

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

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No.9 to 12 admeasuring 543 sq. mtrs, situated at Gut No.32/5, Village Brijwadi, Taluka and District Aurangabad. (Hereinafter referred as the said plots)

I have investigated the title of the aforesaid said plots on the request of M/s. Tirupati Construction through it's Proprietor Shri. Mahadev Govardhan Morale as developer and GPA holder for (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain and (3) Shri. Pramodkumar Jamanlalji Jain and Shri. Sandeep Babulal Mahatma partner of Creative Builders and Developers, and I have perused the following documents:-

1.	Description of the property.	
	That the Plot No.9 to 12 admeasuring 543 sq. mtrs, Situated at Gut No.32/5, Village Brijwadi, Taluka and District Aurangabad	
	On or towards East	OPEN SPACE.
	On or towards West	LAND OF GUT NO.32/4.
	On or towards North	6.00 MTRS. WIDE ROAD.
	On or towards South	PLOT NO.6, 7 AND 8.
2.	The documents of allotment of Plot.	
a		That, the 7/12 extract in respect of land at Gat No.32/5 situated at village Brijwadi, Aurangabad show the name of Shri. Hiralal Babulal Ingale, Shri. Pandurang Babulal Ingale as a holder of land since prior to the year 1991 and thereafter name of Rajureshwar Co-operative Housing Society Ltd., Brijwadi, Aurangabad in ownership column vide mutation entry No.318,319,320 and 321.
b	01.09.2002	That, the, mutation entry No.318 dated 01.09.2002 approved by the competent authority and taken in record of rights by the talathi of Brijwadi in favour of Shri. Rajureshwar Co-op. Housing Society in respect of land at Gat No.32/5, admeasuring 0 Hectar 9 R situated at village Brijwadi, Aurangabad on the basis of registered sale deed No.2688 dated 13.08.2002 executed by Shri. Hiralal Babulal Ingale in their favour.
c	01.09.2002	That, the, mutation entry No.319 dated 01.09.2002 approved by the competent authority and taken in record of rights by the talathi of Brijwadi in favour of Shri. Rajureshwar Co-op. Housing Society in respect of land at Gat No.32/5, admeasuring 0 Hectar 9 R situated at village Brijwadi, Aurangabad on the basis of registered sale deed No.2687 dated 13.08.2002 executed by Shri. Hiralal Babulal Ingale in their favour.

d	01.09.2002	That, the, mutation entry No.320 dated 01.09.2002 approved by the competent authority and taken in record of rights by the talathi of Brijwadi in favour of Shri. Rajureshwar Co-op. Housing Society in respect of land at Gat No.32/5, admeasuring 0 Hectar 9 R situated at village Brijwadi, Aurangabad on the basis of registered sale deed No.2690 dated 13.08.2002 executed by Shri. Pandurang Babulal Ingale in their favour.
e	01.09.2002	That, the, mutation entry No.321 dated 01.09.2002 approved by the competent authority and taken in record of rights by the talathi of Brijwadi in favour of Shri. Rajureshwar Co-op. Housing Society in respect of land at Gat No.32/5, admeasuring 0 Hectar 9 R situated at village Brijwadi, Aurangabad on the basis of registered sale deed No.2689 dated 13.08.2002 executed by Shri. Pandurang Babulal Ingale in their favour.
f		That, the 7/12 extract in respect of land at Gat No.32/5 admeasuring 36.00 R situated at village Brijwadi, Aurangabad show the name of the Rajureshwar Co-operative Housing Society Ltd., Brijwadi, Aurangabad in ownership column.
g	10.05.2003	That, the Resolution No.3 dated 10.05.2003 has been passed in the Annual General Meeting of the Rajureshwar Co-operative Housing Society Ltd., Brijwadi, Aurangabad for sale of society's aforesaid land at Gat No.32/5 to (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain and (3) Shri. Pramodkumar Jamanlalji Jain for a consideration of Rs.12,00,000/-.
h	24.05.2004	That, the, registered sale deed No.AGG-6-971 dated 24.05.2004 has been executed by the Rajureshwar Co-operative Housing Society Ltd., Brijwadi, Aurangabad through its Chairman Shri. Shirish Khivrajji Gadiya in favour of (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain and (3) Shri. Pramodkumar Jamanlalji Jain in respect of land at Gat No.32/5 admeasuring 36.00 R situated at village Brijwadi, Aurangabad.
i	17.07.2004	That, the, mutation entry No.443 dated 17.07.2004 approved by the competent authority on 28.07.2004 has been taken in record of rights by the talathi of Brijwadi in favour of (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain and (3) Shri. Pramodkumar Jamanlalji Jain in respect of land at Gat No.32/5, admeasuring 36.00 R situated at village Brijwadi, Aurangabad on the basis of registered sale deed No.AGG-6-971 dated 24.05.2004.
j		That, the, 7/12 extract in respect of land at Gat No.32/5 admeasuring 36.00 R situated at village Brijwadi, Aurangabad show the name of (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain and (3) Shri. Pramodkumar Jamanlalji Jain in ownership column
k	27.01.2005	That, the, N. A. Permission No.KRA 9/ 2004/JAMIN 1/KARISHI/ PRA KRA. 17/2004 dated 27.01.2005 has been issued by the Collector, Aurangabad in favour of the owners (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain and (3) Shri. Pramodkumar Jamanlalji Jain in respect of land at Gat No.32/5 admeasuring 36.00 R situated at village Brijwadi, Aurangabad.
l	16.03.2005	That the, Registered Development Agreement bearing document No.AGG-6-622 dated 16.03.2005 has been executed by the owners (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain and (3) Shri. Pramodkumar Jamanlalji Jain in favour of M/s. Creative Builders and Developers, through its partner Shri. Sandeep Babulal Mahatma in respect of plot of land admeasuring 3600 sq. mtrs. situated at Gut No.32/5, village Brijwadi, Aurangabad

m	16.03.2005	That, the registered General Power of Attorney bearing document No.AGG-6-623 dated 16.03.2005 has been executed by the owners (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain and (3) Shri. Pramodkumar Jamanlalji Jain in favour of Shri. Sandeep Babulal Mahatma partner of M/s. Creative Builders and Developers, Aurangabad.
n	01.08.2005	That, the construction permission No.216/2005-06 in file No.229/17/2005-06 dated 01.08.2005 has been issued by the Aurangabad Municipal Corporation in favour of Shri. Vikas Kashinath Navandar & others in respect of plot No.5 to 16, situated at Gat No.32/5, Brijwadi, Aurangabad.
o	31.05.2006	That, the Registered Correction deed in Development Agreement bearing document No.AGG-6-1480 dated 31.05.2006 has been executed by the owners (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain and (3) Shri. Pramodkumar Jamanlalji Jain in favour of M/s. Creative Builders and Developers, through its partner Shri. Sandeep Babulal Mahatma and corrected the error in the page No.8 & 9 of the development agreement bearing No.AGG-6-622 dated 16.03.2005 with respect to the numbers of the Row House & area of the Row House.
p	31.05.2006	That, the Registered Correction deed in Power of Attorney bearing document No.AGG-6-1479 dated 31.05.2006 has been executed by the owners (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain and (3) Shri. Pramodkumar Jamanlalji Jain in favour of M/s. Creative Builders and Developers, through its partner Shri. Sandeep Babulal Mahatma and corrected the error in the page No.3 & 4 of the development agreement bearing No.AGG-6-623 dated 16.03.2005 with respect to the numbers of the Row House & area of the Row House.
q	04.06.2021	That, the Development Agreement No.AGG-5-4504 dated 04.06.2021 has been executed by (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain and (3) Shri. Pramodkumar Jamanlalji Jain and (4) M/s. Creative Builders and Developers through it's partner infavour of M/s. Tirupati Construction through it's proprietor Mr. Mahadev Goverdhen Morale in respect of Plot No.9 to 12, admeasuring 543 sq. mtrs., situated at Gat No.32/5, village Brijwadi, Taluka & District Aurangabad.
r	04.06.2021	That, the registered Power of Attorney bearing document No.AGG-5-4505 dated 04.06.2021 has been executed by the owners (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain (3) Shri. Pramodkumar Jamanlalji Jain and Shri. Sandeep Babulal Mahatma partner of M/s. Creative Builders and Developers, infavour of M/s. Tirupati Construction through it's proprietor Mr. Mahadev Goverdhen Morale in respect of Plot No.9 to 12, situated at Gat No.32/5, village Brijwadi, Taluka & District Aurangabad.
s	20.08.2021	That, the Amalgamation Order No. MANAPA/NARAVI/SANASANAR/2021/2959 dated 20.08.2021 has been issued by Aurangabad Municipal Corporation in favour of M/s. Creative Builders and Developers through it's partner Shri. Sandeep Babulal Mahatma in respect of Plot No.9 to 12, total admeasuring 543.50 sq. mtrs., situated at Gat No.32/5, village Brijwadi, Taluka & District Aurangabad

t	23.08.2021	That, the, construction permission No.420/2021-22 in file No.281/17/2021-22 dated 23.08.2021 has been issued by the Aurangabad Municipal Corporation in favour of M/s. Creative Builders and Developers through it's partner Shri. Sandeep Babulal Mahatma, Developer M/s. Tirupati Construction through it's proprietor Mr. Mahadev Goverdhen Morale in respect of plot No.9 to 12, situated at Gat No.32/5, Brijwadi, Aurangabad.
u	04.06.2021	That, the registered Deed of Declaration bearing document No.AGG-5-4505 dated 04.06.2021 has been executed by the owners (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain (3) Shri. Pramodkumar Jamanlalji Jain and Shri. Sandeep Babulal Mahatma partner of M/s. Creative Builders and Developers, infavour of M/s. Tirupati Construction through it's proprietor Mr. Mahadev Goverdhen Morale in respect of Plot No.9 to 12, situated at Gat No.32/5, village Brijwadi, Taluka & District Aurangabad.
3.	7/12 extract or property card	
	<p>That, the, 7/12 extract in respect of land at Gat No.32/5 admeasuring 36.00 R situated at village Brijwadi, Aurangabad show the name of (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain and (3) Shri. Pramodkumar Jamanlalji Jain in ownership column. Thereafter name of M/s. Creative Builders and Developer appearing in ownership column</p> <p>That, the, mutation entry No.443 dated 17.07.2004 approved by the competent authority on 28.07.2004 has been taken in record of rights by the talathi of Brijwadi in favour of (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain and (3) Shri. Pramodkumar Jamanlalji Jain in respect of land at Gat No.32/5, admeasuring 36.00 R situated at village Brijwadi, Aurangabad on the basis of registered sale deed No.AGG-6-971 dated 24.05.2004.</p>	
4.	<p>That, I have verified the revenue record of Talathi sajja Murtujapur, Index II of Sub Registrar office Aurangabad and record of Aurangabad Municipal Corporation and after perusal of aforesaid record I am submitting Search Report for 30 years from 1991 till 2021 vide GRN No.MH007733776202122E and MH007734546202122E dated 20.10.2021.</p>	

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 (1) Shri. Vikas Kashinath Navandar, (2) Shri. Kulbhushan Vajrachand Jain and (3) Shri. Pramodkumar Jamanlalji Jain as a owner and M/s. Tirupati Construction through it's proprietor Mr. Mahadev Goverdhen Morale as possessor as developer has **clear, marketable and without any encumbrances.**

OWNERS OF THE LAND

- (1) (a) Shri. Vikas Kashinath Navandar, (b) Shri. Kulbhushan Vajrachand Jain and (c) Shri. Pramodkumar Jamanlalji are the owners of Plot No.9 to 12 admeasuring 543 sq.mtrs, situated at Gut No.32/5, Village Brijwadi, Taluka and District Aurangabad.

- (2) It is submitted that (a) Shri. Vikas Kashinath Navandar, (b) Shri. Kulbhushan Vajrachand Jain and (c) Shri. Pramodkumar Jamanlalji Jain have executed Registered Development Agreement bearing document No.AGG-6-622 dated 16.03.2005 and Registered POA bearing document No.AGG-6-623 dated 16.03.2005 in favor of Shri. Sandeep Babulal Mahatma partner of M/s. Creative Builders and Developers however due to certain difficulties developer could not develop aforesaid plot hence unanimously land owner and developer decided to execute another development agreement bearing Development Agreement No.AGG-5-4504 dated 04.06.2021 and registered Power of Attorney bearing document No.AGG-5-4505 dated 04.06.2021 in favor of M/s. Tirupati Construction through it's proprietor Mr. Mahadev Goverdhen Morale .
3. The report reflecting the flow of the title of the (owner/promoter/develop/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Place : Aurangabad
Date: 20.10.2021




V. B. Kulkarni
Advocate

CHALLAN
MTR Form Number-6



SRN	MH007734546202122E		BARCODE			Date	20/10/2021-16:25:02		Form ID
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Search Fee				TAX ID / TAN (If Any)				
	Other Items				PAN No.(If Applicable)				
Office Name	ARB1_HQR SUB REGISTRAR AURANGABAD 1				Full Name	ADV VIVEK KULKARNI			
Location	AURANGABAD				Flat/Block No.	FLAT NO-5 DISHA NABHANGAN SOCIETY			
Year	2021-2022 One Time				Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	N 2 CIDCO				
0030072201 SEARCH FEE		250.00		Area/Locality	AURANGABAD				
				Town/City/District					
				PIN	4 3 1 0 0 3				
				Remarks (If Any)	GUT NO.32/5 VILLAGE BRIJWADI TAL AND DIST AURANGABAD				
				Amount In	Two Hundred Fifty Rupees Only				
				Words					
Total			250.00						
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN	Ref. No.	00040572021102058459		CKR7328986	
Cheque/DD No.				Bank Date	RBI Date	20/10/2021-16:24:26		Not Verified with RBI	
Name of Bank				Bank Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. . Date		Not Verified with Scroll			

Department ID : 9420321341
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 सदर चालन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करण्याच्या दस्तावेजी लागू नाही.