

Adv. Sachin A. Dete

OFFICE :- N-7, A-4/25, Greaves Colony, CIDCO,
Aurangabad - 431 001, Maharashtra.

FORMAT - A

(Circular No. 28/2021)

To,

Maha RERA,

Mumbai

LEGAL TITLE REPORT

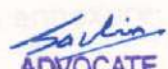
SUBJECT :- Title clearance certificate with respect to land forming part of Gut No. 128, situated at Satara, Taluka & District Aurangabad (Hereinafter referred as the said land).

Sir / Madam,

01. I have investigated the title of said land on request of Mr. Vishal S/o Jawaharlal Bohra and Mr. Lavinesh S/o Mohan Dayalani Partners of **M/s Riddhi Viyaan Ventures** (A Registered Partnership Firm under Indian Partnership Act, 1932) on following documents :-

1. Description of the property :- 00 H 94 R land out of total 10 Hectar 55 R land (including 00 H 32 R Potkharab Land) forming part of **Gut No. 128**, situated at Satara, Tq. & Dist. Aurangabad.

2. The documents of allotment / title pertaining to said land :-


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Copy of registered sale deed bearing daybook serial
No. AGG - 5 - 4171 dated 25st May 2021.

3. 7/12 extract issued by Talathi / Revenue Department
of current date and Mutation Entry No. 35149.

4. Search report for 30 years from 1991 till 2021

02. 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 prima facie title of **M/s
Riddhi Viyaan Ventures** (A Registered Partnership Firm
under Indian Partnership Act, 1932) represented by Mr.
partners Vishal S/o Jawaharlal Bohra and Mr. Lavinesh S/o
Mohan Dayalani Partners is clear, marketable and without
any encumbrances.

03. Owners of the Land

M/s Riddhi Viyaan Ventures
(A Registered Partnership Firm
under Indian Partnership Act, 1932)

:- 00 H 94 R

04. The report reflecting the flow of the title of the
aforesaid owners of said land namely **M/s Riddhi Viyaan
Ventures** is enclosed herewith as annexure.

Encl :- Annexure.

Date:- 16/08/2021


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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 01.** 7/12 extract as on date of application for registration.
- 02.** Mutation Entry No. 35149, Copy of registered Sale Deed bearing daybook serial No. AGG - 5 - 4171 dated 25st May 2021.
- 03.** Search Report for 30 years from 1991 to 2021 taken from Sub Registrar office at Aurangabad.
- 04.** Any other relevant title.
- 05.** Litigation if any. :- No Litigation Found.

Date :- 16/08/2021


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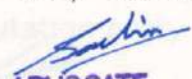
FLOW OF TITLE

In pursuance to request made by Mr. Vishal S/o Jawaharlal Bohra and Mr. Lavinesh S/o Mohan Dayalani Partners of **M/s Riddhi Viyaan Ventures** (A Registered Partnership Firm under Indian Partnership Act, 1932) I have taken search of the title in respect of property i.e. land 00 H 94 R land forming part of Gut No. 128, situated at Satara, Tq. & Dist. Aurangabad for the period of 30 years i.e. from 1991 to 2021.

I have deposited the requisite fees of **Rs. 750/-** on 06th August 2021 with the office of Sub-Registrar, Class - 2 Aurangabad vide receipt bearing No. **9993** and did the search in the record and indexes which was made available to me and as well as on the basis of the documents forwarded to me, in respect of the aforesaid property.

BRIEF HISTORY OF THE PROPERTY :-

The present report is prepared on the documents made available to me during search. The present report is for the period from 1991 till 2021 and restricted to the extent of land adm. 00 H 94 R forming part of chunk piece of land from Gut No. 128, Satara, Tq. and District Aurangabad.


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(a). The chunk piece of land from Gut No. 128, Satara, Taluka and District Aurangabad was originally owned by Mr. Sayeeduddin S/o Mohd. Yasin, Mr. Mohd. Ahmeduddin S/o Mohd. Yasin and Mr. Mohd. Wahiduddin S/o Mohd. Yasin since prior to 1991. After demise of Mr. Mohd. Wahiduddin S/o Mohd. Yasin the name of Mr. Mohd. Adnan Ahmed S/o Mohd. Ahmeduddin has been mutated in 7/12 extract of land Gut No. 128, Satara, Taluka and District Aurangabad vide mutation entry No. 14812 in pursuance to registered Will bearing daybook serial no. 2837 dated 12/09/2002.

(b). In the year 2008 aforesaid owners namely Mr. Sayeeduddin S/o Mohd. Yasin, Mr. Mohd. Ahmeduddin S/o Mohd. Yasin and Mr. Mohd. Adnan Ahmed S/o Mohd. Ahmeduddin by virtue of registered sale deed bearing daybook serial No. AGG - 1 - 4752 dated 31st December 2008 followed by registered Deed of Correction bearing daybook serial No. AGG - 1 - 2883 dated 03rd September 2009 sold 01 H 21 R land, out of which the land adm. 00 H 81 R has been sold to Mr. Imtiyaz Khan S/o Sardar Khan and balance 00 H 40 R land to Mr. Amjad Khan S/o Sardar Khan and accordingly their name has been mutated in ownership column of land Gut No. 128, Satara, Taluka and District Aurangabad vide mutation entry No. 16472.

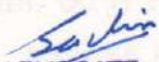

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(c). In the year 2009 aforesaid owners namely Mr. Sayeeduddin S/o Mohd. Yasin, Mr. Mohd. Ahmeduddin S/o Mohd. Yasin and Mr. Mohd. Adnan Ahmed S/o Mohd. Ahmeduddin by virtue of registered sale deed bearing daybook serial No. AGG - 1 - 2881 dated 03rd September 2009 sold 00 H 40 R land to Mrs. Ameena Begum W/o Imtiyaz Khan and by virtue of another registered sale deed bearing daybook serial No. AGG - 1 - 2882 dated 03rd September 2009 sold 00 H 20 R land to Mr. Feroz Khan S/o Bashir Khan and in pursuance to above referred registered sale deed the name of aforesaid respective purchasers have been mutated in ownership column of land Gut No. 128, Satara, Taluka and District Aurangabad vide mutation entry No. 16475 and 16474, respectively.

(d). In the year 2021 out of aforesaid owners Mr. Imtiyaz Khan S/o Sardar Khan sold his 00 H 47 R land out of his 00 H 81 R land and Mr. Amjad Khan S/o Sardar Khan his 00 H 40 R land, thus collectively 00 H 87 R land to present Owner **M/s Riddhi Viyaan Ventures** (A Registered Partnership Firm under Indian Partnership Act, 1932) represented by its authorised partners 01. Mr. Vishal S/o Jawaharlal Bohra and 02. Mr. Lavinesh S/o Mohan Dayalani by virtue of registered sale deed bearing daybook serial No. AGG - 5 - 4170 dated 25st May 2021 and accordingly the name of present Owner has been mutated in ownership


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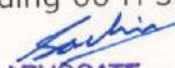
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column of 7/12 extract of land Gut No. 128, Satara, Taluka and District Aurangabad vide mutation entry No. 35148.

(e). Similarly, in the year 2021 out of aforesaid owners Mr. Imtiyaz Khan S/o Sardar Khan sold his 00 H 34 R land left with him, after selling 00 H 47 R land out of his 00 H 81 R land as referred supra, Mrs. Ameena Begum W/o Imtiyaz Khan sold her entire 00 H 40 R land and Mr. Feroz Khan S/o Bashir Khan sold his entire 00 H 20 R land, thus collectively 00 H 94 R land to present Owner **M/s Riddhi Viyaan Ventures** (A Registered Partnership Firm under Indian Partnership Act, 1932) represented by its authorised partners **01.** Mr. Vishal S/o Jawaharlal Bohra and **02.** Mr. Lavinesh S/o Mohan Dayalani by virtue of registered sale deed bearing daybook serial No. AGG - 5 - 4171 dated 25st May 2021 and accordingly the name of present Owner has been mutated in ownership column of 7/12 extract of land Gut No. 128, Satara, Taluka and District Aurangabad vide mutation entry No. 35149.

Thus, after perusing the aforesaid documents and record made available to me it appears that, **M/s Riddhi Viyaan Ventures** (A Registered Partnership Firm under Indian Partnership Act, 1932) represented by its authorised partners 01. Mr. Vishal S/o Jawaharlal Bohra and 02. Mr. Lavinesh S/o Mohan Dayalani and other partners of said firm is owner of Land adm. 00 H 94 R forming part of land Gut No. 128, totally adm. 10 H 55 R (including 00 H 32 R


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Potkharab land) R. A. Rs. 21.22 Paise situated at Village Satara, Tq. and Dist. Aurangabad. Relying on the aforesaid revenue record, the title of present owner appears to be marketable, as per the available record.

HENCE THIS SEARCH REPORT


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