

ADVOCATE NIKHIL P. RUNWAL

BBA, LL.M, CS

Office: Shop No.1, Plot: 73, SBH Colony, Sahakar Nagar Road, Aurangabad
Residence: B-3, Nirman Co-operative Society, Sahakar Nagar, Aurangabad
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(FORAMT-A) LEGAL TITLE REPORT

To,
MahaRERA
Mumbai

Subject: Title clearance report with respect to Plot No.288 admeasuring 767.66 Sq Mtrs situated in Sunderban, Gut No. 1/1 Sunderwadi, Tq & District: Aurangabad (hereinafter referred to as said plot)

I have investigated the title of the said plot on the request of Kiran Baburao Malode (HUF) and inspected the documents provided to me:

1. DESCRIPTION OF THE PLOT:

Plot No.288 admeasuring 767.66 Sq Mtrs situated in Sunderban, Gut No. 1/1 Sunderwadi, Tq & District: Aurangabad is circumscribed within following boundaries:

Towards East: 9 Mtr Wide Road

Towards West: Land Gut No.19

Towards South: DP Road

Towards North: Plot No.287

2. DOCUMENTS OF ALLOTMENT OF PLOT/SALE DEED:

The subject plot is purchased by Kiran Baburao Malode (HUF) from Madhukar Haribhau Muley & four others under Sale Deed bearing registration no. AGG-6-7403/2021 dated 23.11.2021

3. **7/12 Extract of Land:** 7/12 Extract of Land Gut No.1/1/A & 1/10f Sunderwadi, Tq & District: Aurangabad dated 18.11.2021,

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wherein name of Sushma Muley, Madhukar Muley, Monika Vandana Gore seems to be mutated vide mutation entry no.1170, 1179, 2653, and 3321

4. Search Report for last 30 years from 1992 to 2021.

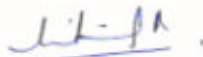
OPINION: On perusal of the above-mentioned documents and all other relevant documents relating to the title of the plot, I am of the opinion that the title of Kiran Baburao Malode (HUF) is clear and marketable and without any encumbrances.

The report reflecting the flow of the title of the Kiran Baburao Malode (HUF) over the plot is enclosed herewith as annexure.

Date: 22.12.2021

Issued by

Advocate N.P.Runwal



ADV. NIKHIL P. RUNWAL

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FORMAT-A

FLOW OF TITLE OF THE SAID LAND

- 1. SALE DEED NO. 1777 DATED 17.05.1974:** Land Gut No. 1/1 totally admeasures 31 Acres 33 R LR Rs. 25.06 Ps. to the extent of 10 Acres was owned and possessed Shri. Shankar Govinda Sure, Dhansingh Hiranman Sure and Paraji Balaram Sure. They Purchased the said property vide registered sale deed No. 1777 dated 17.05.1974. Their names appear in the 7/12 extract from the year 1980-81 till 2007-08 as owner and possessor.
- 2. SALE DEED NO. 5030 DATED 29.07.2008:** Mr. Asaram, Dadarao, Damu and Babulal all s/o Shankar Sure and Dhansing Hiranman and Paraji Balaram sold the agriculture land Gut No. 1/1 to the extent of 10 Acres vide registered sale deed No. 5030 dated 29.07.2008 to Madhukarrao Haribhau Muley, Vijay Hemraj Bamb and Vaibhav Suresh Kshirsagar and Sow. Vandana Sharadrao Gore. To this transaction consent is given by Gaundanbai Kisan Sagar and Rahibai Shankar Sure. Accordingly, Mutation Entry is sanctioned by the competent Revenue Authority and names of the purchasers have been recorded in 7/12 extract as owner and possessor.
- 3. SALE DEED 5763 DATED 29.08.2008:** Thereafter, Vijayraj Hemraj Bamb and Vaibhav Suresh Kshirsagar sold their share i.e.



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to the extent of 4 Acres to Vandana Sharadrao Gore and Monika Ajit Muley vide registered sale deed 5763 dated 29.08.2008. Accordingly, Mutation Entry is sanctioned by the competent authority and names of purchasers have been recorded in 7/12 record as owner and possessors.

4. **SALE DEED NO. 4473 DATED 03.07.2008:** Shri. Madhukarrao Muley, Vijay Bamb and Vaibhav Kshirsagar purchased 14 Acres 02 Gunthe land from Abdul Majid Khan and others vide registered sale deed No. 4473 dated 03.07.2008. It is seen that thereafter Mr. Vijay Bamb and Vaibhav Kshirsagar sold their share in land Gut No. 51 to the extent of 7 Acre 01 Guntha to Vandana Sharadrao Gore and Daksha Girish Autade vide registered sale deed No. 5762 dated 29.08.2008.
5. **DEVELOPMENT AGREEMENT DATED 16.10.2008:** Shri. Madhukarrao Haribhau Muley and others have executed Development Agreement for development of land, Gut No.1/1 to the extent of 10 Acres in favour of Devanand Narayan Kotgire and Prakash Prabhudas Paraswani. The said Development Agreement is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No.4883 dated 16.10.2008. The owners also executed Irrevocable G.P.A. in favour of Devanand Narayan Kotgire and Prakash Prabhudas Paraswani and the same is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. 4884 on dated 16.10.2008.



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6. DEVELOPMENT AGREEMENT DATED 7.12.2009:

Sushma Madhukarrao Muley, Mrs. Vandana Sharadrao Gore through her GPA Madhukarrao Haribhau Muley have executed Development Agreement for development of land Gut No.1 / 1 to the extent of 04 Acres in favour of Devanand Narayan Kotgire and Prakash Prabhudas Paraswani. The said Development Agreement is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. 6148 dated. 07.12.2009. The owners also executed Irrevocable G.P.A. in favour of Devanand Narayan Kotgire and Prakash Prabhudas Paraswani and the same is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No.6149 on dated 07.12.2009.

7. LAYOUT: Mr. Devanand N. Kotgire and Prakash P. Paraswani prepared the layout of above land and got approved the same from CIDCO Authorities which is sanctioned vide their letter No CIDCO/ PLANNING/ FLP/ AFA/ 2010/208 dated 18.06.2010.

8. NON-AGRICULTURE PERMISSION: Further Mr. Madhukarrao Haribhau Muley Through their GPA Mr. Devanand N. Kotgire and Prakash P. Paraswani have obtained N.A. permission on dated 02.06.2010 u/sec. 44 of the M.L.R. code 1966 from Collector, Aurangabad. As such Mr. Devanand Narayanrao Kotgire and Prakash Prabhudas Paraswani have obtained Development rights as well as Attorney Holder in



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respect of land Gut No. 51 to the extent of 14 Acres 02 Guntha, Gut No. 1/1 (P) to the extent of 10 Acres and Gut No. 1/1 (p) to the extent of 4 Acres i.e. total land 28 Acres 02 Gunthe situated at Sunderwadi, Tal. & Dist. Aurangabad.

9. **7/12 Extract of Land:** 7/12 Extract of Land Gut No.1/1/A & 1/1of Sunderwadi, Tq & District: Aurangabad dated 18.11.2021, wherein name of Sushma Muley, Madhukar Muley, Monika Vandana Gore seems to be mutated vide mutation entry no.1170. 1179, 2653, and 3321
10. **SALE DEED NO. 7403/2021 DATED 23.11.2021:** It appears that under registered sale deed no.7403/2021 Kiran Baburao Malode (HUF) purchased Plot No.288 admeasuring 767.66 Sq Mtrs situated in Sunderban land Gut No. 1/1 Sunderwadi from Madhukar Haribhau Muley & 4 others, thus Kiran Baburao Malode (HUF) has become owner of the plot.
11. **SEARCH:** Online e-search for period of 30 years from 1992 to 2021, I have not come across any charge or encumbrance registered over the plot No.288 admeasuring 767.66 Sq Mtrs situated in Sunderban land Gut No. 1/1 Sunderwadi.
12. **LITIGATION:** I have not come across any litigation with respect to the Plot No.288 admeasuring 767.66 Sq Mtrs situated in Sunderban land Gut No. 1/1 Sunderwadi

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Conclusion: In view of above facts, I am of opinion that plot No.288 admeasuring 767.66 Sq Mtrs situated in Sunderban land Gut No. 1/1 Sunderwadi Tq & District: Aurangabad is owned by Kiran Baburao Malode (HUF) and said plot is free from encumbrances.

(IGR Challan is attached herewith)
Hence this title search report.

Date: 22.12.2021

Given by



N.P.Runwal
Advocate.

ADV. NIKHIL P. RUNWAL

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Aurangabad-431005

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CHALLAN
MTR Form Number-6



GRN	MH010530551202122E	BARCODE			Date	22/12/2021-18:50:07		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)				
Office Name AGD_JT DIST REGISTRAR AURANGABAD					Full Name		ADVOCATE NIKHIL RUNWAL		
Location AURANGABAD									
Year 2021-2022 One Time					Flat/Block No.				
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				750.00	Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					PLOT NO 288 GUT NO 1/1 VILLAGE SUNDERWADI TALUQA				
					AURANGABAD SEARCH FEES 30 YEARS				
					Amount In		Seven Hundred Fifty Rupees Only		
Total				750.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN	Ref. No.	00040572021122224704		IK0BLDABT5
Cheque/DD No.					Bank Date	RBI Date	22/12/2021-18:24:51		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. 9028304507

सदर चालन "राष्ट्र ऑफ रेजिस्ट्रार" माध्यम से जारी किया गया है। इसका उपयोग केवल कर के लिए किया जा सकता है। अन्य किसी भी उद्देश्य के लिए इसका उपयोग नहीं किया जा सकता है।