

**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/ 98600-10271

FORMAT – A
(Circular No.28 / 2021)

To,

MahaRERA, Mumbai,
Government of Maharashtra.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Non-Agricultural 30 Row House Plots viz. Plot No.A-01 to A-15 and B-01 to B-15 totally admeasuring 1454.785 sq.mtrs., situated at Survey No.103, village Harsul, Taluka and District Aurangabad, presently owned & possessed by M/s. Sai Builders and Developers, Aurangabad (hereinafter referred to as the "said property").

I have investigated the title of the said plot of land on request of M/s. Sai Builders and Developers and following documents i.e.

1. Description of property.

Non-Agricultural 30 Row House Plots viz. Plot No.A-01 to A-15 and B-01 to B-15 totally admeasuring 1454.785 sq.mtrs., situated at Survey No.103, village Harsul, Taluka and District Aurangabad, presently owned & possessed by M/s. Sai Builders and Developers, Aurangabad boundaries are as under :

Combined Boundaries of Plot No.A-01 to A-13

On or towards East : Land from Survey No.108.
On or towards West : 6.00 mtr. wide road.
On or towards North : Land from Survey No.104/1 & road.
On or towards South : Open space.

Combined Boundaries of Plot No.A-14 & A-15

On or towards East : Land from Survey No.108.
On or towards West : 6.00 mtr. wide road.
On or towards North : 6.00 mtr. wide road.
On or towards South : Mouje Nanakwadi shiv.

Combined Boundaries of Plot No.B-01 to B-13

- On or towards North : 6.00 mtr. wide road.
 On or towards South : Mouje Nanakwadi shiv.

Combined Boundaries of Plot No.B-14 & B-15

- On or towards East : 6.00 mtr. wide road.
 On or towards West : Row House Plot No.B-38 to B-39.
 On or towards North : Row House Plot No.B-16.
 On or towards South : Mouje Nanakwadi shiv.

2. The documents of allotment of plot.

Registered Sale Deed No.AGG-2-970 dated 25.02.2022 has been executed by Shri. Arun Balkishanrao Pargaonkar in favour of **M/s. Sai Builders and Developers** through its Partners (1) Shri. Babasaheb Raghunath Sable (2) Shri. Anil Daulatrao Borse, (3) Shri. Sandeep Daulatrao Borse, (4) Shri. Abhijit Bhaskarrao Deshmukh, (5) Shri. Pravin Pandurang Chavan, (6) Shri. Satish Limbaji Mete and (7) Shri. Balu Machindra Autade.

3. 7/12 extract issued by talathi of sajja Harsul, Tq. & Dist. Aurangabad dated 27.04.2022 and mutation entry No.32196 dated 24.03.2022.

4. Search report for 30 years from 1993 till 2022.

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. Sai Builders and Developers, Aurangabad** is clear, marketable and without any encumbrances.

Owners of the Property : **M/s. M/s. Sai Builders and Developers, Aurangabad.**

3. The report reflecting the flow of the title of **M/s. Sai Builders and Developers, Aurangabad** on the said land is enclosed herewith as annexure.

Encl : Annexure
 Date : 27.04.2022



P. B. Paithankar
P.B. Paithankar.
 Advocate.

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FLOW OF THE TITLE OF THE SAID LAND

FLOW OF TITLE

- 1) **7/12 extract issued by talathi of sajja Harsul, Tq. & Dist. Aurangabad dated 27.04.2022**
- 2) **Mutation entry No.32196 dated 24.03.2022.**
- 3) **Search Report for 30 years :**

That, 7/12 Extract for the years 1992 to 2019 dated 20.07.2019 issued by the Concerned Talathi in respect of Land admeasuring 2 Hectare 27 R situated at Survey No.103, Village Harsul, Taluka and District Aurangabad, show the name of Smt. Radhabai Balkishanrao Pargaonkar in ownership column, since prior to the year 1992.

That, mutation entry No.593, approved by the competent authority on 28.01.1963, has been taken in record of rights by the Concerned Talathi in favour of Shri. Arun Balkishanrao Pargaonkar in respect of Land admeasuring 7 Acre 33 Gunthas situated at Survey No.103, Village Harsul, Taluka and District Aurangabad, taken on the basis of Possession of Land by him.

That, mutation entry No.8077 dated 13.08.2004, approved by the competent authority on 28.08.2004, has been taken in record of rights by the Concerned Talathi in favour of Shri. Arun Balkishanrao Pargaonkar in respect of Land admeasuring 2 Hectare 27 R situated at Survey No.103, Village Harsul, Taluka and District Aurangabad, taken on account of death of previous owner Smt. Radhabai Balkishanrao Pargaonkar.

That, Stamped Admission Deed dated 09.07.2020 has been executed by and between (1) Shri. Babasaheb Raghunath Sable (2) Shri. Anil Daulatrao Borse, (3) Shri. Sandeep Daulatrao Borse, (4) Shri. Abhijit Bhaskarrao Deshmukh, (5) Shri. Pravin Pandurang Chavan, (6) Shri. Satish Limbaji Mete and (7) Shri. Balu Machindra Autade in respect of a Partnership Firm known as M/s. Sai Builders and Developers having its Place of Business at Shop No.01, Plot No.01, Sahuji Sankul, Bhagatsing Nagar Road, Aurangabad – 431 003. Accordingly, (1) Shri. Sandeep Daulatrao Borse, (2) Shri. Abhijit Bhaskarrao Deshmukh, (3)

That, Approved Layout Order No.JA KRA/ MANAPA/ NARAVI/ SSNR/ 2021/ 3391 dated 08.10.2021 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Shri. Arun Balkishanrao Pargaonkar in respect of Land situated at Survey No.103, Village Harsul, Taluka and District Aurangabad.

That, Approved Map attached to the Layout Order No.JA KRA/ MANAPA/ NARAVI/ SSNR/ 2021/ 3391 dated 08.10.2021 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Shri. Arun Balkishanrao Pargaonkar in respect of Land situated at Survey No.103, Village Harsul, Taluka and District Aurangabad.

That, Registered Relinquishment Deed No.AGG-1-7212 dated 11.10.2021 has been executed by Shri. Arun Balkishanrao Pargaonkar in favour of the Aurangabad Municipal Corporation, Aurangabad in respect of Land totally admeasuring 1350.00 sq.mtrs. situated at Survey No.103, Village Harsul, Taluka and District Aurangabad.

That, "Sanad" No.JA KRA 2021/ NAP-34/ AKRUSHIK/ MAUJE HARSUL TQ. DIST. AURANGABAD/ PRA KRA 84 dated 13.12.2021 has been issued by the Sub-Divisional Officer, Aurangabad in favour of Shri. Arun Balkishanrao Pargaonkar in respect of Land totally admeasuring 22700.00 sq.mtrs. situated at Survey No.103, Village Harsul, Taluka and District Aurangabad.

That, Registered General Power of Attorney No.AGG-1-9187 dated 31.12.2021 has been executed by Shri. Arun Balkishanrao Pargaonkar in favour of Shri. Uday Arun Pargaonkar in respect of Land admeasuring 2 Hectare 27 R situated at Survey No.103, Village Harsul, Taluka and District Aurangabad.

That, Registered Sale Deed No.AGG-2-970 dated 25.02.2022 has been executed by Shri. Arun Balkishanrao Pargaonkar in favour of M/s. Sai Builders and Developers through its Partners (1) Shri. Babasaheb Raghunath Sable (2) Shri. Anil Daulatrao Borse, (3) Shri. Sandeep Daulatrao Borse, (4) Shri. Abhijit Bhaskarrao Deshmukh, (5) Shri. Pravin Pandurang Chavan, (6) Shri. Satish Limbaji Mete and (7) Shri. Balu Machindra Autade in respect of Entire right, title, interest and possession of Vendor in tenement plots of non-agricultural land bearing No,A-01, adm 70.965 Sq.Mtrs. with built up area of 34.125 Sq.Mtrs., A-02, adm. 57.15 Sq.Mtrs. with built up area of 34.125 Sq.Mtrs., A-03, adm. 57.15 Sq.Mtrs. with built up area of 34.125 Sq.Mtrs., A-04, adm. 57.15 Sq.Mtrs. with built up area of 34.125 Sq.Mtrs., A-05, adm. 57.15 Sq.Mtrs. with built up area of 34.125 Sq.Mtrs., A-06, adm. 57.15 Sq.Mtrs. with built up area of 34.125 Sq. Mtrs., A-07, adm, 57.15 Sq.Mtrs. with built up area of 34,125 Sq.Mtrs., A-08, adm. 57.15 Sq.Mtrs. with built up area of 34.125 Sq.Mtrs., A-09, adm. 57.15 Sq.Mtrs. with built up area of 34.125 Sq.Mtrs., A-10, adm 57.15 Sq.Mtrs. with built up area of 34.125 Sq.Mtrs., A-11, adm. 57.15 Sq.Mtrs, with built up area of 34.125 Sq.Mtrs., A-12, adm. 70,83 Sq.Mtrs. with built up area of 34,125 Sq.Mtrs., A-13, adm. 106.10 Sq.Mtrs. with

possession of Vendor in tenement plots of non agricultural land bearing No, B-01, adm. 46.275 Sq.Mtrs. with built up area of 20.00 Sq.Mtrs., B-02 to B-12 and B-15 each adm, 30.00 Sq.Mtrs. with built up area of 20.00 Sq.Mtrs., B-13, adm. 33.86 Sq.Mtrs. with built up area of 20.00 Sq.Mtrs., B- 14, adm. 31.76 Sq.Mtrs. with built up area of 20.00 Sq.Mtrs., thus collective area of tenement plots from Type "B" is 471.895 Sq.Mtrs. all forming part of Survey No.103 (P), out of total 03H07R land R.A. Rs.11 and 14 Paise, Harsul, Aurangabad.

That, mutation entry No.32196 dated 07.03.2022 approved by the competent authority on 24.03.2022 has been taken in record of rights by the talathi of sajja Harsul, in favour of M/s. Sai Builders and Developers through its Partners (1) Shri. Babasaheb Raghunath Sable (2) Shri. Anil Daulatrao Borse, (3) Shri. Sandeep Daulatrao Borse, (4) Shri. Abhijit Bhaskarrao Deshmukh, (5) Shri. Pravin Pandurang Chavan, (6) Shri. Satish Limbaji Mete and (7) Shri. Balu Machindra Autade in respect of Plot No.A-01 to 15 and B-01 to 15 situated at Survey No.103, Village Harsul, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-2-970 dated 25.02.2022 executed by Shri. Arun Balkishanrao Pargaonkar in their favour.

That, "Commencement Certificate" No.23/ 2022-23 in File No.814/ 17/ 2021-22 dated 20.04.2022 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Shri. Arun Balkishanrao Pargaonkar in respect of Land situated at Survey No.103, Village Harsul, Taluka and District Aurangabad.

That, Approved Map attached to the "Commencement Certificate" No.23/ 2022-23 in File No.814/ 17/ 2021-22 dated 20.04.2022 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Shri. Arun Balkishanrao Pargaonkar in respect of Land situated at Survey No.103, Village Harsul, Taluka and District Aurangabad.

On perusal of the aforesaid documents, revenue record and record of rights, I am of the opinion that, M/s. Sai Builders and Developers through its Partners (1) Shri. Babasaheb Raghunath Sable (2) Shri. Anil Daulatrao Borse, (3) Shri. Sandeep Daulatrao Borse, (4) Shri. Abhijit Bhaskarrao Deshmukh, (5) Shri. Pravin Pandurang Chavan, (6) Shri. Satish Limbaji Mete and (7) Shri. Balu Machindra Autade are the owners and possessors of Entire right, title, interest and possession of Vendor in tenement plots of non-agricultural land bearing No,A-01, adm 70.965 Sq.Mtrs. with built up area of 34.125 Sq.Mtrs., A-02, adm. 57.15 Sq.Mtrs. with built up area of 34.125 Sq.Mtrs., A-03, adm. 57.15 Sq.Mtrs. with built up area of 34.125 Sq.Mtrs., A-04, adm. 57.15 Sq.Mtrs. with built up area of 34.125 Sq.Mtrs., A-05, adm. 57.15 Sq.Mtrs. with built up area of 34.125 Sq.Mtrs., A-06, adm. 57.15 Sq.Mtrs. with built up area of 34.125 Sq. Mtrs., A-07, adm, 57.15 Sq.Mtrs. with built up area of 34,125 Sq.Mtrs., A-08, adm. 57.15 Sq.Mtrs. with built up area of 34.125 Sq.Mtrs., A-09, adm. 57.15 Sq.Mtrs. with built up area of 34.125 Sq.Mtrs., A-10, adm 57.15 Sq.Mtrs. with

Sq.Mtrs. with built up area of 34.125 Sq.Mtrs. thus collective area of tenement plots from Type "A" is 982.89 Sq.Mtrs, Similarly the Vendor has agreed to sale Entire right, title, interest and possession of Vendor in tenement plots of non agricultural land bearing No, B-01, adm. 46.275 Sq.Mtrs. with built up area of 20.00 Sq.Mtrs., B-02 to B-12 and B-15 each adm, 30.00 Sq.Mtrs. with built up area of 20.00 Sq.Mtrs., B-13, adm. 33.86 Sq.Mtrs. with built up area of 20.00 Sq.Mtrs., B- 14, adm. 31.76 Sq.Mtrs. with built up area of 20.00 Sq.Mtrs., thus collective area of tenement plots from Type "B" is 471.895 Sq.Mtrs. all forming part of Survey No.103 (P), out of total 03H07R land R.A. Rs.11 and 14 Paise, Harsul, 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.MH000925751202223E dated 23.04.2022 which is annexed hereto.

4) Any other relevant title : NIL.

5) Litigations if any : NIL

Place : Aurangabad.

Date : 27.04.2022

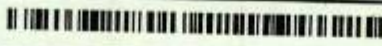


P. B. Paithankar
P.B.Paithankar.
 Advocate.



CHALLAN
MTR Form Number-6



GRN MH000925751202223E		BARCODE 		Date 23/04/2022-15:49:36		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 ARB2_AURANGABAD 2 JT SUB REGISTRAR				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 3	
				Remarks (If Any)			
				For 30 Years Gat No.103 Village Harsul Taluka and District 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.	00040572022042316572	IK0BQODSK8
Cheque/DD No.				Bank Date	RBI Date	23/04/2022-15:24:50	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 :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9860010271

संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा मोदणी न करावयाच्या दस्तासाठी लागू नाही.

