



BALASAHEB M. WAGHMARE

B.Com. LL.B.

Advocate High Court

To,

SHREEANAND ASSOCIATES LLP

Udyog Shree Complex, Garkheda,

Aurangabad

Sub: Flow of Title Report in respect of Land 30 R/ 30 Gunthas admeasuring 3000 Sq/Mtrs, Gut No. 4, situated at Mustafabad, Tq. & Dist. Aurangabad.

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 Land 30 R/ 30 Gunthas admeasuring 3000 Sq/Mtrs, Gut No. 4, situated at Mustafabad, Tq. & Dist. Aurangabad.

Flow of Title:

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

That, in the year 1990, the above said land admeasuring 30 R, bearing Gut No.4 Village Mustafabad had purchased by one Mr. AmerSalehHyder from Mr. Mohd. AkhtarJameelSiddiqueMohdGausMoinoddinSiddique vide Registered Sale Deed No. 4663 dated 24.05.1990 was originally owned and possessed by him and the said land was mutated in the name of Mr. AmerSalehHyder vide Mutation Entry No. 129 dated 07.12.1995 and accordingly his name was appeared on the 7/12 extract since 1995

In view of the above mentioned flow of title I have observed that, in the year 1998, the above said land admeasuring 30 Gunthas bearing Gut No. 4 situated at Mustafabad was purchased by Mrs. PushpaPrakash Kale from Mr. AmerSalehHyder, have better possessory title in respect of the subject land vide amended Registered Sale Deed No. 1248 dated 08.12.1998 and Registered Sale Deed No. 1248 dated 30.03.1998 and the said land was



9. Udyog - miter appt. Khivarsara Park (west)
Aurangabad - 431005, Mob. 9822874129
Office : 6, Narg Apartment, Sant Dyneshwar Nagar Corner, Opp. Stadium, Sutgirni Chowk,
Aurangabad - 431 005, Cell : 9822874129, E-mail : b.waghmare@yahoo.co.in

Form No. 16, CERTIFICATION OF INCORPORATION, pursuant to section 12(1) of Limited Liability Partnership Act, 2008 and LLP Rules, 2009, having Registered Office at Aurangabad , made on dated 22.01.2021 under LLP Identification Number: AAV-1455. Parties to this LLP Agreement are Mr. Rajendra Fakira Patil, Mr. Anil Popatlal Munot, Mr. Rohan Anil Munot and Mr. Ajay Inderchand Runwal. That, Mr. Rajendra Fakira Patil, Mr. Anil Popatlal Munot, shall be the designated partners of the LLP.

That, Shri Narayan Constructions, a partnership firm, thru its GPA Holders and Developers in the capacity of owners/vendors, vide registered GPA & Development Agreement, Mr. Anil Popatlal Munot and Mr. VasantaoKishanraoIngole sold this agricultural land vide registered Sale Deed, Numbered as 3148 dated 19.04.2021 to M/s Shree Anand Associates LLP, a Partnership firm thru its designated partner Mr. Rajendra Fakira Patil. This Sale Deed was executed on dated 29.12.2020 and mutation entry came to be confirmed, numbered as 1457 on dated 26.06.2021.

That, M/s Shree Anand Associates LLP, a partnership firm thru its designated partner Mr. Rajendra Fakira Patil filed proposal for getting building permission/ commencement certificate on dated 10.05.2021.

That, in response to the proposal filed by the partner of LLP Firm Mr. Rajendra Fakira Patil, the Deputy Director, City Survey, Municipal Corporation Aurangabad vide its letter Ja.Kr/ MANAPA/ NARVI/USNR/2021/2506 dated 06.07.2021 asked to execute a relinquishment deed thru which, 6.00 Mtr wide Shiv Road , total area of 278.18 Sq/Mtr to be relinquished in the name of Municipal Corporation Aurangabad thru its Commissioner for common/public road public by adding the mutation in the name of Municipal Corporation Aurangabad thru its Commissioner, further to substract from the records of mutating the concerned entries at the records of M/s Shree Anand Associates, a LLP Partnership firm thru its designated partners Mr. Rajendra Fakira Patil and Shri Anil Popatlal Munot.



That, the Relinquishment Deed was executed by M/s Shree Anand Associates LLP, a partnership firm vide document no. AGG-6-4512/2021 dated 09.07.2021, in response to Aurangabad Municipal Corporation's directions to hand over 6.00 Meter (total area 276.18 Sq/Mtr) wide Shiv road, including the lanes, drains, culverts along with material therein are also transferred, from the above said land admeasuring 30 Gunthas (3000 Sq/Mtr) situated at Mustafabad, vides file , out ward no. Ja.Kr/MANAPA/NARAVI/USNR/2021/2506 as per the plan submitted by this LLP Partnership firm. This Relinquishment Deed was executed by M/s Shree Anand Associates LLP, a partnership firm thru its designated partners Mr. Rajendra Fakira Patil and Mr. Anil Popatlal Munot and between Aurangabad Municipal Corporation thru its Commissioner. The Aurangabad municipal corporation can enter its name in respect of the said road in the city survey record, revenue and the municipal corporation, Aurangabad.

That, M/s Shree Anand Associates LLP, a partnership firm thru its designated partners Mr. Rajendra Fakira Patil and Mr. Anil Popatlal Munot obtained Commencement Certificate from Aurangabad Municipal Corporation vide its Certificate no. Kr. 313/2021-22, file no. BA.P. File no. 106/17/2021/22 dated 15.07.2021.

That on dated, Land Acquisition Office at Aurangabad confirmed vide letter no. Ja. Kr. 2021/AKRUSHIK/BHUSAMPADAN/NAHPP/Mauje Mustafabad, Tq&Dist Aurangabad/kavi/517 dated 11.08.2021, to the Sub Divisional Officer at Aurangabad that, no acquisition or requisition proceeding is progress or planned.

That, on dated 13.08.2021 Additional Tahsildar directed to MandalAdhikari, Osmanpura to file his detail report, whether N.A. Permission under Section 42-B can be given.

That, on dated 20.08.2021 Deputy Director, City Survey, Municipal Corporation Aurangabad written to concerned Talathi to mutate this land towards Shiv Road 6.00 Sq/Mtr at 7/12 Extract in the name of Municipal Corporation Aurangabad and subsequently substract



mutated in the name of Mrs.PushpaPrakash Kale vide Mutation Entry No. 172 dated 07.12.1998.

That, M/s Shri Narayan Constructions, a partnership firm came to be in existence on 30.04.1998 consisting of 4 partners namely, Mr. DevanandNarayanraoKotgire, Mr. BalkrishnaDasraoBhakre, Mr. DhondopantVenkatraoKulkarni and Mrs Anjali JayantKulkarni. Authority to sign, execute any document is given to any or either of the partner/s.

That, in the year 2001, the above said land admeasuring 30 Gunthas bearing Gut No. 4 at Village Mustafabad purchased by a partnership firm, namely, M/s Shri Narayan Constructions through its one of the partners Mr. DevanandNarayanraoKotgire from MrsPushpaPrakash Kale vide Registered Sale Deed No, 69 dated 04.01.2001 and the said land was mutated in the name of M/s Shri Narayan Constructions, a partnership firm vide Mutation Entry No. 254 dated 20.06.2001, by virtue of which this partnership firm became the owner and possessor of the above said land.

That, M/s Shri Narayan Constructions, a partnership firm executed registered Irrevocable General Power of Attorney thru its one of the partners Mr. Balkrishna S/o DasraoBharkreon 08.07.2004 in favour of Mr. Anil Popatlal Munot and Mr. Vasantrao S/o KishanraojiIngole vide Registered GPA document No. 2714/2004 dated 08.07.2004.

That, on the same day, on dated 08.07.2004 a registered Development Agreement vide entry no. 2713/2004 by M/s Shri Narayan Constructions, a partnership firm thru its one of the partners Mr. Balkrishna S/o DasraoBhakre, in the capacity of a partner / owner of the said agricultural plot between Mr. Vasantrao S/o KishanraojiIngole and Mr. Anil Popatlal Munot, as Developers.

That, the Registered Limited Liability Partnership Agreement in the name of Shri Anand Associates LLP, a partnership firm, as constituted under the agreement commenced on dated 18.12.2020, the date on which it has received the certificate of incorporation in



the same from the land records of 7/12 from the account of M/s Shree Anand Associates LLP, a partnership firm thru its designated partners Mr. Rajendra Fakira Patil and Mr. Anil Popatlal Munot.

That, M/s Shree Anand Associates LLP, a partnership firm thru its designated partners Mr. Rajendra Fakira Patil and Mr. Anil Popatlal Munot obtained N.A. Permission under Section 42-A of Maharashtra Land Revenue Code, 1966 vide its Letter No. Ja.Kr. 2021/NAP/-34/AKRUSHIK/Mauje Mustafabad, Tq&Dist Aurangabad / Pr. Kr. 35/21 dated 21.09.2021.

That, on dated 21.09.2021, M/s Shree Anand Associates LLP, a partnership firm executed its First Supplemental Agreement vide which, the firm, introduced a new partner, 5th one, namely Mr Balchand Madhavlal Pokarna.

Possession of the property:

As per the documents placed before me, it is observed that the possession & ownership of the aforesaid property is with M/s Shree Anand Associates LLP, a partnership firm in respect of land 30 R/ 30 Gunthas admeasuring 3000 Sq/Mtrs, Gut No. 4, situated at Mustafabad, Tq. & Dist. Aurangabad.

That, from the perusal and verification of the available records and the documents availed and online search, it has revealed that, at the beginning, in the year 1990, one Mr.Amer Saleh Hyder from Mr. Mohd. Akhtar Jameel Siddique Mohd GausMoinoddin Siddique. Then, Mr.Amer Saleh Hyder sold this to Mrs. Pushpa Prakash Kale.

Thereafter, Mrs. Pushpa Prakash Kale sold this to a partnership firm M/s Shri Narayan Constructions thru its partner Mr. Devanand Narayan Kotgire. Further M/s Shri Narayan Constructions thru its another partner Mr. Balkrishna Dasrao Bhakre executed



Irrevocable General Power of Attorney and Development Agreement in favour of Mr. Anil Popatlal Munot and Mr. Vasantryao Kishanrao Ingole.

Thereafter, Development Agreement & GPA holders Mr. Anil Popatlal Munot and Mr. Vasantryao Kishanrao Ingole sold this agricultural land to M/s Shree Anand Associates LLP, a partnership firm thru its designated partners Mr. Rajendra Fakira Patil and Mr. Anil Popatlal Munot against the respective documents and at the respective dates as mentioned at each of the document/s. M/s Shree Anand Associates LLP, a partnership firm thru its designated partners Mr. Rajendra Fakira Patil and Mr. Anil Popatlal Munot and other two partners are the real owners and possessors of this agricultural land admeasuring 3000 Sq/Mtrs, within Municipal Corporation, Aurangabad Limits, situated at Mustafabad Tq. & Dist Aurangabad.

LEGAL OPINION :

Thus, from 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. M/s Shree Anand Associates LLP, a partnership firm thru its partners and there is no any transaction of sale, 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.

Hence, this Search Report.

Date: 21.12.2021

Place: Aurangabad



(B. M. Waghmare)
Advocate.