

PRAKASH B. PAITHANKAR
ANIRUDDHA P. PAITHANKAR
ADVOCATES

"Vishnuvardhan"
Plot No. 2, Mayanagar,
Sector N-2, CIDCO,
AURANGABAD.

PHONE NO. 0240-2488395

MOBILE NO. 98232-70026

FORMAT - A
(Circular No.28 / 2021)

To,

MahaRERA, Mumbai,
Government of Maharashtra.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to A Project known as "SARA SANGAM NARMADA & SHARAYU" constructed on Plot No.2 admeasuring 10036.30 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka and District Aurangabad (hereinafter referred to as the "said plot")

I have investigated the title of the said plot of land on request of M/s. Jagrut Sara Associates through its Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas and following documents i.e.

1. Description of the property :

Project known as "SARA SANGAM NARMADA & SHARAYU" constructed on Plot No.2 admeasuring 10036.30 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka and District Aurangabad, boundaries of which are as under :

East : 18.00 mtr. wide road.
West : Plot for dispensary & Library.
North : Other's property.
South: : 18.00 mtr. wide road.

2. Documents of Allotment of Plot :

Registered Sale Deed No.AGG-6-985 dated 21.02.2018 executed by M/s. Halmira Properties Pvt.Ltd., through its Director and Authorized Signatory Shri. Arvind Kumar Newar in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land admeasuring 2 Hectare 72 R situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.

3. 7/12 extract downloaded from the official website of Govt. of Maharashtra dated 19.05.2022 and mutation entry No.2278.

2. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that, the title of M/s. Jagrut Sara Associates through its Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas is clear, marketable and without any encumbrances.

Owners of the Plot : M/s. Jagrut Sara Associates through its Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas.



(1) A Project known as "SARA SANGAM NARMADA & SHARAYU" constructed on Plot No.2 admeasuring 10036.30 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka and District Aurangabad.

3. The report reflecting the flow of the title of M/s. Jagrut Sara Associates through its Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas on the said land is enclosed herewith as annexure.

Encl : Annexure

Place : Aurangabad.

Date : 19.05.2022




P.B. Patthankar.
Advocate.

PRAKASH B. PAITHANKAR
ANIRUDDHA P. PAITHANKAR
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FLOW OF THE TITLE OF THE SAID LAND

FLOW OF TITLE

- 1) 7/12 extract downloaded from the official website of Govt. of Maharashtra dated 19.05.2022.
- 2) Mutation entry No.4086.
- 3) Search Report for 30 years :

FLOW OF TITLE

That, 7/12 extract for the years 1965 to 2022 issued by the Talathi of Sajja Wadgaon Kolhati in respect of land situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad show the name of Shri. Ramchandra Dhondiba in ownership column since year prior to 1965 and the name of Smt. Sonabai Ramchandra in ownership column and the name of Smt. Kausalyabai Lalman Kale in ownership column since year 1979 mutated vide mutation entry No.77 and the name of Shri. Abdul Latif Sultanmiya Deshmukh in ownership column since year 1988 mutated vide mutation entry No.186 and the name of Shri. Tarachand Chhaganlal Chordiya in ownership column since year 1990 mutated vide mutation entry No.206 and the name of M/s. Halmira Properties Pvt.Ltd., in ownership column since year 1990 mutated vide mutation entry No.218, 346, 718 and the name of M/s. Jagrut Constructions in ownership column since year 2018 mutated vide mutation entry No.2278.

That, mutation entry No.77 dated 17.05.1979, approved by the competent authority on 19.06.1979, has been taken in record of rights by the Talathi of Sajja Wadgaon Kolhati in favour of Smt. Kausalyabai Lalman Kale in respect of land situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad, taken on account of death of previous owner Smt. Sonabai Ramchandra.

That, Registered Sale Deed No.8855 dated 05.09.1988 has been executed by Smt. Kausalyabai Lalman Kale in favour of Shri. Abdul Latif Sultanmiya Deshmukh in respect of land admeasuring 10 Acre 31 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.

That, mutation entry No.186 dated 06.09.1988, approved by the competent authority on 21.09.1988, has been taken in record of rights by the Talathi of Sajja Wadgaon Kolhati in favour of Shri. Abdul Latif Sultanmiya Deshmukh in respect of land admeasuring 10 Acre 31 Gunthas situated at Gat No.49 (Part),



Village Wadgaon Kolhati, Taluka & District Aurangabad, taken on the basis of Registered Sale Deed No.8855 dated 05.09.1988 executed by Smt. Kausalyabai Lalman Kale in his favour.

That, Registered Sale Deed No.1773 dated 21.02.1990 has been executed by Shri. Abdul Latif Sultanmiya Deshmukh in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 3 Hectare 42 R or 8 Acre 18 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.

That, mutation entry No.206 dated 10.03.1990, approved by the competent authority on 07.04.1990, has been taken in record of rights by the Talathi of Sajja Wadgaon Kolhati in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 3 Hectare 42 R or 8 Acre 18 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad, taken on the basis of Registered Sale Deed No.1773 dated 21.02.1990 executed by Shri. Abdul Latif Sultanmiya Deshmukh in its favour.

That, Certificate of Incorporation No.40083 dated 27.01.1986 has been issued by the Registrar of Companies, State of West Bengal in favour of M/s. Halmira Properties Pvt. Ltd.

That, Registered Sale Deed No.6786 dated 26.07.1990 has been executed by Shri. Abdul Latif Sultanmiya Deshmukh in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 94 R or 2 Acre 13 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.

That, mutation entry No.218 dated 12.10.1990, approved by the competent authority on 21.11.1990, has been taken in record of rights by the Talathi of Sajja Wadgaon Kolhati in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 94 R or 2 Acre 13 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad, taken on the basis of Registered Sale Deed No.6786 dated 26.07.1990 executed by Shri. Abdul Latif Sultanmiya Deshmukh in its favour.

That, mutation entry No.346 dated 20.09.1998, approved by the competent authority on 06.10.1998, has been taken in record of rights by the Talathi of Sajja Wadgaon Kolhati in favour of City and Industrial Development Corporation (CIDCO) in respect of land admeasuring 67 R situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad, taken on the basis of Order No.JA PRA 1 JA BHU 51-AO/ JPI/ AR/ 25/ 92 dated 18.05.1998 issued by the (1) Special Land Acquisition Officer, Aurangabad and (2) Order of Tahsildar, Aurangabad.

That, mutation entry No.718 dated 06.08.2007, approved by the competent authority on 27.08.2007, has been taken in record of rights by the Talathi of Sajja Wadgaon Kolhati in favour of City and Industrial Development Corporation (CIDCO) in respect of land admeasuring 1 Hectare 31 R situated at Gat No.49



(Part), Village Wadgaon Kolhati, Taluka & District Aurangabad, taken on the basis of Order dated 21.09.2000 issued by the (1) Special Land Acquisition Officer, Aurangabad and (2) Letter of CIDCO Office dated 15.05.2007 Tahsildar, Aurangabad.

That, Letter dated 05.12.2017 has been issued by M/s. Halmira Properties Pvt.Ltd., through its Director and Authorized Signatory Shri. Arvind Kumar Newar in favour of the Officer-In-Charge, Ballygunge Police Station, Kolkata, State of West Bengal in respect of loss of (1) Original Registered Sale Deed No. 1773 dated 21.02.1990 executed by Shri. Abdul Latif Sultanmiya Deshmukh in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 3 Hectare 42 R or 8 Acre 18 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad and (2) Original Registered Sale Deed No.6786 dated 26.07.1990 executed by Shri. Abdul Latif Sultanmiya Deshmukh in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 94 R or 2 Acre 13 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.

That, Partnership Firm Registration Certificate No.AU000005187 dated 18.12.2017 has been issued by the Assistant Registrar of Parntership Firms, Aurangabad in favour of M/s. Jagrut Sara Associates.

That, No Objection Certificate (NOC) No.KRA CIDCO/ PRASHA/ BHUMULYANKAN/ WALUJ/ 2018/ 439 dated 08.01.2018 has been issued by the CIDCO in favour of (1) Sub-Registrar, Aurangabad and (2) M/s. Halmira Properties Pvt.Ltd., for the sale of land admeasuring 2 Hectare 72 R situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad owned and possessed by M/s. Halmira Properties Pvt.Ltd., to M/s. Jagrut Sara Associates.

That, Registered Sale Deed No.AGG-6-985 dated 21.02.2018 has been executed by M/s. Halmira Properties Pvt.Ltd., through its Director and Authorized Signatory Shri. Arvind Kumar Newar in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land admeasuring 2 Hectare 72 R situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.

That, Stamped Deed of Indemnity dated 21.02.2018 has been executed by M/s. Halmira Properties Pvt.Ltd., through its Director and Authorized Signatory Shri. Arvind Kumar Newar in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land admeasuring 2 Hectare 72 R situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad, thereby indemnifying M/s. Jagrut Sara Associated against any loss, damage or any other costs, charges, disputes in respect of the demised property due to loss of (1) Original Registered Sale Deed No. 1773 dated 21.02.1990 executed by Shri. Abdul Latif Sultanmiya Deshmukh in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 3 Hectare 42 R or 8 Acre 18 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad and (2) Original Registered Sale



Deed No.6786 dated 26.07.1990 executed by Shri. Abdul Latif Sultanmiya Deshmukh in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 94 R or 2 Acre 13 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.

That, mutation entry No.2278 dated 21.03.2018, approved by the competent authority on 26.03.2018, has been taken in record of rights by the Talathi of Sajja Wadgaon Kolhati in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land admeasuring 2 Hectare 72 R situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-6-985 dated 21.02.2018 executed by M/s. Halmira Properties Pvt.Ltd., through its Director and Authorized Signatory Shri. Arvind Kumar Newar in its favour.

That, Development Permission (Final Layout Permission) No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2018 (LP)/ 34 dated 03.04.2018 has been issued by the CIDCO in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.

That, Approved Layout Map attached to the Development Permission (Final Layout Permission) No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2018 (LP)/ 34 dated 03.04.2018 has been issued by the CIDCO in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.

That, "SANAD" No.JA KRA 2018/ JAMA-2/ PARI B/ CR-33 dated 25.04.2018 has been issued by the Upper Tahsildar, Aurangabad in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land admeasuring 18128.27 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.

That, registered Deed of Declaration No.AGG-6-4503 dated 24.08.2018 has been executed by M/s. Jagrut Sara Associates through its Authorized Partner Shri. Nilesh Sitaram Agrawal in respect of a Project known as "SARA SANGAM PHASE-1" constructed on Plot No.1 admeasuring 6899.75 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka and District Aurangabad.

That, Correction Deed No.AGG-6-5759 dated 18.10.2019 to the registered Deed of Declaration No.AGG-6-4503 dated 24.08.2018 has been executed by M/s. Jagrut Sara Associates through its Authorized Partner Shri. Nilesh Sitaram Agrawal in respect of a Project known as "SARA SANGAM PHASE-1" constructed on Plot No.1 admeasuring 6899.75 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka and District Aurangabad.



That, Development Permission (Final Layout Permission) No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2020 (LP)/ 21 dated 01.01.2020 has been issued by the CIDCO in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.

That, Approved Layout Map attached to the Development Permission (Final Layout Permission) No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2020 (LP)/ 21 dated 01.01.2020 has been issued by the CIDCO in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.

That, registered Deed of Declaration No.AGG-6-277 dated 16.01.2020 executed by M/s. Jagrut Sara Associates through its Authorized Partner Shri. Nilesh Sitaram Agrawal in respect of a Project known as "SARA SANGAM PLOT-1" constructed on Plot No.1 admeasuring 6899.75 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka and District Aurangabad.

That, plot No.1 admeasuring 6899.75 sq.mtrs., is separate and separate plot and project known as "SARA SANGAM PLOT-1" in constructed on it. Present search report is in respect of plot No.2 admeasuring 10036.30 sq.mtrs., on which building known as "SARA SANGAM PHASE-I" is already constructed on one part of the plot and building known as "SARA SANGAM NARMADA & SHARAYU" is to be constructed on part of remaining land within plot No.2 as per Building Permission No.CIDCO/ATPO/BP/WLJ/ 2022 (BP)/ 540 dated 18.05.2022.

That, Building Permission No.CIDCO/ATPO/BP/WLJ/ 2022 (BP)/ 540 dated 18.05.2022 has been issued by the CIDCO in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of Plot No.2 admeasuring 10036.30 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.

That, Approved Map attached to the Building Permission No.CIDCO/ATPO/BP/WLJ/ 2022 (BP)/ 540 dated 18.05.2022 has been issued by the CIDCO in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of Plot No.1 admeasuring 6899.75 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.

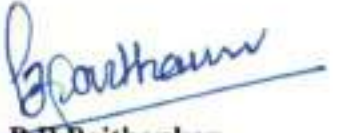


On perusal of the aforesaid documents, revenue record I am of the opinion that, **M/s. Jagrut Sara Associates through its Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas** is the absolute owner and possessor of a Project known as "SARA SANGAM NARMADA & SHARAYU" constructed on Plot No.2 admeasuring 10036.30 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka and District Aurangabad. Its title is perfect, clear, marketable and free from all encumbrances.

I have inspected the record of registry and Index - II of the Office of Sub-Registrar, Aurangabad for last 30 years made available to me through "online search" and have deposited the requisite charges towards search fees "online" vide receipt GRN No.MH002054072202223E dated 19.05.2022 which is annexed hereto.

Place : Aurangabad,
Date : 19.05.2022




P.B. Paithankar.
Advocate.



CHALLAN
MTR Form Number-6



GRN	MH002054072202223E	BARCODE			Date	19/05/2022-09:34:55	Form ID	
Department Inspector General Of Registration				Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Type of Payment Other Items				PAN No.(If Applicable)		ACAPP3995M		
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1				Full Name		ADV PRAKASH B PAITHANKAR		
Location AURANGABAD								
Year 2022-2023 One Time				Flat/Block No.				
Account Head Details			Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE			750.00	Road/Street				
				Area/Locality		AURANGABAD		
				Town/City/District				
				PIN		4	3	1 0 0 1
				Remarks (If Any)				
				FOR 30 YEARS. PLOT NO.2 GAT NO.49/PART VILLAGE WADGAON				
				KOLHATI TQ. AND DIST. AURANGABAD				
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only		
				Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572022051948012	IK0BRNYMK9	
Cheque/DD No.				Bank Date	RBI Date	19/05/2022-09:24:36	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 : Mobile No. : 9823270026
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता येण्याच्या दस्त्यासाठी लागू नाही.

