CHALLAN

MTR Form Number-6

GRN	MH011521991202324E	BARCODE		Date	28/11/2023-12:35:10	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	ARB2_AURANGABAD 2 JT SUB REGISTRAR	Full Name	Adv S G H Quadri
Location	AURANGABAD		
Year	2023-2024 One Time	Flat/Block No.	Gut No.736 Old Survey No.325-3 Plot NO.3
		Premises/Building	
		Road/Street	(MHADA UNIT)Chikalthana Aurangabad
		Area/Locality	Tq Dist Aurangabad
		Town/City/District	
		PIN	4 3 1 0 0 1

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

Search for the Period 1994 to 2023 for 30 Years

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042023112818835	006392760
Cheque/DD No.		Bank Date	RBI Date	28/11/2023-12:35:57	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9422542259

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 कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 28-11-2023 12:36:12

Adv. S.G.H. Quadri
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Advocate & Notry Govt. of India

R/o Plot No. 33, Savera Park, Gut No. 201,
Behind Ekta Nagar, Jatwada Road,Harsul, Aurangabad (431001)

Off. Collector Compound, Aurangabad.
Mobile No. 9422542259, 9923906866

Ref.

Date: 28.11.23

FORMAT – A

(Circular No.:- 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Plot No. 3, admeasuring 2035.74 out of non agricultural land Total admeasuring 1 H 24 R (3 Acre 2 Gunthas), Gut No. 736 (Old Survey No. 325/3) situated at Chikalthana, Taluka/District Aurangabad** within Aurangabad Municipal Corporation Limit. (hereinafter referred as the said plot)

I have investigated the title of the said **Land Total admeasuring 1 H 24 R (3 Acre 2 Gunthas), Gut No. 736 (Old Survey No. 325/3) situated at Chikalthana, Taluka/District Aurangabad** on the request of M/s. Pride Ventures India Pvt Ltd Through its Director Nitin Venuprasad Bagadiya (Developer & Builders) and following documents i.e. :-

1) **DESCRIPTION OF THE PROPERTY. :**

Non agriculture land bearing forming land is part of bulk **Plot No. 3, admeasuring 2035.74 out of non agricultural land Total admeasuring 1 H 24 R (3 Acre 2 Gunthas), Gut No. 736 (Old Survey No. 325/3) situated at Chikalthana, Taluka/District Aurangabad** within Aurangabad Municipal Corporation Limit. Which has been converted by obtaining the duw permission

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Date: 28/11/19

and as the Development Rules and on the request letter dated 16/05/2019 bearing Outward No. 3078/2019 issued by the (A MHADA UNIT), the Municipal Corporation Aurangabad will give the TDR / FSI of the said, land Owner / Developer.

Towards East	:	Part of Gut No. 737 & 24.00 Mt. Wide Road
Towards West	:	Gut No. 735
Towards South	:	Part of Gut No. 737, Govt. Hospital & 45.00 Mt. Wide Jalna Road
Towards North	:	Land of Gut No. 732

2) **THE DOCUMENTS OF ALLOTMENT OF PLOTS.:**

1. **As per 7/12 extract vide mutation no. 16476, mutation of previous owners name as a legal heirs.**
2. **Development permission through Aurangabad Municipal Corporation, Aurangabad Vide Permission No.** जा.क्र. मनपा/नरवि/ससंन२/२०१५/१९२९ दिनांक १/१/२०१५
3. **Development Agreement for Gut No. 736 (Old Survey No. 325/3) situated at Chikalthana** Bearing Daybook Serial **No. 2315/2015 Dated 03/06/2015, Between** 1) Sumanbai W/o. Gangadharrao Shejule, 2) Uttam S/o. Ganpat Kardile, 3) Anand S/o. Uttam Kardile, 4) Sangita W/o. Parmanand Shejule,

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5) Sunita @ Sangita W/o. Shrimant Mandlik , 6) Neeta W/o. Sanjay Lendal , 7) Shilpa D/o. Uttamrao Kardile AND M/s. Pride Ventures India Pvt Ltd Through its Director Nitin Venuprasad Bagadiya.--

4. **DEED OF RECTIFICATION / CORRECTION for Gut No. 736 (Old Survey No. 325/3) situated at Chikalthana** Bearing Daybook Serial **No. 3328/2018 Dated 18/06/2018, Between** 1) Sumanbai W/o. Gangadharrao Shejule, 2) Uttam S/o. Ganpat Kardile, 3) Anand S/o. Uttam Kardile , 4) Sangita W/o. Parmanand Shejule, 5) Sunita @ Sangita W/o. Shrimant Mandlik, 6) Neeta W/o. Sanjay Lendal, 7) Shilpa D/o. Uttamrao Kardile AND M/s. Pride Ventures India Pvt Ltd Through its Director Nitin Venuprasad Bagadiya.

5. **Relinquishment Deed of Plot No. 1 to 3, Gut No. 736 (Old Survey No. 325/3) situated at Chikalthana,** between 1) Sumanbai W/o. Gangadharrao Shejule, 2) Uttam S/o. Ganpat Kardile, 3) Anand S/o. Uttam Kardile , 4) Sangita W/o. Parmanand Shejule, 5) Sunita @ Sangita W/o. Shrimant Mandlik , 6) Neeta W/o. Sanjay Lendal , 7) Shilpa D/o. Uttamrao Kardile AND AURANGABAD HOUSING AND AREA DEVELOPMENT AUTHORITY (MHADA UNIT) Through Its Executive Engineer Sudhakar D. Bahegaonkar.

6. **Registered Special Power of Attorney Vide Day book No. 5768 dtd. 9/10/2018. Special Power of Attorney of Total Land admeasuring 1 H 24 R (3 Acre 2 Gunthas), Gut No. 736 (Old Survey No. 325/3) situated at Chikalthana, Taluka/District Aurangabad** opoint as Attorney Holder namely 1) Mr. Saurabh S/o. Sushil Gupta, 2) Shaikh Mahmad Sadik Mahmad Sharif, 3) Vijay Karbhari Zalte.

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Ref.

Date: 08.11.24

7. **Registered Tri-Party Agreement of Plot No. 3, admeasuring 2035.74, Gut No. 736 (Old Survey No. 325/3) situated at Chikalthana (A Mahada Unit), Pride Phonix ,** BETWEEN 1) Sumanbai W/o. Gangadharrao Shejule, 2) Uttam S/o. Ganpat Kardile, 3) Anand S/o. Uttam Kardile , 4) Sangita W/o. Parmanand Shejule, 5) Sunita @ Sangita W/o. Shrimant Mandlik , 6) Neeta W/o. Sanjay Lendal , 7) Shilpa D/o. Uttamrao Kardile **AND** M/s. Pride Ventures India Pvt Ltd Through its Director Nitin Venuprasad Bagadiya **AND** MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (A MHADA) a statutory corporation constituted under the Maharashtra Housing and Area Development Act 1976 (hereinafter called as said Act) and Aurangabad Housing and Area Development Board a Regional unit of MHADA having its office at near Mahaveer Stambh, CBS Road, at Aurangabad. Through Its Executive Engineer Shri Mukesh G. Deshmukh.

3) 7/12 extract issued by Land Revenue Office Aurangabad, **Mutation Entry No. 16476, Khata No. 2175**

4) Search report for **30 years from 1994 to till 2023**.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **1) Sumanbai W/o. Gangadharrao Shejule, 2) Uttam S/o. Ganpat Kardile, 3) Anand S/o. Uttam Kardile, 4) Sangita W/o. Parmanand Shejule, 5) Sunita @ Sangita W/o. Shrimant Mandlik, 6) Neeta W/o. Sanjay Lendal, 7) Shilpa D/o. Uttamrao Kardile AND**

Adv. S.G.H. Quadri
B.Com, LL.B., D.LL
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M/s. Pride Ventures India Pvt Ltd Through its Director Nitin Venuprasad Bagadiya AND MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (A MHADA) is clear, marketable and without any encumbrances.

3. OWNERS OF THE LAND

(1) Sumanbai W/o. Gangadharrao Shejule, 2) Uttam S/o. Ganpat Kardile, 3) Anand S/o. Uttam Kardile , 4) Sangita W/o. Parmanand Shejule, 5) Sunita @ Sangita W/o. Shrimant Mandlik, 6) Neeta W/o. Sanjay Lendal, 7) Shilpa D/o. Uttamrao Kardile Gut No. **Gut No. 736 (Old Survey No. 325/3) situated at Chikalthana, Mutation Entry No. 16476, Khata No. 2175.**

(2) Developer & GPA Holder **M/s. Pride Ventures India Pvt Ltd Through its Director Nitin Venuprasad Bagadiya and 1) Sumanbai W/o. Gangadharrao Shejule, 2) Uttam S/o. Ganpat Kardile, 3) Anand S/o. Uttam Kardile , 4) Sangita W/o. Parmanand Shejule, 5) Sunita @ Sangita W/o. Shrimant Mandlik, 6) Neeta W/o. Sanjay Lendal , 7) Shilpa D/o. Uttamrao Kardile- Development Agreement Rgd. No. 2315/2015 Dated 03/06/2015.**

(4) Qualifying comments/remarks if any .....

3/- The report reflecting the flow of the title of the **1) Sumanbai W/o. Gangadharrao Shejule, 2) Uttam S/o. Ganpat Kardile, 3) Anand S/o. Uttam Kardile,**

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Ref.

Date: 28/11/23

4) Sangita W/o. Parmanand Shejule, 5) Sunita @ Sangita W/o. Shrimant Mandlik, 6) Neeta W/o. Sanjay Lendal, 7) Shilpa D/o. Uttamrao Kardile AND M/s. Pride Ventures India Pvt Ltd Through its Director Nitin Venuprasad Bagadiya AND MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (A MHADA UNIT) on the said land is enclosed herewith as annexure. (Format-A)

Encl : Annexure.

Date : **28/11/2023**

Advocate 28.11.23

ADV. S. G. H. QUADRI
ADVOCATE & NOTARY
GOVT OF INDIA
REG.NO 6866/08
AURANGABAD /DIST

(Stamp)

Adv. S.G.H. Quadri
B.Com, LL.B., D.LL
Advocate & Notry Govt. of India

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Ref.

Date: 28.11.23

FORMAT – A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Subject : Flow of Title Report in respect of **Plot No. 3, admeasuring 2035.74 out of non agricultural land Total admeasuring 1 H 24 R (3 Acre 2 Gunthas), Gut No. 736 (Old Survey No. 325/3) situated at Chikalthana, Taluka/District Aurangabad** within Aurangabad Municipal Corporation Limit.

Dear Sir,

This is to certify that, This is to certify that the undersigned was assigned with the matter of search/investigation in respect of **Plot No. 3, admeasuring 2035.74 out of non agricultural land Total admeasuring 1 H 24 R (3 Acre 2 Gunthas), Gut No. 736 (Old Survey No. 325/3) situated at Chikalthana, Taluka/District Aurangabad**.

FLOW OF TITLE:

As per the Documents place before me and during online search I have observed as under.

In view of the above mentioned flow of title I have observed That, in the year 1980, mutate **in 7/12 extract vide mutation no. 16476, mutation of previous owners name as a legal heirs on the basis of 7/12 extract.**

Adv. S.G.H. Quadri
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Ref.

Date: 28.11.'21

That, in the year 2015, That the name of the developer is M / s Pride Ventures India Pvt Ltd and the name of the project is " PRIDE PHOENIX " and the said project is been constructed upon property bearing Plot no . 3. Gut no . 736 [part) (Old Survey No.325/3). Chikalthana, Aurangabad. Tq Dist. Aurangabad towards Municipal Corporation Aurangabad . The MHADA UNIT has issued the letter dated 16/05/2019 bearing Outward No. 3078/2019 to the Additional Director Town Planning , Aurangabad Municipal Corporation , Aurangabad and asked to provide the FSI / TDR to the Developer regarding the property to be executed by the Relinquishment Deed bearing document no AGG - 5-5205-2019 dated 26.09.2019 for the area admeasuring 2035.74 sq.mtrs . Which is RESERVED for the MHADA UNIT , by way of final sanctioned layout plan dated 11/12/2015 bearing No. 1929/2015 which is the requirement of the present development rules and the same was accordingly . reserved by the Owner / Developer.

That in lieu of the same , as the Development Rules and on the request letter dated 16/05/2019 bearing Outward No. 3078/2019 issued by the (A MHADA UNIT) , the Municipal Corporation Aurangabad will give the TDR / FSI of the said , land Owner / Developer.

That, in the year 2015, **Development Agreement for Gut No. 736 (Old Survey No. 325/3) situated at Chikalthana** Bearing Daybook Serial **No. 2315/2015 Dated 03/06/2015, Between** 1) Sumanbai W/o. Gangadharrao Shejule, 2) Uttam S/o. Ganpat Kardile, 3) Anand S/o. Uttam Kardile, 4) Sangita W/o. Parmanand Shejule, 5) Sunita @ Sangita W/o. Shrimant Mandlik , 6) Neeta W/o. Sanjay Lendal ,

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Ref.

Date: 26.11.22

7) Shilpa D/o. Uttamrao Kardile AND M/s. Pride Ventures India Pvt Ltd Through its Director Nitin Venuprasad Bagadiya.

That in the year 2019, Mr. Sudhakar Meharban Chavan Executed General Power of Attorney in favour of M/s Kanishka Properties, through its partner Mr. Suhas Vitthalrao Wattamawar and Mrs. Anjli Suhas Wattamwar, Daybook Serial No. 2592/2019 dated 17/05/2019.

That in the year 2022, **Registered Tri-Party Agreement of Plot No. 3, admeasuring 2035.74, Gut No. 736 (Old Survey No. 325/3) situated at Chikalthana (A Mahada Unit), Pride Phonix ,** BETWEEN 1) Sumanbai W/o. Gangadharrao Shejule, 2) Uttam S/o. Ganpat Kardile, 3) Anand S/o. Uttam Kardile, 4) Sangita W/o. Parmanand Shejule, 5) Sunita @ Sangita W/o. Shrimant Mandlik , 6) Neeta W/o. Sanjay Lendal , 7) Shilpa D/o. Uttamrao Kardile **AND** M/s. Pride Ventures India Pvt Ltd Through its Director Nitin Venuprasad Bagadiya **AND** MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (A MHADA).

LEGAL OPINION

Thus, form the above said records and documents available before me for the verification and perusal it can be stated that, the property is having clear title and ownership of this present owner i.e. 1) Sumanbai W/o. Gangadharrao Shejule, 2) Uttam S/o. Ganpat Kardile, 3) Anand S/o. Uttam Kardile , 4) Sangita W/o. Parmanand Shejule, 5) Sunita @ Sangita W/o. Shrimant Mandlik , 6) Neeta W/o. Sanjay Lendal , 7) Shilpa D/o. Uttamrao Kardile **AND** M/s. Pride Ventures India Pvt Ltd Through its Director Nitin Venuprasad Bagadiya **AND** MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (A MHADA) and there is no any transaction of sale,

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mortgage etc. took place in respect of the said property, hence the present owners is having legal status and clear marketable title and ownership over the said property. This property is free from all encumbrances and not subject to any acquisition or requisition proceeding or reservation for any Government or Semi-government project or purpose.

That I had gone through the documents provided by the owner and the relevant records which were made available to me towards the various authorities and also I have taken search for last 30 years on the record made available to me during the course of the search. I have gone through the records of Sub – Registrar Office, Aurangabad and the records which are put before me, after perusal of all the records, and after depositing search fees in the office of Sub-Registrar Aurangabad (ARB2_Aurangabad 2 Jt Sub Registrar) for last 30 years (1994 to 2023) by its application Challan No. **MH011521991202324E**, Dated **28/11/2023**. That I have gone through the good marketable and free from ecumbrance title over the said property.

Hence, this Search Report

Date : **28/11/2023**

Place : **Aurangabad**

28.11.23

Yours Sincerely

ADV. S. G. H. QUADRI
ADVOCATE & NOTARY
GOVT OF INDIA
REG.NO 6866/08
AURANGABAD DIST

Advocate

(Stamp)