

FORMAT-A
(Circular No. 28/2021)

To,
MAHARERA,
Authority

Sub :- TITLE CLEARANCE CERTIFICATE WITH RESPECT TO LAND GUT NUMBER 21 TO THE EXTENT OF 00 H. 80 R. {NON AGRICULTURAL} ALONGWITH PROPOSED CONSTRUCTION ROW HOUSES NUMBER C1 - 09 TO 16 AND C2- 1 TO 16 {24 ROW HOUSES} AND 16 FLATS OF RAMKRISHNA GARDEN.

I have investigated the title of the said plot on the request of Mr. Mushtaq Ali Khal Arefali Khan {as a owner} through his Regd. M/s. Sainaath Builders and Developers through its Partners Shri Arun Tukaram Dahihande, Shri Dilip Ramji Chourasia and Shri Anandkumar Ramchandra Dugar {as a developers} and following documents i.e. :-

1) Description of the property :-

land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad the boundaries specified as under:

Towards East	Mr. Mushtaq Ali Khan – Gut number 21
Towards West	Shri Baliram Dahihande—Gut number 22
Towards North	Mr. Shagufta Nasrin – Gut number 21
Towards South	Mr. Karbhari Jadhav- Gut number 21

2) The documents of allotment of plot/Land :-

- 7/12 extract of Gut No. 21 for 30 years.
- Regd. Sale Deed bearing its daybook number 583 dated 23/12/1991.
- Regd. Development Agreement bearing its daybook number 2021 dated 13/03/2013.
- Regd. Power of Attorney bearing its daybook number 2022 dated 13/03/2013.
- Non Agricultural Order/SANAD dated 27/12/2018
- Final Layout along with building permission for Group Housing dated 12/02/2019
- Construction approved Plan dated 12/02/2019
- Regd. Deed of Declaration bearing its daybook number 1769 dated 15/04/2019
- Search report for 30 years from 1991 to 2021 taken from Sub-Registrar office at Dist. Aurangabad. (Maharashtra).
- Any other relevant title :- the concerned is having ownership of the said land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad and there is no any adverse claim regarding the ownership of the same.
- Litigations if any :- No, the said land is found no any litigations as on date.



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 Mr. Mushtaq Ali Khal Arefali Khan {as a owner} through his Regd. M/s. Sainaath Builders and Developers through its Partners Shri Arun Tukaram Dahihande, Shri Dilip Ramji Chourasia and Shri Anandkumar Ramchandra Dugar {as a developers} are clear, marketable and without any encumbrances.

Owner of the Land :-

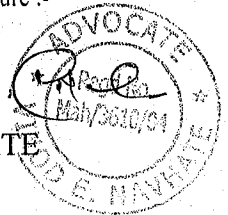
land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad .

The report reflecting the flow of the title of the Mr. Mushtaq Ali Khal Arefali Khan {as a owner} through his Regd. M/s. Sainaath Builders and Developers through its Partners Shri Arun Tukaram Dahihande, Shri Dilip Ramji Chourasia and Shri Anandkumar Ramchandra Dugar {as a developers} on the said land is enclosed herewith as annexure :-

Encl : Annexure.

Date:- 13/12/2021

VINOD E. NAVHATE
ADVOCATE



TO WHOMSOEVER IT MAY CONCERN

SEARCH REPORT CUM TITLE REPORT

Search Report in respect of land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad, belongs to Mr. Mushtaq Ali Khal Arefali Khan through his Regd. M/s. Sainaath Builders and Developers through its Partners Shri Arun Tukaram Dahihande, Shri Dilip Ramji Chourasia and Shri Anandkumar Ramchandra Dugar.

As per instruction, authority and information given to me by my client, Who engaged me as an Advocate to submit the Search Report in respect of land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad and they also handed over some documents in my hand, and on upon his request and instruction, I the undersigned Vinod E. Navhate, Advocate Aurangabad conducted the search in respect of said landed property and do hereby submit the Search Report as under:-

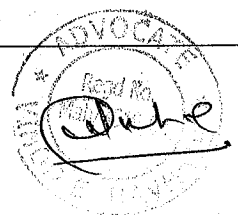
That, I have attended the Sub- Registrar Office at Aurangabad and gone through the relevant documents and taken a search for a period of 30 years i.e. 1992 to 2021 in respect of land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad.

During my search, in the year of 1973-1974, 7/12 extract has been issued by concern authority in the name of Mr. Mushtaq Ali Khal Arefali Khan through his Regd. M/s. Sainaath Builders and Developers through its Partners Shri Arun Tukaram Dahihande, Shri Dilip Ramji Chourasia and Shri Anandkumar Ramchandra Dugar in respect of land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad. Thus Mr. Mushtaq Ali Khal Arefali Khan through his Regd. M/s. Sainaath Builders and Developers through its Partners Shri Arun Tukaram Dahihande, Shri Dilip Ramji Chourasia and Shri Anandkumar Ramchandra Dugar in respect of land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad was owner and possessor of land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad.

That, 7/12 extract issued (years 1985-86) by the concern revenue authority in the name of Mr. Majid Rashidkhan in respect of land gut number 21 to the extent of 01 H. 01 R situated at village Sunderwadi Tq and Dist. Aurangabad

That, Regd. Sale Deed bearing its daybook number 583 dated 23/12/1991 has been executed by Mr. Majid Rashidkhan in the name of Mr. Mushtaq Ali Khal Arefali Khan in respect of land gut number 21 to the extent of 01 H. 01 R situated at village Sunderwadi Tq and Dist. Aurangabad

That, Mutation entry number 305 has been issued by concern revenue authority in the name of Mr. Mushtaq Ali Khal Arefali Khan in respect of land gut number 21 to the extent of 01 H. 01 R situated at village Sunderwadi Tq and Dist. Aurangabad, on the above said regd. sale deed



That, 7/12 extract has been issued by the concern authority in the name of Mr. Mushtaq Ali Khal Arefali Khan in respect of land gut number 21 to the extent of 01 H. 01 R situated at village Sunderwadi Tq and Dist. Aurangabad, on the above said regd. sale deed.

That, Regd. Development Agreement bearing its daybook number 2021 dated 13/03/2013 has been executed by Mr. Mushtaq Ali Khal Arefali Khan (owners) And M/s. Sainaath Builders and Developers through its Partners Shri Arun Tukaram Dahihande, Shri Dilip Ramji Chourasia and Shri Anandkumar Ramchandra Dugar (Developer) in respect of land gut number 21 to the extent of 00 H. 80 R. (out of 01 H. 01 R.) situated at village Sunderwadi Tq and Dist. Aurangabad

That, Regd. Power of Attorney bearing its daybook number 2022 dated 13/03/2013 has been executed by Mr. Mushtaq Ali Khal Arefali Khan (owners) And M/s. Sainaath Builders and Developers through its Partners Shri Arun Tukaram Dahihande, Shri Dilip Ramji Chourasia and Shri Anandkumar Ramchandra Dugar (Developers) in respect of land gut number 21 to the extent of 00 H. 80 R. (out of 01 H. 01 R.) situated at village Sunderwadi Tq and Dist. Aurangabad

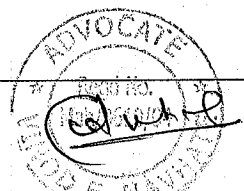
That, Non Agricultural Order/SANAD has been issued by Tahesildar office Aurangabad in the name of २०१८/जमा-२/न-परी-ब-सनद /प्रकरण नंबर ३६ dated 27/12/2018 in the name of Mr. Mushtaq Ali Khal Arefali Khan in respect of land gut number 21 to the extent of 8000.00 Sq. Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad

That, Final Layout along with building permission for Group Housing has been issued by the CIDCO authority vide its file number CIDCO/TPO/AFA/(BP-GH)/2019//112 dated 12/02/2019 in the name of Mr. Mushtaq Ali Khal Arefali Khan (owners) through his regd. POA and developer M/s. Sainaath Builders and Developers through its Partners Shri Arun Tukaram Dahihande, Shri Dilip Ramji Chourasia and Shri Anandkumar Ramchandra Dugar (Developers) in respect of land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad

That, Construction approved Plan has been approved and issued by the CIDCO authority dated 12/02/2019 in the name of Mr. Mushtaq Ali Khal Arefali Khan (owners) through his regd. POA and developer M/s. Sainaath Builders and Developers through its Partners Shri Arun Tukaram Dahihande, Shri Dilip Ramji Chourasia and Shri Anandkumar Ramchandra Dugar (Developers) in respect of land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad

That, Regd. Deed of Declaration bearing its daybook number 1769 dated 15/04/2019 has been executed by M/s. Sainaath Builders and Developers through its Partners Shri Arun Tukaram Dahihande, Shri Dilip Ramji Chourasia and Shri Anandkumar Ramchandra Dugar (Developers) in respect of land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad

As per this revenue record Mr. Mushtaq Ali Khal Arefali Khan {as a owner} through his Regd. M/s. Sainaath Builders and Developers through its Partners Shri Arun Tukaram Dahihande, Shri Dilip Ramji Chourasia and Shri Anandkumar Ramchandra Dugar {as a developers} is lawful owner and possessor of land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad. His title are free from all encumbrances. Thus Mr. Mushtaq Ali Khal Arefali Khan {as a owner} through his Regd. M/s. Sainaath Builders and Developers through its Partners Shri Arun Tukaram Dahihande, Shri Dilip Ramji Chourasia and Shri Anandkumar Ramchandra Dugar {as a developer} is lawful owner and possessor of land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad Which is bounded as under:-



East :- Mr. Mushtaq Ali Khan – Gut number 21
West :- Shri Baliram Dahihande—Gut number 22
South :- Mr. Karbhari Jadhav- Gut number 21.
North :- Mr. Shagufta Nasrin – Gut number 21

DOCUMENTS SEEN :-

- 1) Photo copy of That, 7/12 extract issued (years 1985-86).
- 2) **Photo copy** of Regd. Sale Deed bearing its daybook number 583 dated 23/12/1991.
- 3) **Photo copy** of Mutation entry number 305.
- 4) Photo copy of Regd. Development Agreement bearing its daybook number 2021 dated 13/03/2013.
- 5) Photo copy of Regd. Power of Attorney bearing its daybook number 2022 dated 13/03/2013.
- 6) Photo copy of Non Agricultural Order/**SANAD** dated 27/12/2018.
- 7) Photo copy of Final Layout along with building permission for Group Housing dated 12/02/2019.
- 8) Photo copy of Regd. Deed of Declaration bearing its daybook number 1769 dated 15/04/2019.

I have also inspected the entries in the office of Sub – Registrar Aurangabad and I found no any contrary remarks or any contradiction with regards to the title of land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad.

That, I have perused relevant documents placed before me and I am satisfied with the same and the chain of transaction in respect of land gut number 21 to the extent of 8000.00 Sq. Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad.

Finally this is to certify that, I have gone through the relevant documents and entries in the office of Sub Registrar at Aurangabad and come to the conclusion after the full satisfaction that there are no any encumbrances against land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad. Mr. Mushtaq Ali Khal Arefali Khan {as a owner} through his Regd. M/s. Sainaath Builders and Developers through its Partners Shri Arun Tukaram Dahihande, Shri Dilip Ramji Chourasia and Shri Anandkumar Ramchandra Dugar {as a developer} are lawful owner possessor of said land. Mr. Mushtaq Ali Khal Arefali Khan {as a owner} through his Regd. M/s. Sainaath Builders and Developers through its Partners Shri Arun Tukaram Dahihande, Shri Dilip Ramji Chourasia and Shri Anandkumar Ramchandra Dugar {as a developer} for land gut number 21 to the extent of 8000.00 Sq.Mtrs situated at village Sunderwadi Tq and Dist. Aurangabad has not been transferred and no Registered Conveyance like Sale, Lease and Gift of the said land and the said land in gut number 21/P seems to be clear and marketable and free from all encumbrances till date.

I have inspected the record of registry and Index II of the office of Sub- Registrar at Aurangabad for the last 30 years from 1992 to 2021 through my online application dated 13/12/2021 and has deposited the requisite charges towards search fees on the very same day under Online GRN Receipt No. MH010060593202122E, which is enclosed herewith.

Hence this Search Report.

Thanking You

Place :- Aurangabad

Date:- 13/12/2021

Yours Faithfully

VINOD E. NAVHATE.

Advocate.

