SHRIKANT V RAHURKAR
ADVOCATE

N-11, B-126/02,
NEAR T. V. CENTER, HUDCO.
CHHATRAPATI SAMBHAJI NAGAR.

MOBILE NO. 9404863006

FORMAT-A

(Circular No. 28/2021)

To,
MAHARERA,
Authority

LEGAL TITLE REPORT

{I} Sub :- TITLE CLEARANCE CERTIFICATE WITH RESPECT:- Plot Number 04 & 4-A total admg. 1766.50 Sq. Mtrs, of gut number 75/PART Situated at village Itkheda, Tq. and Dist. Chhatrapati Sambhajinagar, belongs to M/s. BCD Reality a registered partnership firm through its partners of 1)Mr. Deepak Digambarrao Dawkhar, 2)Mrs. Sangita Ramesh Bornare, 3) Mr. Sanjay Nanasaheb Bornare, 4)Mr. Nikhil Kalyanrao Chavan {as a owner and developer}.

I have investigated the title of the said plot on the request of M/s. BCD Reality a registered partnership firm through its partners of 1)Mr. Deepak Digambarrao Dawkhar, 2)Mrs. Sangita Ramesh Bornare, 3) Mr. Sanjay Nanasaheb Bornare, 4)Mr. Nikhil Kalyanrao Chavan as a owner and developer and following documents i.e. :-

{1} Description of the property :-

BOUNDARIES: :- Plot Number 04 & 4-A, total admg.1766.50 Sq. Mtrs, of gut number 75/PART Situated at village Itkheda, Tq. and Dist. Chhatrapati Sambhajinagar.

(Mentioned in Regd. Sale Deed)

TOWARDS EAST: LAYOUT OPEN SPACE.
TOWARDS WEST: 60.00 MTRS WIDE ROAD.
TOWARDS NORTH: PLOT NO. 03.
TOWARDS SOUTH: 6.00 MTRS. WIDE ROAD.

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{2}The documents of Plot/Land :-

a) Regd. Sale deed bearing its daybook number 1098 dated 02/09/1989.

b) Regd. Sale deed bearing its daybook number 1099 dated 02/09/1989.

c) Regd. Sale deed bearing its daybook number 1777 dated 03/10/1989.

d) Regd. Sale deed bearing its daybook number 1778 dated 03/10/1989.

e) Regd. Sale deed bearing its daybook number 3544 dated 18/08/2008.

f) Regd. Sale deed bearing its daybook number 3545 dated 18/08/2008.

g) Regd. Sale deed bearing its daybook number 3546 dated 18/08/2008.

h) Regd. Agreement to Sale bearing its daybook number 3547 dated 18/08/2008.

i) Regd. Sale deed bearing its daybook number 3336 dated 22/08/2011.

j) Non Agricultural Order dated 03/09/2011 from the Collector office Chhatrapati Sambhajinagar.

k) Plot Layout Plan dated 20/09/2011 from the Town Planner of Chhatrapati Sambhajinagar.

l) Resolution dated 20/09/2011 board of Directors of M/s. Zambad Infrastructure Ltd. For sale of Property.

m) Regd. Sale deed bearing its daybook number 5657 dated 22/09/2011.

n) Regd. Relinquishment deed bearing its daybook number 7103 dated 16/09/2011.

o) Plot Sub Division order dated 18/10/2019 i. e. 04/A -958.86 Sqm. and 4/B – 807.64 Sqm.

p) Certificate of Registration (on conversion) dated 29/12/2020 of M/s. Aurangabad Properties Pvt. Ltd. to M/s. Aurangabad Properties LLP.

q) Stamped LLP Agreement dated 05/01/2021 of M/s. Aurangabad Properties LLP.

r) Stamped First Suppli. Agreement dated 30/04/2021 of M/s. Aurangabad Properties LLP.

s) Police Complaint dated 04/01/2022 of loss of Original Regd. Sale deed No. 5657 dated 22/09/2011.

t) Public Notice published in Indian Express and Loksatta newspaper dated 06/01/2022 of loss of Regd. Sale deed No. 5657 dated 22/09/2011.

u) Regd. Sale deed bearing its daybook number 5101 dated 20/06/2023.

v) Partnership deed of M/s. BCD Reality dated 21/03/2023.

w) Partnership Regd. Certificate dated 25/09/2023 of M/s. BCD Reality.

x) Plot Amalgamation Permission dated 07/05/2024 plot No. 04/A and 04/B its changed as plot No. 04 & 4-A total admg. 1766.50 Sq. Mtrs. with approved Plan.

y) Regd. TDR bearing its daybook number 4425 dated 24/04/2024.

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z) Regd. TDR bearing its daybook number 4426 dated 24/04/2024.

aa) 7/12 extract in respect of land gut number 75, Itkheda.

bb) Commencement Certificate and approved Construction Plan.

cc) Revised Commencement Certificate and approved construction Plan.

{II} Search report for 30 years from 1996 to 2025 taken from Sub-Registrar office at Chhatrapati Sambhajinagar. (Maharashtra).

On perusal of the above- document and all other relevant documents relating to the title of the said property, I am opinion that :- M/s. BCD Reality a registered partnership firm through its partners of 1) Mr. Deepak Digambarrao Dawkhar, 2)Mrs. Sangita Ramesh Bornare, 3) Mr. Sanjay Nanasaheb Bornare, 4) Mr. Nikhil Kalyanrao Chavan are jointly owner and possessor of Plot Number 04 & 4-A, total admg.1766.50 Sq. Mtrs, of gut number 75/PART Situated at village Itkheda, Tq. and Dist. Chhatrapati Sambhajinagar. Their title are free from all encumbrances.

Owner of the Plot :- :- Plot Number 04 & 4-A, total admg.1766.50 Sq. Mtrs, of gut number 75/PART Situated at village Itkheda, Tq. and Dist. Chhatrapati Sambhajinagar are jointly owned and possessed by M/s. BCD Reality a registered partnership firm through its partners of 1)Mr. Deepak Digambarrao Dawkhar, 2)Mrs. Sangita Ramesh Bornare, 3) Mr. Sanjay Nanasaheb Bornare, 4)Mr. Nikhil Kalyanrao Chavan as a owner.

{III}The report reflecting the flow of the title of the M/s. BCD Reality a registered partnership firm through its partners of 1)Mr. Deepak Digambarrao Dawkhar, 2)Mrs. Sangita Ramesh Bornare, 3) Mr. Sanjay Nanasaheb Bornare, 4)Mr. Nikhil Kalyanrao Chavan as a owner and developer on the said Plot Number 04 & 4-A, total admg.1766.50 Sq. Mtrs, of gut number 75/part Situated at village Itkheda, Tq. and Dist. Chhatrapati Sambhajinagar is enclosed herewith as annexure :-

Encl : Annexure.

Date:- 10/04/2025

SHRIKANT V RAHURKAR

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CHHATRAPATI SAMBHAJI NAGAR.

MOBILE NO. 9404863006

FORMAT-A

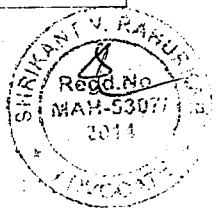
(Circular No. 28/2021)

Flow of Title of the said Plot

A- **Name of Owner:-** M/s. BCD Reality a registered partnership firm through its partners of 1)Mr. Deepak Digambarrao Dawkhar, 2)Mrs. Sangita Ramesh Bornare, 3) Mr. Sanjay Nanasaheb Bornare, 4)Mr. Nikhil Kalyanrao Chavan {As a Owner and Developer}.

B- Complete or full description of the immovable property/(ies

i) Complete or full description of the Property: -	Plot Number 04 & 4-A, total admg.1766.50 Sq. Mtrs, of gut number 75 Situated at village Itkheda, Tq. and Dist. Chhatrapati Sambhajinagar.
ii) Survey No.	Gut number 75/part
iii) Door no. (in case of house property)	Plot Number 04 & 4-A
iv) Extent/Areas including plinth/built up area in case of house property	Plot Number. 04 & 4-A, total admg.1766.50 Sq. Mtrs .
v) Locations like name of the place, village, city, registration, sub-district etc.	Situated at village Itkheda, Tq. and Dist. Chhatrapati Sambhajinagar.
	TOWARDS EAST: LAYOUT OPEN SPACE TOWARDS WEST: 60.00 METER WIDE ROAD TOWARDS NORTH: PLOT NO. 03. TOWARDS SOUTH: 6.00 MTRS WIDE ROAD.



C- FLOW OF TITLE OF THE SAID PLOT

During my search in the year of 1993, 7/12 extract has been issued by concern revenue authority in the name of 1) Shri. Moreshwar Dinanath Save, 2) Shri. Subbalal Mishrilal Chhalani, 3) Shri. Bhanukumar Bhikchand Kothari, 4) Shri. Shaileshkumar Vijaykumar Kankariya and 5) Smt. Chanchalabai Vijaykumar Kankariya was the owners and possessors of land gut number 75 to the extent of 00 H 80 R situated at village Itkheda Tq. and Dist. Chhatrapati Sambhajinagar.

Further that 1) Shri. Moreshwar Dinanath Save, 2) Shri. Subbalal Mishrilal Chhalani, 3) Bhanukumar Bhikchand Kothari, 4) Shri. Shaileshkumar Vijaykumar Kankariya and 5) Smt. Chanchalabai Vijaykumar Kankariya has executed Regd. Sale deed bearing its daybook number 1098 dated 02/09/1989 in favour of M/s. Babulal Amin Sons Trust through its Trustee Mr. Jayvirbhai Balubhai Amin in respect of land gut number 75 to the extent of 00 H 20 R situated at village Itkheda Tq. and Dist. Chhatrapati Sambhajinagar.

Further, 1) Shri. Moreshwar Dinanath Save, 2) Shri. Subbalal Mishrilal Chhalani, 3) Bhanukumar Bhikchand Kothari, 4) Shri. Shaileshkumar Vijaykumar Kankariya and 5) Smt. Chanchalabai Vijaykumar Kankariya has executed Regd. Sale deed bearing its daybook number 1099 dated 02/09/1989 in favour of Smt. Sarla Arun Munot in respect of land gut number 75 to the extent of 00 H 20 R situated at village Itkheda Tq. and Dist. Chhatrapati Sambhajinagar.

Further, 1) Shri. Moreshwar Dinanath Save, 2) Shri. Subbalal Mishrilal Chhalani, 3) Bhanukumar Bhikchand Kothari, 4) Shri. Shaileshkumar Vijaykumar Kankariya and 5) Smt. Chanchalabai Vijaykumar Kankariya has executed Regd. Sale deed bearing its daybook number 1777 dated 03/10/1989 in favour of Smt. Anjali Deepak Munot in respect of land gut number 75 to the extent of 00 H 20 R situated at village Itkheda Tq. and Dist. Chhatrapati Sambhajinagar.

Further 1) Shri. Moreshwar Dinanath Save, 2) Shri. Subbalal Mishrilal Chhalani, 3) Bhanukumar Bhikchand Kothari, 4) Shri. Shaileshkumar Vijaykumar Kankariya and 5) Smt. Chanchalabai Vijaykumar Kankariya has executed Regd. Sale deed bearing its daybook number 1778 dated 03/10/1989 in favour of M/s. Amin Brothers Trust, Aurangabad through its Trustee Mr. Jayvirbhai Balubhai Amen in respect of land gut number 75 to the extent of 00 H 20 R situated at village Itkheda Tq. and Dist. Chhatrapati Sambhajinagar.

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That, M/s. Babulal Amin Sons Trust through its Trustee of Mr. Jayvirbhai Balubhai Amin. Mrs. Sunilaben Jayvirbhai Amin, Mr. Ashokbhai Balubhai Amin, Mrs. Sangitaben Ashokbhai Amin, Mr. Bhaskarbhai Balubhai Amin, Mrs. Vanilaben Bhaskarbhai Amin with consent of M/s. Nagori Construction through its prop. Sachin Rajendra Nagori has executed Regd. Sale deed bearing its daybook number 3544 dated 18/08/2008 in favour of M/s. Zambad Construction House Pvt. Ltd. through its Managing Director of Shri. Subhash Manakchand Zambad in respect of land gut number 75 to the extent of 00 H 20 R situated at village Itkheda Tq. and Dist. Chhatrapati Sambhajinagar.

Further, M/s. Amin Brothers Trust, Aurangabad through its Trustee Mr. Jayvirbhai Balubhai Amin, Mrs. Sunilaben Jayvirbhai Amin, Mr. Ashokbhai Balubhai Amin, Mrs. Sangitaben Ashokbhai Amin, Mr. Bhaskarbhai Balubhai Amin, Mrs. Vanilaben Bhaskarbhai Amin with consent of Mr. Suyog Sunil Machhar has executed Regd. Sale deed bearing its daybook number 3545 dated 18/08/2008 in favour of M/s. Zambad Construction House Pvt. Ltd. through its Managing Director of Shri. Subhash Manakchand Zambad in respect of land gut number 75 to the extent of 00 H 20 R situated at village Itkheda Tq. and Dist. Chhatrapati Sambhajinagar.

Further, Smt. Anjali Deepak Munot with consent of Shri. Rahul Sharad Mishrikotkar executed Regd. Sale deed bearing its daybook number 3546 dated 18/08/2008 in favour of M/s. Zambad Construction House Pvt. Ltd. through its Managing Director of Shri. Subhash Manakchand Zambad in respect of gut number 75 to the extent of 00 H 20 R situated at Itkheda Tq. and Dist. Chh. Sambhajinagar.

Further, Smt. Sarla Arun Munot with consent of Shri. Rahul Sharad Mishrikotkar has executed Regd. Sale deed bearing its daybook number 3547 dated 18/08/2008 in favour of M/s. Zambad Construction House Pvt. Ltd. through its Managing Director of Shri. Subhash Manakchand Zambad in respect of land gut number 75 to the extent of 00 H 20 R situated at Itkheda Tq. and Dist. Chh. Sambhajinagar.

Thereafter, M/s. Zambad Construction House Pvt. Ltd. through its Managing Director of Shri. Subhash Manakchand Zambad has been executed Regd. Relinquishment deed bearing its daybook number 3336 dated 22/08/2011 in favour of Municipal Corporation Chhatrapati Sambhajinagar in respect of land gut number 75 admg. 623.42 Sq. Mtrs. situated at village Itkheda Tq. and Dist. Chhatrapati Sambhajinagar.



Further, N. A. order dated 03/09/2011 issued by Collector Chhatrapati Sambhajinagar, vide its number KRA/2011/MASHAKA/JAMIN-1/NAP-34/MAUJE ITKHEDA TQ. AURANGABAD/ PRA. KRA / 329 dated 03/09/2011 in the name of M/s. Zambad Construction House Pvt. Ltd. in respect of land gut number 75/part admg. 8000.00 Sq. Mtrs. situated at village Itkheda Tq. and Dist. Chhatrapati Sambhajinagar.

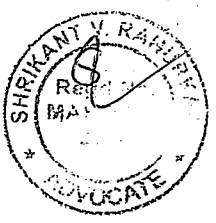
After that, M/s. Zambad Construction House Pvt. Ltd. through its Managing Director of Shri. Subhash Manakchand Zambad executed Regd. Relinquishment deed bearing its daybook number 7103 dated 16/09/2011 in favour of Municipal Corporation Chh. Sambhajinagar in respect of gut number 75/part admg. 1968.86 Sq. Mtrs. at Itkheda Tq. and Dist. Chh. Sambhajinagar.

Further, Approved final Layout order with approved Plan issued by Aurangabad Municipal Corporation vide its No. JA. KRA./MANAPA/NARAVI/NR/SSNR/1871/2011 dated 20/09/2011 in the name of M/s. Zambad Construction House Pvt. Ltd. in respect of land gut number 75/part admg. 8000.00 Sq. Mtrs. situated at Itkheda Tq. and Dist. Chh. Sambhajinagar.

The copy of Resolution dated 20/09/2011 passed by the Board of Directors of M/s. Zambad Infrastructures Ltd. in respect of land gut number 75/part admg. 8000.00 Sq. Mtrs. situated at village Itkheda Tq. and Dist. Chhatrapati Sambhajinagar, thereby resolve to sell the said property and authorizing Mr. Subhash Manakchand Zambad to execute sale deed on behalf of the Company.

Thereafter, M/s. Zambad Construction House Pvt. Ltd. now Known as M/s. Zambad Infrastructure Ltd. through its Director of Shri. Subhash Manakchand Zambad with consent of Shri. Umesh Sharma, Shri. Sunil Thole, Shri. Ashok Baheti and Shri. Rupesh Sarda executed Regd. Sale deed number 5657 dated 22/09/2011 in favour of M/s. Aurangabad Properties Pvt. Ltd. through its Authorized Director of Shri. Sanjay Madanlal Bora in respect of Plot No. 01 to 04 total admg. Area 5408.47 Sq. Mtrs. of gut number 75/P situated at Itkheda Tq. and Dist. Chh. Sambhajinagar.

Further that, Plot Sub division order with approved Plan dated 18/10/2019 issued by Aurangabad Municipal Corporation vide its No. JA.KRA/MANAPA/NARAVI/ SSNR/2019/2079 dated 18/10/2019 in the name of Shri. Rajesh Balabaksha Butole and others in respect of Plot No. 04 admg. 1766.50 Sq. Mtrs. (consisting of Sub Division Plot No. 04/A – 958.86 Sq. Mtrs. and 04/B- 807.64 Sq. Mtrs.) situated at village Itkheda Tq. and Dist. Chhatrapati Sambhajinagar.



That, Certificate of Registration issued by the Ministry of Corporate Affairs, Government of India vide its No. AAV-2623 dated 29/11/2020 on Conversion of M/s. Aurangabad Properties Pvt. Ltd. to M/s. Aurangabad Properties LLP (LLPIN No. AAV-2623).

Further that, copy of Stamped Limited Liability Partnership Agreement dated 05/01/2021 has been executed by and between 1) Shri. Pramod Premsukhaji Mantri, 2) Shri. Mahendra Uttamchand Marlecha, 3) Shri. Satyanarayan Chhaganlal Lohiya, 4) Shri. Rajesh Balabax Butole, 5) Shri. Santosh Lakhichand Runwal, 6) Shri. Sanjaykumar Madanlal Agrawal, 7) Shri. Prakash Rambilas Lahoti, 8) Shri. Sanjay Raghunathaji Mundada, 9) Shri. Jainendra Uttamchand Marlecha, and 10) Shri. Ravindra Sukhdev Khandelwal in respect of LLP firm Known as M/s. Aurangabad Properties LLP .

That, copy of Stamped First Supplemental Agreement dated 30/04/2021 has been executed by and between 1) Shri. Pramod Premsukhaji Mantri, 2) Shri. Mahendra Uttamchand Marlecha, 3) Shri. Satyanarayan Chhaganlal Lohiya, 4) Shri. Rajesh Balabax Butole, 5) Shri. Santosh Lakhichand Runwal, 6) Shri. Sanjaykumar Madanlal Agrawal, 7) Shri. Prakash Rambilas Lahoti, 8) Shri. Sanjay Raghunathaji Mundada, 9) Shri. Jainendra Uttamchand Marlecha, and 10) Shri. Ravindra Sukhdev Khandelwal in respect of LLP firm Known as M/s. Aurangabad Properties LLP, thereby stating that the names of the designated partners of the firm as 1) Shri. Pramod Premsukhaji Mantri, 2) Shri. Mahendra Uttamchand Marlecha, 3) Shri. Satyanarayan Chhaganlal Lohiya and 4) Shri. Rajesh Balabax Butole.

That, copy of Police Complaint dated 04/01/2022 filed by M/s. Aurangabad Properties LLP. before the Police Station Chikalthana in respect of Loss of Original Sale deed No. 5657 dated 22/09/2011. And Public Notice published in daily newspaper in Indian Express and Loksatta on dated 06/01/2022 for loss of original Sale deed No. 5657 dated 22/09/2011.

Further, M/s. Aurangabad Properties LLP through its partners of 1)Mr. Pramod Premsukhaji Mantri, 2) Mr. Mahendra Uttamchand Marlecha, 3)Mr. Satyanarayan Chhaganlal Lohiya, 4)Mr. Rajesh Balabax Butole, 5)Mr. Santosh Lakhichand Runwal, 6)Mr. Sanjaykumar Madanlal Agrawal, 7)Mr. Prakash Rambilas Lahoti, 8)Mr. Sanjay Raghunathaji Mundada, 9)Mr. Jainendra Uttamchand Marlecha, and 10) Mr. Ravindra Sukhdev Khandelwal executed Regd. Sale deed bearing its daybook number 5101 dated 20/06/2023 in favour of M/s. BCD Reality through its partners of 1) Mr. Deepak Digambararao Dawkhar, 2) Mrs. Sangita Ramesh Bornare, 3) Mr. Sanjay Nanasaheb Bornare, and 4) Mr. Nikhil Kalyanrao Chavan in

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respect of Plot No. 04/A – 958.86 Sq. Mtrs. and 04/B- 807.64 Sq. Mtrs. total area of Plot No. 04 admg. 1766.50 Sq. Mtrs. of land gut number 75/P situated at village Itkheda Tq. and Dist. Chh. Sambhajinagar.

That, Partnership deed executed by and between 1) Shri. Deepak Digambararao Dawkhar, 2) Mrs. Sangita Ramesh Bornare, 3) Shri. Sanjay Nanasaheb Bornare, and 4) Shri. Nikhil Kalyanrao Chavan. They carry on the business under the name of M/s. BCD Reality. The firm shall be Builders and Developers and other allied activities.

That, Partnership Registration Certificate issued by Asst. Registrar of Firms, Aurangabad vide its Registration number AU000011798 dated 25/09/2023 in the name of M/s. BCD Reality. Its Regd. office No. 15, Garkheda Ravindranagar Housing Society, Chhatrapati Sambhajinagar.

Further, Amalgamation permission with approved Plan issued by Dy. Director of Town Planning, Chhatrapati Sambhajinagar Municipal Corporation, vide its No. JA.KRA/MANAPA/NARAVI/ USANAR/2024/08 dated 07/05/2024 in the name of M/s. BCD Reality through its partner of Shri. Deepak Digambarrao Dawkhar and others in respect of Sub divided Plot No. 04/A and 04/B convert in Plot No. 04 & 4-A total admg. 1766.50 Sq. Mtrs. of land gut number 75/Part situated at village Itkheda Tq. and Dist. Chh. Sambhajinagar.

Further that, Shri. Sanjay Shantilal Fulfagar through its GPA holder of Shri. Manoj Madanlal Duggad has been executed by Regd. TDR bearing its daybook number 4425 dated 24/04/2024 in the name of M/s. BCD Reality through its partners of 1) Shri. Deepak Digambararao Dawkhar, 2) Mrs. Sangita Ramesh Bornare, 3) Shri. Sanjay Nanasaheb Bornare, and 4) Shri. Nikhil Kalyanrao Chavan in respect of TDR transfer admg. 1769.50 Sqm. out of 2719.50 Sqm. vide Certificate No. AMC/TP/DRC/E/159/2013 dated 30/12/2013.

Further that, M/s. Rajyog Developers through its partner of Shri. Rajendra Ghevarchand Desarda has been executed by Regd. TDR bearing its daybook number 4426 dated 24/04/2024 in the name of M/s. BCD Reality through its partners of 1) Shri. Deepak Digambararao Dawkhar, 2) Mrs. Sangita Ramesh Bornare, 3) Shri. Sanjay Nanasaheb Bornare, and 4) Shri. Nikhil Kalyanrao Chavan in respect of TDR transfer admg. 480.50 Sqm. out of 930.00 Sqm. vide Certificate No. AMC/TP/DRC/E/173/2014 dated 10/06/2014.

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That, Commencement Certificate with approved Plan issued by Chhatrapati Sambhajinagar Municipal Corporation vide its file number 54/17/2023-24 Permission No. 39/2024-25- dated 07/05/2024 in the name of M/s. BCD Reality through its partners of 1)Mr. Deepak Digambarrao Dawkhar, and others in respect of Plot Number 04 & 4-A total admg. 1766.50 Sq. Mtrs., of gut number 75/Part Situated at village Itkheda, Tq. and Dist. Chhatrapati Sambhajinagar.

That, 7/12 extract issued by concern authority in the name of M/s. BCD Reality through its partners of Mr. Deepak Digambarrao Dawkhar, and others in respect of Plot Number 04 & 4-A total admg. 1766.50 Sq. Mtrs., of gut number 75 Situated at village Itkheda, Tq. and Dist. Chh. Sambhajinagar.

That, Revised Commencement Certificate with approved Plan issued by Chhatrapati Sambhajinagar Municipal Corporation vide its file number 06/17/2024-25 Permission No. 176/2024-25- dated 17/02/2025 in the name of M/s. BCD Reality through its partners of 1)Mr. Deepak Digambarrao Dawkhar, and others in respect of Plot Number. 04 & 4-A total admg. 1766.50 Sq. Mtrs., of gut number 75/Part Situated at village Itkheda, Tq. and Dist. Chhatrapati Sambhajinagar.

I have also inspected the entries in the office of Sub – Registrar Chh. Sambhajinagar and I found no any contrary remarks or any contradiction with regards to the title of M/s. BCD Reality through its partners of 1)Mr. Deepak Digambarrao Dawkhar, and others in respect of Plot Number 04 & 4-A total admg. 1766.50 Sq. Mtrs., of gut number 75/Part Situated at Itkheda, Tq. and Dist. Chh. Sambhajinagar.

That, I have perused relevant documents placed before me and I am satisfied with the same and the chain of transaction in respect of Plot Number 04 & 4-A total admg. 1766.50 Sq. Mtrs., part of gut number 75/Part Situated at Itkheda, Tq. & Dist. Chh. Sambhajinagar.

Finally this is to certify that, I have gone through the relevant documents and entries in the office of Sub Registrar at Chh. Sambhajinagar and come to the conclusion after the full satisfaction that there are no any encumbrances against Plot Number 04 & 4-A total admg. 1766.50 Sq. Mtrs., of gut number 75/Part Situated at village Itkheda, Tq. and Dist. Chh. Sambhajinagar. M/s. BCD Reality through its partners of 1) Mr. Deepak Digambarrao Dawkhar, 2) Mrs. Sangita Ramesh Bornare, 3) Mr. Sanjay Nanasaheb Bornare, 4) Mr. Nikhil Kalyanrao Chvan, are jointly owner and developer Plot Number 04 & 4-A total admg.

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1766.50 Sq. Mtrs., of gut number 75/Part Situated at village Itkheda, Tq. and Dist. Chh. Sambhajinagar has not been transferred and no Registered Conveyance like Sale, Lease and Gift of the said Plot and the said Plot seems to be clear and marketable and free from all encumbrances till date.

I have inspected the record of registry and Index II of the office of Sub- Registrar at Chhatrapati Sambhajinagar for the last 30 years from 1996 to 2025 through my online application dated 10/04/2025 and has deposited the requisite charges towards search fees on the very same day under Online GRN Receipt No. MH000508625202526E which is enclosed herewith.

Litigations if any :- No, the said Plot is found no any litigations as on date.

Hence this Search Report.

Thanking You.

Place :- Chatrapati Sambhaji Nagar

Yours Faithfully,

Date:- 10/04/2025

SHRIKANT V RAHURKAR
Advocate.

SHRIKANT V. RAHURKAR
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