Aniruddha S. Pathak, Advocate.

Plot No.76, Snehwardhini Society, Behind Omkareshwar Mandir,
Near Jawahar Colony, Aurangabad-431005.

Ref:- TVR-Nirman-2022 Date: 27/08/2022

To,
M/s. Nirman Ventures, Through its Partner
Waluj, Aurangabad.

Sub:- Title Investigation report in respect of Plot No.08 adm. 886.06 sq. mtr., Aurangabad attached herewith.

Sir,

As per your request, I am submitting herewith my title investigation report in respect of the property, which is proposed to be developed on the basis of a development agreement.

I request you to take note of the same along with my conclusions and recommendations.

Yours faithfully

Aniruddha S. Pathak, Advocate.

Date:- 27/08/2022.

Title Investigation Report

A. Name of the Owners:-(Leasehold Title)
Mr. Diwakar S/o. Sumerchand Sahuji and
Mr. Sachin S/o.Sumerchand Sahuji
R/o. Aurangabad.

B. Name of the Developerr:- **M/s. Nirman Ventures, Through its Partner,** Waluj, Aurangabad.

C. I, Aniruddha S. Pathak, Advocate, Aurangabad have investigated the title of Mr. Diwakar S/o. Sumerchand Sahuji and Mr. Sachin S/o.Sumerchand Sahuji to the said immovable property and the developer namely **M/s. Nirman Ventures, Through its Partner** Waluj, Aurangabad i.e. plot No.08, Adm.886.060 Sq.Mtr. Gut No.186 (P), Village Tisgaon, Waluj Mahanagar-1, Tq. Dist. Aurangabad in the State of Maharashtra on the basis of the title deed/s and other documents placed before me (more particularly described in Schedule 'I'), the discussions I had with the Owners, the Revenue Authorities and searches carried out by me/us in the Office of the Sub-Registrar of Assurances, which has jurisdiction over the said immovable properties and site inspection. My report on the title is as under:

i) Description of the immovable properties:

All the piece and parcel of land known as plot No.08, Adm.886.060 Sq.Mtr. Gut No.186 (P), Village Tisgaon, Waluj Mahanagar-1, Tq. Dist. Aurangabad forming part of said larger land (More specifically described in Schedule A) (Previously known as Sonali Co operative Housing Society, Scheme "C") along with all the things permanently attached and submitted thereupon, fixture, access and bounded as under :-

EAST : 15.00 Mtr. vide Road
WEST : Plot No.07

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SOUTH : Gut No.187 (Part)
NORTH : 15.00 Mtr. wide road
(hereinafter called as "the Immovable Properties").

ii) Documents perused by me:

Sr. No.	Document Name	Date	Particulars
1	Registered Agreement to Lease bearing day book No.AGG-2-4840-2013 in favor of Sonali Sahakari Gruhnirman Sanstha Maryadit.	05/09/2013	Xerox
2	Registered Lease deed bearing day book No.AGG-3-2098-2020 in favor of Sonali Sahakari Gruhnirman Sanstha Maryadit	20/03/2022	Xerox
3	Deed of Assignment bearing day book No. AGG-6-2091-2021 in favor of Mr. Diwakar S/o. Sumerchand Sahuji and Mr. Sachin S/o.Sumerchand Sahuji	05/03/2021	Xerox
4	Transfer order OW No.CIDCO/ADM/ MKTJ/WALUJ/2021/50	28/04/2021	Xerox
5.	Development agreement bearing day book No. AGG-3-5708-2022	23/08/2022	Xerox

2. Devolution of Title:-

I have taken the online search of above property till the year 2022, by inspecting the index II records available at Sub-Registrar's Office, Tq. Dist. Aurangabad vide online search challan dated 27/08/2022.

a) It is seen that, City and Industrial Development Corporation of Maharashtra Limited (CIDCO) had allotted land Adm.4000.00 Sq.Mtr. out of Gut No.186 and 187 Mauje Tisgaon, as alternate land to Sonali Sahakari Gruhnirman Sanstha Maryadit in lieu of society's land acquired in Gut No. 175, Tisgaon, Tq. and Dist. Aurangabad.

The members of society instead of selling the raw land, had decided to develop the said land by laying plots in developed layout and accordingly in pursuance to applications the said layout consists of plots and other area

ANIRUDDHA S. PATHAK No-MAH/1850/1992 ADVOCATE

Aniruddha S. Pathak, Advocate.

Plot No.76, Snehwardhini Society, Behind Omkareshwar Mandir,
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Ref:- TVR-Nirman-2022 Date: 27/08/2022

including plot No.08, Adm.886.060 Sq.Mtr. Gut No.186 (P), Village Tisgaon, Waluj Mahanagar-1, Tq. Dist. Aurangabad.

b) It is seen from record that the Agreement to Lease in respect of said land Adm.4000.00 Sq. Mtr. has been registered vide day book No.AGG-2-4840-2013 Dt.05/09/2013 in favor of Sonali Sahakari Gruhnirman Sanstha Maryadit.

It is seen that, the said society came to be registered as a cooperative society vide registration No.AGD/AGD/HSG/TC/674/205 Dt.24/04/2015 Deputy Registrar Cooperative society Aurangabad.

c) It is further seen that, CIDCO, Waluj, Aurangabad has approved revised development permission (Final Layout permission) vide letter No.CIDCO/ ATPO/ BP/ AUR(WLJ)/ 2021(LP)/47 Dt.05/02/2021 thereby sanctioning the layout of the land and also issued a commencement certificate along with the said permission.

d) It is further seen that, CIDCO Waluj, Aurangabad has executed a registered Lease Deed bearing day book No.AGG-03-2098-2020 Dt.16/09/2020 in favor of Sonali Sahakari Gruhnirman Sanstha Maryadit and accordingly the said society became lessee of the said land during the including plots therein as per the sanction layout.

e) It is further seen that, the society was desirous of transferring the plot No.08, to suitable persons and accordingly the request of Mr. Diwakar S/o. Sumerchand Sahuji and Mr. Sachin S/o.Sumerchand Sahuji, the said plot No.08, Adm.886.060 Sq. Mtr. Gut No.186 (P), Village Tisgaon, Waluj Mahanagar-1, Tq. Dist. Aurangabad was transferred for the total consideration of Rs.80,00,000 (Rupees Eighty Lakh Only) by way of deed of assignment bearing day book No.AGG-6-2091-2021 Dt.05/03/2021 in favor of the said persons.

ANIRUDDHA S. PATHAK ADVOCATE

Aniruddha S. Pathak, Advocate.

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Accordingly on the basis of said deed of assignment, Mr. Diwakar S/o. Sumerchand Sahuji and Mr. Sachin S/o.Sumerchand Sahuji became the lessees of the said plot for the period as mentioned in the lease deed.

f) It is further seen that, CIDCO, Waluj, Aurangabad has issued a plot transfer order bearing No.CIDCO/ADM/MKTJ/WALUJ/2021/50 Dt.28/04/2021 thereby transferring said plot in the name of Mr. Diwakar S/o. Sumerchand Sahuji and Mr. Sachin S/o.Sumerchand Sahuji and accordingly the said plot is transferred in the CIDCO records in favor of Mr. Diwakar S/o. Sumerchand Sahuji and Mr. Sachin S/o.Sumerchand Sahuji.

g) That, it is represented that all dues, taxes, cess etc. as and when imposed and demanded by the concerned Authorities are paid and there are no dues on the said count.

h) It is further seen that, Mr. Diwakar S/o. Sumerchand Sahuji and Mr. Sachin S/o.Sumerchand Sahuji have executed a registered development agreement bearing day book No. AGG-3-5708-2022 Dt.23/08/2022 in favor of developer namely **M/s. Nirman Ventures, Through its Partner** Waluj, Aurangabad. As per the terms of said development agreement, the developer namely **M/s. Nirman Ventures, Through its Partner** Waluj, Aurangabad is entitled to 60% construction on the said plot in his share and remaining 40% construction is given in the share the lessees /owners.

I) Accordingly, I am of opinion that Mr. Diwakar S/o. Sumerchand Sahuji and Mr. Sachin S/o.Sumerchand Sahuji are the valid and proper lessees of the said plot. Further I am the opinion that on the basis of the registered development agreement, the developer namely **M/s. Nirman Ventures, Through its Partner** Waluj, Aurangabad is entitled to develop the said property and to sale and transfer 60% construction (Row Houses) as mentioned in the said development agreement to the prospective purchasers, subject to rules and regulations of CIDCO.

3. Minor's Interest / HUF Property:
Not applicable.

ANIRUDDHA S. PATHAK
Reg. No.-MAH/1850/1992
ADVOCATE

Aniruddha S. Pathak, Advocate.

Plot No.76, Snehwardhini Society, Behind Omkareshwar Mandir,
Near Jawahar Colony, Aurangabad-431005.

Ref:- TVR-Nirman-2022 Date: 27/08/2022

4. Mutation of the name of the owner in revenue records:
The name of the present lessees are recorded in CIDCO office.

5. Possession:-
From the deed of Assignment, it is mentioned that the present lessee is put in possession of the said property.

6. Payment of municipal/ local taxes/cess etc.:-
It is represented by the Lessees that taxes are yet to be imposed by the concerned authorities.

7. Applicability of the Urban Land (Ceiling and Regulation) Act, 1976 (ULCRA):
Not applicable. More over the said Act is repealed in the state of Maharashtra.

8. Applicability of Local laws:
Not applicable.

9. Searches:

i) Searches in the Office of Sub-Registrar of Assurance:
It is seen that except the above mentioned documents, there is no any other recorded transactions with respect to said property.

ii) Enquires made in The Office of Mandal /Revenue Officer:
Not applicable.

iii) Searches in the Office Registrar of Companies:
Not applicable.

iv) Lis pendens:
It is represented by the Lessees, that no litigation is pending as on date. Moreover upon online search on the district Court website by the undersigned, no litigation in respect of the said property is revealed as on date.

10. Site Inspection:
Site inspection is not carried out.

11. Conclusion and Recommendations:
On the basis of the above, I am of opinion that Mr. Diwakar S/o. Sumerchand Sahuji and Mr. Sachin S/o.Sumerchand Sahuji are the valid and proper lessees of the said plot. Further I am the opinion that on the basis of the registered development agreement, the developer namely **M/s. Nirman Ventures, Through its Partner** Waluj, Aurangabad is entitled to develop the said property and to sale and transfer 60% construction (Row Houses) as

ANIRUDDHA S. ... ADVOCATE

Aniruddha S. Pathak, Advocate.

Plot No.76, Snehwardhini Society, Behind Omkareshwar Mandir,
Near Jawahar Colony, Aurangabad-431005.

mentioned in the said development agreement to the prospective purchasers, subject to rules and regulations of CIDCO.

12. Final Opinion:

In continuation of the above, Accordingly, I am of opinion that Mr. Diwakar S/o. Sumerchand Sahuji and Mr. Sachin S/o.Sumerchand Sahuji are the valid and proper lessees of the said plot. Further I am the opinion that on the basis of the registered development agreement, the developer namely **M/s. Nirman Ventures, Through its Partner** Waluj, Aurangabad is entitled to develop the said property and to sale and transfer 60% construction (Row Houses) as mentioned in the said development agreement to the prospective purchasers, subject to rules and regulations of CIDCO.

Date:- 27/08/2022.

Yours faithfully,

Aniruddha S. Pathak, Advocate

ANIRUDDHA S. PATHAK No.MAH/1860/2012 ADVOCATE

Encl- Search Challan dated 27/08/2022.

Schedule-A
(Said larger land)

All the piece and parcel of land known as plot of land, Adm. 4000 Sq. Mtr. Gut No.186 (P), and 187 (P), Village Tisgaon, Waluj Mahanagar-1, Tq. Dist. Aurangabad and bounded as under :-

East	:	15.00 Mtr. vide Road
West	:	Plot No.07
South	:	Gut No.187 (Part)
North	:	15.00 Mtr. wide road

Schedule-I.

All the piece and parcel of land known as plot No.08, Adm. 886.060 Sq. Mtr. Gut No.186 (P), Village Tisgaon, Waluj Mahanagar-1, Tq. Dist. Aurangabad forming part of said larger land (More specifically described in Schedule A) Previously known as Sonali Co operative Housing Society, along with all the things permanently attached and submitted thereupon, fixture, access and bounded as under :-

East	:	15.00 Mtr. vide Road
West	:	Plot No.07
South	:	Gut No.187 (Part)
North	:	15.00 Mtr. wide road

Aniruddha S. Pathak, Advocate.

Plot No.76, Snehwardhini Society, Behind Omkareshwar Mandir,
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UNIT WISE BUILT AND CARPET AREA STATEMENT

DWELLING UNIT	PLOT AREA IN SQ. MTR.	PLOT AREA IN SQFT	B/UP AREA IN SQM	B/UP AREA IN SFT	CARPET AREA IN SQM	CARPET AREA IN SFT	TOTAL AREA B/UP + COMMON FACILITY SQM	TOTAL AREA B/UP + COMMON FACILITY SFT
R1	64..71	689.66	79.232	852.853	51.675	556.230	118.379	1274.232
R2	53.788	578.97	80.259	863.908	52.640	566.617	120.259	1294.468
R3	53.788	578.97	80.259	863.908	52.640	566.617	120.259	1294.468
R4	53.788	578.97	80.259	863.908	52.640	566.617	120.259	1294.468
R5	53.788	578.97	80.259	863.908	52.640	566.617	120.259	1294.468
R6	53.788	578.97	80.259	863.908	52.640	566.617	120.259	1294.468
R7	53.788	578.97	80.259	857.848	51.983	559.545	119.696	1288.408
R8	76.501	823.46	82.119	883.929	51.680	556.284	123.331	1327.535
R9	72.100	776.08	82.119	883.929	51.680	556.284	123.331	1327.535
R10	50.694	545.67	79.696	857.848	51.680	559.545	119.696	1288.408
R11	50.694	545.67	80.259	863.908	52.640	566.617	120.259	1294.468
R12	50.694	545.67	80.259	863.908	52.640	566.617	120.259	1294.468
R13	50.694	545.67	80.259	863.908	52.640	566.617	120.259	1294.468
R14	50.694	545.67	80.259	863.908	52.640	566.617	120.259	1294.468
R15	50.694	545.67	80.259	863.908	52.640	566.617	120.259	1294.468
R16	60.385	649.98	79.232	852.853	51.675	556.230	118.379	1274.232

ANIRUDDHA S. PATHAK Reg. No-MAH/1[illegible]/2[illegible] ADVOCATE

CHALLAN

MTR Form Number-6

GRN	MH006964792202223E	BARCODE		Date	27/08/2022-10:40:59	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	ANIRUDDHA SURYAKANT PATHAK
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	IDBI BANK
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	69103332022082710972	2763685266
Bank Date	RBI Date	27/08/2022-10:41:53	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Department ID : 660467308

Mobile No. : 9823114549

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद करणासाठीच लागु आहे. इतर करणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 27-08-2022 10:42:48