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Advocate
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Balaji Nagar, Near Matkari
Galli, Shegaon
Dist.Buldana 444113

FORMAT- A
(Circular No.: 28/2021)

To,
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to sheet no. 21 A, plot no. 41,
admeasuring 4161.00 sq.ft. situated at Shegaon, tq.Shegaon, Dist.Buldana
(hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **Mrs. Shakuntala Vijay Agrawal** R/o. Shegaon, Tq. Shegaon, Dist. Buldana (Name of owner/ promoter/ developer/company) and following documents i.e :-

1)

1. A) Description of the property :

That sheet no. 21 A, plot no. 41, admeasuring 4161.00 sq.ft. tenure A and 766.00 sq. ft., tenure B of Shegaon over constructed Residential cum commercial complex which is known as "**Shri Gajanan Tower**" owned by **Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal** R/o. Shegaon, Tq. Shegaon, Dist. Buldana. That the above said property is Subject Matter of this report. Which is bounded by - To the East – Service Line, To the West – Government Road, To the North – Government Road, To the South – Service Line.

During search I found that Mr. Premji Ravji Dediya has executed Sale Deed of the above said sheet no. 21 A, plot no. 41, admeasuring 4161.00 sq.ft. of Shegaon in favour of **Dr. Omprakash Shankarlal Agrawal** vide Sale deed Dt. 07.04.2010. There after **Dr. Omprakash Shankarlal Agrawal** has executed Sale Deed of the above said sheet no. 21 A, plot no. 41, admeasuring 4161.00 sq.ft. of Shegaon in favour of R/o. Shegaon became



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the owner of Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal vide sale deed dt. 19.07.2011. Hence Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal became the owner of above said sheet no. 21 A, plot no. 41, admeasuring tenure A 4161.00 sq.ft., tenure B 766.00 sq. ft. of Shegaon.

That the said building "Shri Gajanan Tower" shall consist Basement, Ground Floor, First Floor & Second Floor. That over the Basement 10 shops, Ground Floor consisting 12 shops, On First Floor there are 5 flats. On Second Floor there are 5 flats.

Dr. Vinaykumar Vijay Agrawal has obtained the construction permission from municipal council shegaon of sheet no. 21 A, plot no. 41, admeasuring 4161.00 sq.ft. of Shegaon vide letter dt. 11.05.2012.

- B) That during search I found that Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal R/o. Shegaon, Tq. Shegaon, Dist. Buldana has executed lease deed of the ground floor shop area 150.09 sq. mtr. of above said "Shri Gajanan Tower" to Indian Overseas Bank vide lease deed Dt. 22.10.2012 Sr. No.4109/2012.

That Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal has executed Deed of Declaration of the above said sheet no. 21 A, plot no. 41, admeasuring tenure A - 4161.00 sq.ft., tenure B - 766.00 sq. ft. of Shegaon. vide Deed of Declaration dt. 28.06.2011.

It is also clear that Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal R/o. Shegaon, Tq. Shegaon, Dist. Buldana has executed sale deed of shop no. 1 area 26.47 sq. mtr. on ground floor of above said "Shri Gajanan Tower" to Salim Usman Shaikh vide sale deed Dt. 21.12.2012 Sr. No. 4888/2012.

It is also clear that Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal R/o. Shegaon,



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Tq. Shegaon, Dist. Buldana has executed sale deed of shop no. 2 area 24.44 sq. mtr. on ground floor of above said "Shri Gajanan Tower" to Mrs. Lalita Pandurang Tayade vide sale deed Dt. 31.12.2012 Sr. No. 5114/2012.

It is also clear that Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal R/o. Shegaon, Tq. Shegaon, Dist. Buldana has executed sale deed of shop no. 4 area 24.44 sq. mtr. on ground floor of above said "Shri Gajanan Tower" to Smt. Annpurna Baliram Ganesh vide sale deed Dt. 31.12.2012 Sr. No. 5112/2012.

It is also clear that Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal R/o. Shegaon, Tq. Shegaon, Dist. Buldana has executed sale deed of shop no. 3 area 24.44 sq. mtr. on ground floor of above said "Shri Gajanan Tower" to Smt. Annpurna Baliram Ganesh vide sale deed Dt. 31.12.2012 Sr. No. 5113/2012.

It is also clear that Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal R/o. Shegaon, Tq. Shegaon, Dist. Buldana has executed sale deed of shop no. 5 area 24.39 sq. mtr. on ground floor of above said "Shri Gajanan Tower" to Smt. Dr. Gopal Murlidhar Soni vide sale deed Dt. 18.02.2013.

It is also clear that Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal R/o. Shegaon, Tq. Shegaon, Dist. Buldana has executed sale deed of shop no. 4 area 23.53 sq. mtr. on basement floor of above said "Shri Gajanan Tower" to Chetan Madanlal Rathi vide sale deed Dt. 31.12.2012 Sr. No. 5111/2012.

There after Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal R/o. Shegaon, Tq. Shegaon, Dist. Buldana has executed sale deed of shop no. 7 area 29.29 sq. mtr. on ground floor of above said "Shri Gajanan Tower" to Pawan Arun Ganesh vide sale deed Dt. 30.03.2013 Sr. No. 1425/2013.



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There after **Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal** R/o. Shegaon, Tq. Shegaon, Dist. Buldana has executed sale deed of shop no. 6 area 21.21 sq. mtr.on ground floor of above said "**Shri Gajanan Tower**" to **Usha Arun Ganesh** vide sale deed Dt. 30.03.2013 Sr. No. 1424/2013.

It is also clear that **Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal** R/o. Shegaon, Tq. Shegaon, Dist. Buldana has executed sale deed of shop no. 5 area 24.39 sq. mtr. on basement floor of above said "**Shri Gajanan Tower**" to **Chetan Madanlal Rathi** vide sale deed Dt. 18.02.2013 Sr. No. 724/2013.

There after **Mr. Pawan Arun Ganesh** has executed sale deed of shop no. 7 area 29.29 sq. mtr. on ground floor of above said "**Shri Gajanan Tower**" to **Ankit Narendra Agrawal** vide sale deed Dt. 30.07.2014 Sr. No. 2594/2014.

It is also clear that **Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal** R/o. Shegaon, Tq. Shegaon, Dist. Buldana has executed sale deed of shop no. 5 area 19.05 sq. mtr. on ground floor of above said "**Shri Gajanan Tower**" to **Mrs. Geeta Pramod Khedkar & Pramod Ananda Khedkar** vide sale deed Dt. 04.08.2016 Sr. No. 2505/2016.

It is also clear that **Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal** R/o. Shegaon, Tq. Shegaon, Dist. Buldana has executed sale deed of shop no. 6 area 19.02 sq. mtr. on basement floor of above said "**Shri Gajanan Tower**" to **Poonam Chetan Rathi** vide sale deed Dt. 30.03.2017 Sr. No. 650/2017.

It is also clear that **Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal** R/o. Shegaon, Tq. Shegaon, Dist. Buldana has executed sale deed of flat no. F-3 area 66.33 sq. mtr. on first floor of above said "**Shri Gajanan Tower**" to **Mr. Gopal Dilip Goyal** vide sale deed Dt. 03.09.2013 Sr. No. 3793/2013.





It is also clear that **Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal R/o. Shegaon, Tq. Shegaon, Dist. Buldana** has executed sale deed of flat no. S-1 area 58.08 sq. mtr. on Second floor of above said "**Shri Gajanan Tower**" to **Mrs. Aasha Gajana Bansod** vide sale deed Dt. 03.09.2013 Sr. No. 3792/2013.

Then **Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal R/o. Shegaon, Tq. Shegaon, Dist. Buldana** has executed sale deed of flat no. S-3 area 61.00 sq. mtr. on Second floor of above said "**Shri Gajanan Tower**" to **Mr. Pankaj Diwanka & Poonam Pankaj Diwanka** vide sale deed Dt. 02.02.2016 Sr. No. 252/2016.

Then **Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal R/o. Shegaon, Tq. Shegaon, Dist. Buldana** has executed sale deed of flat no. S-4 area 59.00 sq. mtr. on Second floor of above said "**Shri Gajanan Tower**" to **Mr. Basant Diwanka & Priyanka Basant Diwanka** vide sale deed Dt. 02.02.2016 Sr. No. 251/2016.

Then **Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal R/o. Shegaon, Tq. Shegaon, Dist. Buldana** has executed sale deed of flat no. F-2 area 28.16 sq. mtr. on first floor of above said "**Shri Gajanan Tower**" to **Mr. Rajesh Makhanlal Saraf** vide sale deed Dt. 28.03.2019 Sr. No. 893/2019.

2. The documents of allotment of plot / flat / shop:

- A] Sale Deed Sr.no.1542 Dt.29.03.2010**
- B] Sale Deed Sr.no.357 Dt.19.07.2011**
- C] Deed of Declaration Sr.no. 2025 Dt.28.06.2021**

3. Search report for 30 years from 1993 till 2022 Vide GRN MH012332774202122E Dt. 29.01.2022.



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- 2) 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 **Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal R/o. Shegaon, Tq. Shegaon, Dist. Buldana** is clear, marketable and without any encumbrances except the above said mention transactions.

(If any encumbrances please mention in separate sheet)

Owners of the land

That as per sale deed dt. 19.07.2011 Sr. No. 3572/2011, sheet no. 21 A, plot no. 41, admeasuring 4161.00 sq.ft. tenure A and 766.00 sq. ft., tenure B of Shegaon is owned by **Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal R/o. Shegaon**

- 4) Qualifying comments/remarks if any N.A.
- 3) The report reflecting the flow of the title of the of **Mrs. Shakuntala Vijay Agrawal, Mr. Ravindra Vijay Agrawal & Dr. Vinaykumar Vijay Agrawal R/o. Shegaon (owner / promoter / developer / company)** on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 29.01.2022

Manoj N. Mal
Advocate.

