

Ameya J .Bhatt

Bsc. LLB

A D V O C A T E

"Harihar", Plot No.1, Rohini Nagar, near Sahakar Nagar, Aurangabad. Mobile : 9422278009 ameyabhatt@gmail.com

FORMAT A
(CIRCULAR NO. 28/2021)

Date :-09-05-2022

To,

Maha RERA

Mumbai

LEGAL TITLE REPORT

Subject :- Title Clearance Certificate with respect of property bearing plot No. 01 to 13 admeasuring 1427.50 Sqm, forming part of Gut no 144 situated at Satara Tq. And Dist. Aurangabad within the Local limits of Aurangabad Municipal Corporation

I have investigated the title of the said plot on request on Promoter **M/s Trilok Buildcon** and following documents

1. Description of Property as under

Plot No. 01 to 13 (Sector A) admeasuring **1427.50 Sqm** forming part of **Gut no 144** situated at Satara, Tq and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation which are bounded as under

On or towards East	06 Mtrs Road
On or towards West	Gut no. 99
On or towards North	Plot No. 14
On or towards South	Gut No. 145 Satara

2. Documents of Allotment of Plot as under

2.1) 7/12 extract of Gut No. 144

2.2) Demarcation of Plots approved by Grampanchayat Satara vide resolution no 370/1 dated 18-09-2004

2.3) Sale deed dated 23-09-2009 registered at day book serial no AGG-01-3167/2009 with the office of Sub-Registrar Aurangabad executed by a) Shrinivas Construction b) Mr. Sanjay Narayan Mahajan and c) Mr. Ajeet Suryakant Narlawar in favour of Vimal S/o Gundharsa Sahuji and Mr. Pankaj S/o Trilokchand Pande



2.4) Mutation entry no. 18392

2.5) Measurement map issued by TILR Aurangabad in file bearing MORE no. 16962 dated 06-04-2021

2.6) NA permission issued by Sub-Divisional Officer Aurangabad bearing No. 2021/NAP-34/NA-42-C/P.K.97 dated 11-01-2022 in respect of said plot No. 01 to 13, 16 to 20, 22, 24 and 25 admeasuring 2400 Sqm, forming part of Gut no 144 situated at Satara, Tq and Dist. Aurangabad

2.7) Commencement Certificate issued by Administrator Aurangabad Municipal Corporation bearing permission No. 788/2021-22 dated 07-03-2022 in the name of the owners i.e Vimal Gundharsa Sahuji and Pankaj Trilokchand Pande for carrying out construction over said plot No. 01 to 13, 16 to 20, 22, 24 and 25 forming part of Gut no 144 situated at Satara, Tq and Dist. Aurangabad

2.8) Registered Sale dated 04-05-2022 registered at day book serial no. AGG-3-2499/2022 with the office of Sub-Registrar, Aurangabad

3. 7/12 extract:-

3.1 Copy of 7/12 extract in respect of Gut No. 144, situated at Satara, Aurangabad

4. Search Report for 30 years from 1993-2022 taken from the Sub-Registrar Office at Aurangabad the receipt attached herewith.

On perusal of abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of following (Owner/ Developer/Promoter/Company) is clear, marketable and without any encumbrances.

Owner of the Land

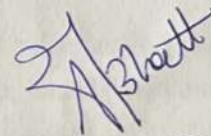
1. M/s Trilok Buildcon,

Copy of 7/12 extract in respect Plot No. 01 to 13 admeasuring 1427.50 Sqm, forming part of Gut no 144 situated at Satara, Tq and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation

The report reflecting the flow of title of **M/s Trilok Buildcon** over the project plot i.e. project plot i.e. plot No. 01 to 13 admeasuring 1427.50 Sqm, forming part of Gut no 144 situated at Satara, Tq and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation is enclosed herewith as annexure.

Enclosed Annexure

Date :- 09-05-2022



Adv. Ameya J. Bhatt

Reg:- Mah/2372/2007

Ameya J. Bhatt
Advocate
Plot No. 1, Rohini Nagar,
Osmanpura, Aurangabad-431001

Ameya J .Bhatt

Bsc. LLB

A D V O C A T E

"Harihar", Plot No.1, Rohini Nagar, near Sahakar Nagar, Aurangabad. Mobile : 9422278009 ameyabhatt@gmail.com

Date :- 09-05-2022

FLOW OF TITLE OF THE SAID PLOT

- 1) On perusal of records and document placed before me it appears that Grampanchayat Satara approved demarcation of 25 plots out of Gut No. 144 Satara, Tq. and Dist:- Aurangabad vide resolution no 370/1 dated 18-09-2004.
- 2) On perusal of the documents and records placed before me it appears that M/s Srinivas Construction represented by Proprietor Mr. Vitthal Ganpatrao Labshetwar was owner of plot no 01, 02, and 03 out of Grampanchayat House No 12365 and plot no 04 to 13 bearing Grampanchayat House No. 12366, all forming part of Gut no 144 situated at Satara Tq. And Dist. Aurangabad. It further appears that name of Shrinivas Construction appear to be owner of the above mentioned plot no., 01 to 13 in the 7/12 extract of Gut No. 144 vide mutation entry no 11153 and 13943 respectively.
- 3) On perusal of the documents and records placed before me it appears that Mr. Sanjay Narayan Mahajan was owner of plot no. 16, 17, 18, 19 and 20 each admeasuring 1350 Sq. Ft. out of Grampanchayat House No. 12364 forming part of Gut no 144 situated at Satara Tq. And Dist. Aurangabad. It further appears that name of Mr. Sanjay Narayan Mahajan appear to be owner of the above mentioned plot no. 16 to 20 in the 7/12 extract of Gut No. 144 vide mutation entry no 11999.
- 4) On perusal of the documents and records placed before me it appears that Mr. Ajeet Suryakant Narlawar was owner of plot 22 admeasuring 1350 Sq.Ft. out of Grampanchayat House No. 12365 forming part of Gut no 144 situated at Satara Tq. And Dist. Aurangabad. It further appears that name of Mr. Ajeet Suryakant Narlawar appear to be owner of the plot no. 22 in the 7/12 extract of Gut No. 144 vide mutation entry no 12743.
- 5) On perusal of the documents and records placed before me it appears that M/s Srinivas Construction represented by Proprietor Mr. Vitthal Ganpatrao Labshetwar was owner of plot no.24 and 25 each admeasuring 1350 Sq.Ft. out of Grampanchayat House No. 12367 forming part of Gut no 144 situated at Satara Tq. And Dist. Aurangabad. It further appears that name of M/s Srinivas Construction

appear to be owner of the above mentioned plotno. 24 and 25 in the 7/12 extract of Gut No. 144 vide mutation entry no 13943.

- 6) On perusal of document and records placed before me it appears that by virtue of registered sale deed dated 23-09-2009 registered at day book serial no AGG-01-3167/2009 a) Shrinivas Construction represented by Proprietor Mr. Vitthal Ganpatrao Labshetwar b) Mr. Sanjay Narayan Mahajan and c) Mr. Ajeet Suryakant Narlawar sold i) plot no 01, adm. 960 Sq. Ft, adm. 1200 Sq. ft and 03 adm. 1200 Sq. ft out of Grampanchayat House No. 12367 forming part of Gut no 144 situated at Satara Tq. And Dist. Aurangabad and plot no 04 to 13, each adm. 1200 Sqft. out of Grampanchayat House No. 12366 forming part of Gut no 144 situated at Satara Tq. And Dist. Aurangabad, ii) plot no. 16, 17, 18, 19 and 20 each admeasuring 1350 Sq. Ft. out of Grampanchayat House No. 12364 forming part of Gut no 144 situated at Satara Tq. And Dist. Aurangabad, iii) plot no. 22 admeasuring 1350 Sq.Ft. out of Grampanchayat House No. 12365 forming part of Gut no 144 situated at Satara Tq. And Dist. Aurangabad and iv) plot no.24 and 25 each admeasuring 1350 Sq.Ft. out of Grampanchayat House No. 12367 forming part of Gut no 144 situated at Satara Tq. And Dist. Aurangabad in favour of Vimal S/o Gundharsa Sahuji and Mr. Pankaj S/o Trilokchand Pande.
- 7) That plot No. 01 to 13, 16 to 20, 22, 24 and 25 mentioned here in above are adjacent to each other and form compact piece of land admeasuring 2400 Sqm forming part of Gut no 144 situated at Satara Tq. And Dist. Aurangabad and the name purchasers Vimal S/o Gundharsa Sahuji and Mr. Pankaj S/o Trilokchand Pande came to mutated as owners of plot No. 01 to 13, 16 to 20, 22, 24 and 25 admeasuring 00 Hector 24 R vide mutation entry no. 18392.
- 8) The owners of the above mentioned plot got the said plots No. 01 to 13, 16 to 20, 22, 24 and 25 admeasuring 2400 Sqm, forming part of Gut no 144 situated at Satara Tq. And Dist. Aurangabad within the Local limits of Aurangabad Municipal Corporation (herein after called and referred to as "Project Plot") measured from the office of TILR Aurangabad in file bearing MORE no. 16962 dated 06-04-2021.
- 9) That the Sub-Divisional Officer Aurangabad Sanctioned NA permission in respect of said plot No. 01 to 13, 16 to 20, 22, 24 and 25 admeasuring 2400 Sqm, forming part of Gut no 144 situated at Satara, Tq and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation vide order bearing No. 2021/NAP-34/NA-42-C/P.K.97 dated 11-01-2022.
- 10) The area of the plots standing in the name of Vimal S/o Gundharsa Sahuji and Mr. Pankaj S/o Trilokchand Pande out of Gut No. 144 i.e. plot No. 01 to 13, 16 to 20, 22, 24 and 25 is corrected from 2400 Sqm to 2430.20 Sqm vide mutation entry no. 36913.
- 11) That the Administrator Aurangabad Municipal Corporation issued Commencement Certificate bearing permission No. 788/2021-22 dated 07-03-2022 in the name of

Vimal Gundharsa Sahuji and Pankaj Trilokchand Pande for carrying out construction over said plot No. 01 to 13, 16 to 20, 22, 24 and 25 forming part of Gut no 144 situated at Satara, Tq and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation. In the said commencement certificate there are 04 number of Sectors i.e. A to D and Plot no. 01 to 13 admeasuring 1427.50 Sqm is numbered as Sector A

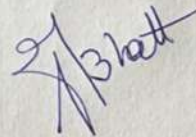
- 12) By virtue of registered ale Deed dated 04-0-2022 registered with the office of Sub-Registrar, Aurangabad at Day-Book serial no. AGG-3-2944/2022 Vimal Gundharsa Sahuji and Pankaj Trilokchand Pande sold Plot No. 01 to 13 (Sector A) admeasuring 1427.50 Sqm forming part of Gut no 144 situated at Satara, Tq and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation in favour of M/s Trilok Buildcon, a partnership Firm registered under the provisions of the Partnership Act, having its registered office at Room No. 03, Gut No. 141, Reshma Land Compound, Opp Chawda Complex, Beed Bye Pass Road, Aurangabad, PAN no. AASFT1620P through its Partners 1) Mr. Pankaj S/o Trilokchand Pande; 2) Mr Sunil Nemichand Thole and 3) Mr. Mayur Suresh Thole.
- 13) Search carried with the office of Sub-Registrar, Aurangabad for last 30 yrs vide receipt no. 4709 dated 09-05-2022 it appears that the title of M/s Trilok Buildcon over the said plot no. 01 to 13 mentioned in the description para appear to be clear and marketable and without reasonable doubts.

Search report for 30 years from 1993 to 2022 taken from Sub-Registrar Office at Aurangabad. The receipt attached herewith.

Note :-

1. The Documents produce before me by the Mr. Pankaj Pande, Partner M/s Trilok Buildcon, I have taken search and this is my opinion regarding search.
2. The Receipt attached herewith

Date:- 09-05-2022



Adv. Ameya J. Bhatt

Reg:- Mah/2372/2007

Ameya J. Bhatt
Advocate
Plot No. 1, Rohini Nagar,
Osmanpura, Aurangabad-431001

158/0

इतर
पावती

Original/Duplicate

Monday, 09 May 2022 11:25 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4709 दिनांक: 09/05/2022

गावाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. अमेय जे भट

वर्णन अर्ज क्र. 681/2022 प्लॉट नं. 1 ते 13 गट नं. 144 मौजे सातारा ता. जि. औरंगाबाद सन. 1992 ते 2022 (30 वर्ष)

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Aurangabad I

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

सह दुय्यम निबंधक वर्ग-२

औरंगाबाद शहर क्र. 1

औरंगाबाद.