DHANANJAY K.THOTE
Advocate High Court

Plot No.6,Sainagar, Near Shrikrishna Appartment, Gut no.144, Oppsite Mhaske Petrol Pump, Beed Bypass,Aurangabad,431003.CellNo.**9822100833,9595333704,email-id-advdhanu.thote@gmail.com**

Format- A

Date:-18/02/2022

To,
MahaRERA,
M/s. Vardhman Construction.
Sai Kamal,Gut No.90,
At-Deolai, Tq. & District-Aurangbad.

Sub:-Title clearance certificate with respect to property bearing Gut No.90, admeasuring 3232 Sq. Mtrs. at Deolai, Tq. & District-Aurangabad.(hereinafter referred as the said property)

1. I have investigated on the request of the M/s. Vardhman Construction of the title of the property bearing Gut No. 90 at Deolai, Tq. and district Aurangabad within limits of Aurangabad Municipal Corporation admeasuring 00 Hector 35.25 R (3525 Sq. Mtrs) out of 0 Hector 32.32 R (3232 Sq. Mtrs) having dimensions forming part of situated at Deolai, Beed bypass, Satara Parisar, Aurangabad sub-Registar Dist: Taluka Aurangabad within limits of Aurangabad Municipal Corporation, having dimensions as under:

Towards East : Remaining Gut No.90,
Towards West : Road and Gut No.93,
Towards South : Part of land Gut No.90 (Rajendra Doshi)
Towards North : Gut No.94 part (land of Shaikh Yusuf)

2. The Documents Details forwarded to me:

Sr. No.	Date of Documents	Name / Type Documents	Name of Owner	Name of Developer	Whether original/ Certified/ True Copy
1.	11/08/2021	Development Agreement No.6759/21	Mr.Shaikh Shagir Shaikh Shamshir	Mr.Gokuldas Rikhabdas Mandlecha M/s. Vardhaman Constructions	Xerox Copy
2.	11/08/2021	Power of	Mr.Shaikh Shagir	Mr.Gokuldas Rikhabdas Mandlecha	Xerox Copy

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		Attorney No.6027/21	Shaikh Shamshir	M/s. Vardhaman Constructions	
3.	12/02/2021	7/12 extract Mutation Entry No.11735	Viilage Deolai Tq. & Dist. Aurangabad	NA	Xerox Copy
4.	15/12/2020	No.181/20-21 File No.138/17/2020-21 Commencement Certificate by AMC Aurangabad	Mr.Shaikh Shagir Shaikh Shamshir	NA	Xerox Copy
5.	18/10/2021	NA order 42-A by SDO	Mr.Shaikh Shagir Shaikh Shamshir	NA	Xerox Copy
6.	11/12/2020	Shop Act Licence	Vardhman Constructio n	Vardhman Construction	Xerox Copy
7.	25/02/2021	MSME/ Udyam Registration Certificate	Vardhman Constructio n	Vardhman Construction	Xerox Copy

I have also gone through the documents available at Sub Registrar Office, Aurangabad.

3. On perusal of the above documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Mr.Shaikh Shagir Shaikh Shamshir as owner of the property and developer Mr. Gokuldas Rikhabdas Mandlecha, M/s. Vardhman Constructions are clear, marketable and without any encumbrances.

Owner of the land

A) Mr.Shaikh Shagir Shaikh Shamshir in gut No.90, at Deolai,

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area 3525 Sq. Mtrs.

Development agreement with

B) Mr. Gokuldas Rikhabdas Mandlecha, M/s. Vardhman Constructions.

4. I have also gone through the documents available at Sub Registrar Office, Aurangabad. I have also perused 7/12 extract of the property Gut No.90 at Deolai, Tq. and District Aurangabad within the Aurangabad municipal Corporation Area. Mr.Shaikh Shagir Shaikh Shamshir is having ancestral agriculture land in Gut no.90 admeasuring area 0 H 35.25 R (3525 Sq.Mtrs) at village Deolai, Tq. & Dist. Aurangabad out of development land of 00 H 32.32 R (3232 Sq. Mtrs) bearing registered Development agreement Deed No.5205/2021 dated 11/08/2021 and registered Power of Attorney Deed No.5206/2021 dated 11/08/2021 in favour of Developer Mr. Gokuldas Rikhabdas Mandlecha, M/s. Vardhman Constructions at Sub-Registered office No.3, Aurangabad. The namely Mr.Shaikh Shagir Shaikh Shamshir is appearred as owner vide mutation entry no.11735 and it appears from the revenue record as well as 7/12 extract that the property admeasuring 00 H 35.25 R(3525 Sq.Mtrs) land in Gut No.90 situated at village Deolai, Tq. & Dist. Aurangabad.

5. I also taken the search of said property for 30 years from year 1991 at the office of sub-Registrar Aurangabad I have filed application in the Sub Registrar office at Aurangabad on dated 18/02/2022 and deposited the fees for search vide receipt No. 2108 Dated 18/02/2022.

6. I certify that In view of the above referred documents produced before me as well as from the fact which came to my knowledge I feel that Mr.Shaikh Shagir Shaikh Shamshir is having ancestral agriculture land in Gut no.90 admeasuring area 0 H 35.25 R

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(3525 Sq.Mtrs) at village Deolai, Tq. & Dist. Aurangabad out of development land of 00 H 32.32 R(3232 Sq. Mtrs) bearing registered Development agreement Deed No.5205/2021 dated 11/08/2021 and registered Power of Attorney Deed No.5206/2021 dated 11/08/2021 at Sub-Registrar Office-3 at Aurangabad in favour of Developer/Builder Mr. Gokuldas Rikhabdas Mandlecha, M/s. Vardhman Constructions established clear chain of title for development of land in Gut no.90 admeasuring area 00 H 32.32 R (3232 Sq. Mtrs) at village Deolai, Tq. & Dist. Aurangabad within the Aurangabad municipal Corporation. The property free from any encumbrance, no charge loan in the said property from the documents made available, it appears that there is no charge / loan of any Financial Institution on the said property. Presently stand in the name of Mr.Shaikh Shagir Shaikh Shamshir is the absolute owner of the said Property.

7. The report reflecting the flow of the title of the owner on said land is enclosed herewith as annexure. Hence this Title Verification Report.

Yours sincerely,

Date-18/02/2022

ADV. DHANANJAY K. THOTE
Off Plot No. 6, Sainagar, Gut No.144,
Near Open Space, Satara Parisar, Beed
Bypass Aurangabad431010

(Dhananjay K. Thote)
Advocate

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FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 extract as on date of application owner name is shown as Mr. Mr.Shaikh Shagir Shaikh Shamshir.

2) Mutation Entry No. 11735

3) Search Report for 30 years from 1991 to 2021 taken from Sub-Registrar office at Aurangabad.

4) Registered development agreement as mentioned in search report above.

5) No any litigation as on date found.

Yours sincerely,

Date-18/02/2022

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(Dhananjay K. Thote)
Advocate