

Adv Nikhil P. Runwal

Office: Plot No.73, Shop No.1 SBH Colony, Sahakar Nagar, Aurangabad-431005
Residence: B-3, Nirman Cooperative Society, Sahakar Nagar, Aurangabad-431005
Mob: 9028304507

"FORMAT -A"

To,
MahaRera
Mumbai

LEGAL TITLE REPORT

Subject: Title Clearance certificate with respect to Gut No.127/P, admeasuring 8816.015, Sq Mt situated in Village Tisgaon, CIDCO, WALUJ Mahanagar-II, Tq & District: Aurangabad (hereinafter referred as the said land)

I have investigated the title of the said land on the request of Partner of M/s Sanmati Associates-Mr Manoj Runwal and following documents are perused for it.

1. DESCRIPTION OF THE PROPERTY:

Land admeasuring 8816.015 along with right to use, develop and enjoy Green Belt, internal roads and open space from Gut No.127/P Tisgaon, CIDCO, Waluj Mahanagar-II, Aurangabad, which is circumscribed within following boundaries:

Towards East: Cart Track

Towards West: Nala

Towards North: Sector B

Towards South: Kham River.

2. DOCUMENTS OF LAND/PLOT:

REGISTERED SALE DEED OF THE YEAR 1985: Land Gut No.127 admeasuring 3H 64R of Village Tisgaon, CIDCO Waluj Mahanagar-II, Taluqa & District: Aurangabad was purchased by Mangalsing Balwantrao Pawar and Laxman Ubale under registered sale deeds executed in the year 1985 by their predecessors.

REGISTERED SALE DEED NO.AGG-3-1868/2002: Under this sale deed Mangalsing Balwantrao Pawar, Girish Laxmanrao Ubale and Devendra Laxmanrao Ubale sold land admeasuring 1H 80R, 45R and 45R from Gut No.127 respectively to Sachin Rajendra Nagori and Druvkumar Radhakisan Pitti (Total land Purchased by Sachin Rajendra Nagori and Druvkumar Radhakisan Pitti is 2H 70R circumscribed within



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following boundaries:

Towards East: Tisgaon Waladgaon Gadi Road
Towards West: Nala and Gut No.128
Towards North: Gut No.126 and 128
Towards South: River

REGISTERED SALE DEED NO. AGG-1-611/2007: Under this sale deed Sachin Rajendra Nagore and Druvkumar Radhakisan Pitti sold 2H 70R land from Gut No.127 (except plot no.1 to 7, 28, 29, 30 and 31 admeasuring 3572.986 Sq Mt from 2H 70R) to Sara Towers Pvt Ltd with consent of Zubair Amanullah Motiwala.

UNDER REGISTERED SALE DEED NO. AGG-5-4000/2010: under this sale deed Sara Towers Pvt Lts sold to M/s Sanmati Associates land admeasuring 8816.015 Sq Mt (Erstwhile Service Industry Plots No.91 to 149) along with right to use, develop and enjoy Green Belt, internal roads and open space from Gut No.127/P Tisgaon, CIDCO, Waluj Mahanagar-II, Aurangabad, which is circumscribed within following boundaries:

Towards East: Cart Track
Towards West: Nala
Towards North: Sector B
Towards South: Kham River.

3. 7/12 EXTRACT:

a) Laxman Ubale and Mangalsing Pawar carved 140 plots in Gut No.127 admeasuring 3H 64R under the layout, out of which Plots No. 1 to 74 were agreed to be owned and possessed by Laxman Ubale and plots no. 75 to 140 were agreed to be possessed by Mangalsing Pawar and accordingly name of parties are mutated vide mutation entry no. 386 dated 21.5.1990.

b) Name of Sachin Rajendra Nagore and Druvkumar Radhakisan Pitti is mutated over 7/12 extract of Gut No.127 to extent of area admeasuring 2H 70R vide entry no 1213 & 1880 dated



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16.4.2002 and 22.9.2006 on basis of sale deed no.AGG-3-1868/2002

c) On basis of sale deed no. AGG-1-611/2007 name of the Sara Towers Pvt Ltd is mutated over 7/12 extract of Gut No.127 vide entry no 1977 dated 3.3.2007 and even property was mortgaged with Akola Urban Cooperative Bank Ltd & Sicom by Sara Towers Pvt Ltd which was redeemed vide re-conveyance of mortgage registered at AGG-5-2058 dated 7.5.2008 and by availing No dues certificates from Akola urban Cooperative bank.

d) On basis of sale deed AGG-5-4000/2010, land admeasuring 88.16 R is mutated over 7/12 extract of GutNo.127 vide mutation entry No. 2996 in name of M/s Sanmati Associates through its partners Rajendra Kala and Yogita Kala.

4. SEARCH REPORT

Search report of 30 years from 1.1.1992 to 22.4.2021 on basis of documents provided and upon online search of Index-II register from igr website for twenty years by paying fees under Receipt No. ~~4120~~ 4634 dated 22.4.2021.

5. On perusal of the above mentioned documents and all other relevant documents in relation to title of the said property, I am of the opinion that, the title of M/s Sanmati Associates-Partnership firm in respect to said land is clear & marketable and without any encumbrances and it can sale the plots carved out under plotted development of the said land.

OWNER OF THE PLOT:

M/s Sanmati Associates which consist of following parterns:(i) Yogita Kala, (ii) Vinod Lohade, (iii) Manoj Runwal, (iv) Dharmendra Ramnani, (v) Sachin Bohara, (vi) Tarun Kacker (vii) Akhil Khanna, (viii) Santosh Agrawal and (ix) Anjali Kala is the owner of the said land.

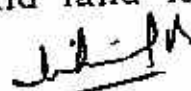


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Enclosed: Receipt No. 112019634 dated 22.4.2021 and the report reflecting the flow of the title of the said land is enclosed herewith as annexure

Date: 22.4.2021


Advocate
N.P. Runwal



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FLOW OF TITLE OF THE SAID PLOT

Subject: Title Clearance certificate with respect to Land admeasuring 8816.015 along with right to use, develop and enjoy Green Belt, internal roads and open space from Gut No.127/P Tisgaon, CIDCO, Waluj Mahanagar-II, Aurangabad, which is circumscribed within following boundaries:

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(hereinafter referred as the said plot)

1. **Property Card or 7/12 Extract:**

- a) Laxman Ubale and Mangalsing Pawar carved 140 plots in Gut No.127 admeasuring 3H 64R under the layout, out of which Plots No. 1 to 74 were agreed to be owned and possessed by Laxman Ubale and plots no. 75 to 140 were agreed to be possessed by Mangalsing Pawar and accordingly name of parties are mutated vide mutation entry no. 386 dated 21.5.1990.
- b) Name of Sachin Rajendra Nagore and Druvkumar Radhakisan Pitti is mutated over 7/12 extract of Gut No.127 to extent of area admeasuring 2H 70R vide entry no 1213 & 1880 dated 16.4.2002 and 22.9.2006 on basis of sale deed no.AGG-3-1868/2002
- c) On basis of sale deed no. AGG-1-611/2007 name of the Sara Towers Pvt Ltd is mutated over 7/12 extract of Gut No.127 vide entry no 1977 dated 3.3.2007.
- d) On basis of sale deed AGG-5-4000/2010, land admeasuring 88.16 R is mutated over 7/12 extract of GutNo.127 vide mutation entry No. 2996 in name of M/s Sanmati Associates through its partners Rajendra Kala and Yogita Kala.



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2. **Mutation Entry:** Above entries which are referred under head of 7/12 extract are same here also.
3. **Search Report:** Search report of 30 years on basis of documents provided for period from 1991 to 2021 as well as on basis of online search taken from IGR website -Sub Registrar Gangapur, Dist: Aurangabad.

REGISTERED SALE DEED OF THE YEAR 1985: Land Gut No.127 admeasuring 3H 64R of Village Tisgaon, CIDCO Waluj Mahanagar-II, Taluqa & District: Aurangabad was purchased by Mangalsing Balwantrao Pawar and Laxman Ubale under registered sale deeds executed in the year 1985 by their predecessors.

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Towards South: River

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UNDER REGISTERED SALE DEED NO. AGG-5-4000/2010: under this sale deed Sara Towers Pvt Ltd sold to M/s Sanmati Associates land admeasuring 8816.015 Sq Mt (Erstwhile Service Industry Plots No.91 to 149) along with right to use, develop and enjoy Green Belt, internal roads and open space from Gut No.127/P Tisgaon, CIDCO, Waluj Mahanagar-II, Aurangabad, which is circumscribed within following boundaries:



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Towards South: Kham River.

LAYOUT & CONVERSION OF SERVICE INDUSTRY PLOTS INTO RESIDENTIAL PLOTS:

- A. Layout of the land Gut No.126, 127 and 128 was sanctioned by the CIDCO under its letter dated 28.1.2000 bearing outward No. CIDCO/ SP(NT)/ BP/ WLJ/ 2000/61.
- B. Revised layout plan of the land Gut No.126, 127 and 128 was sanctioned by CIDCO, at the request of Sara Towers Pvt Ltd vide letter dated 29.3.2007 bearing outward no. CIDCO/SP(NT)/BP/WLJ/529. In this revised layout Plot Nos. 91 to 149 admeasuring 8816.015 Sq Mt were Service Industry Plots as per the existing policy at relevant time. Thereafter Sara Towers Pvt Ltd divided the land into three parts as PART-A, PART-B, and PART-C for the Mega Housing Project, which came to be sanctioned by the CIDCO by issuing commencement certificate dated 30.4.2010 bearing outward no. CIDCO/SP(NT)BP/WLJ/1607.
- C. CONVERSION OF SERVICE INDUSTRY PLOTS INTO RESIDENTIAL PLOTS: Government of Maharashtra vide its decision dated 19.11.2010 bearing no.TPS-3009/609/Pra Kramak 163/2009/Navi-30 converted use of the land admeasuring 1.976 HA from Gut No.126, 127 and 128 into residential from Service Industrial
- D. In view of the Government Decision dated 19.11.2010, M/s Sanmati Associates and M/s Sara Towers Pvt Ltd applied for revised layout permission for land admeasuring 19235.831 Sq mt from Gut No.127/P on 11.5.2011, which granted by CIDCO vide letter bearing no. CIDCO/ ATPO/ BP/ AUR (WLJ) 2021(LP)51 dated 9.4.2021, under which 51 plots, Green Belt, Amenity Plot and open space are sanctioned.

LITIGATION: No any litigation is pending over the said plot.



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On basis of the documents perused for period 1991 to 2021 as well as on basis of online search from igr website, I am of opinion that M/s Sankalap Enterprises is owner of said land which is free from encumbrances as on date.

Date: 22.4.2021


Advocate
N.P. Runwal



MH000867254202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Apr 2021	Receipt	Receipt no.: 1112018634
Name of the Applicant : NIKHIL PRAKASH RUNWAL		
Details of property of which document has to be searched :		Dist :Aurangabad Village :Tisgaon S.No/CTS No/G.No. : 127
Period of search :		From :2002 To :2021
Received Fee :		500
The above mentioned Search fee has been credited to government vide GRN no :MH000867254202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/timSearchChallan/WithOutReg.php'.		