends Co-operative Housing Society Ltd in favour of Rajendra Shrikrishna Maniyar in respect of plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Station Road, Aurangabad & Mutation entry No.7775
- 4) Occupancy Certificate dated 04/05/1995 issued by Municipal Corporation Aurangabad in favour of Rajendra Shrikrishna Maniyar in respect of plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Friends Colony, Station Road, Aurangabad



Office : 18, Vikas Nagar, Behind Pawan Gas agency office, New Osmanpura, Aurangabad.

5) Share Certificate dated 08/07/1997 issued by The Friends Co-operative Housing Society in the name of Rajendra Shrikrishna Maniyar.

6) Death certificate of Rajendra Shrikrishna Maniyar given by Municipal Corporation Aurangabad and Heirship certificate granted by Hon'ble Jt. Civil Judge S.D. Aurangabad in respect of plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Friends Colony, Station Road, Aurangabad in favour of Aruna w/o Rajendra Maniyar , Pallavi w/o Mayank Maheshwari & Rahul s/o Rajendra Maniyar as legal heir of Rajendra Maniyar, in MARJI No.893/2018 , on dated 23/03/2019.

7) Mutation entry No. 12315 & Share Certificate dated 26/08/1999 issued by The Friends Co-operative Housing Society in the name of Aruna w/o Rajendra Maniyar , Pallavi w/o Mayank Maheshwari & Rahul s/o Rajendra Maniyar as legal heir of Rajendra Maniyar.

8) Order issued by Deputy Registrar Co-operative Society Aurangabad vide its order no.PRASHA.2/GRUHNI/FRIENDS/NO.RADD/1329/2000, dated 29-Aug-2000 and consequence letter dated 03/07/2001 regarding cancellation of registration of The Friends Co-Operative Housing Society issued by Govt. Officer of Deputy Registrar Co-operative Society Aurangabad to Aruna w/o Rajendra Maniyar .

9) Power of attorney dated 15/09/2020 by Rahul Rajendra Maniyar in favour of Aruna Rajendra Maniyar, executed at Consulate General of India, Melbourne.



Office : 18, Vikas Nagar, Behind Pawan Gas agency office, New Osmanpura, Aurangabad.

10) Registered sale-deed dated 18/11/2020, registered at sr no. 6264 at the office of Sub- Registrar Aurangabad executed by Aruna w/o Rajendra Maniyar , Rahul s/o Rajendra Maniyar through his GPA Holder Aruna w/o Rajendra Maniyar & Pallavi w/o Mayank Maheshwari in favour of Manish Mangilal Phulpagar in respect of plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. along with old construction thereon, situated at Situated at friends co-operative Housing Society, Friends Colony, Station Road, Aurangabad & mutation entry No.10354.

11) Registered Development agreement dated 22/12/2021, registered at sr no.8935/2021 at the office of Sub- Registrar Aurangabad executed by Manish Mangilal Phulpagar in favour of M/s. Aadinath Properties A registered partnership firm in respect of plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Friends Colony, Station Road, Aurangabad and Consequence registered general power of attorney dated 22/12/2021 registered at sr no.8936/2021 at the office of Sub- Registrar Aurangabad.

12) P.R. Card of property plot No.4 CTS No.18143 admeasuring 378.1 Sq. mtrs. Situated at friends co-operative Housing Society, Friends Colony, Station Road, Aurangabad .

Date:08/01/2022



(R.S. Malani)

Advocate



CHALLAN
MTR Form Number-6



GRN MH011390254202122U		BARCODE 		Date 08/01/2022-19:10:17		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1				Full Name		Advocate Rahul Malani	
Location AURANGABAD							
Year 2021-2022 From 01/01/1992 To 08/01/2022				Flat/Block No.			
Account Head Details			Amount in Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					PLOT NO 4 CT'S NO 18143 AT FRIENDS CO-OPERATIVE SOCIETY		
					FRIENDS COLONY STATION ROAD AURANGABAD		
Total			750.00		Amount in		Seven Hundred Fifty Rupees Only
					Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572022010839834	CPABHTWYB0
Cheque/DD No.				Bank Date	RBI Date	08/01/2022-19:24:11	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 :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणामुळेच लागू आहे. इतर कारणामुळे किंवा नोंदणी न करता कधीही दस्तावेजासाठी लागू नाही.

Mobile No. : 8275069147