ADV. S.M.BHALEKAR

29, Vishwakarma Co-op. Hsg. Society,
Cidco,N-8, Aurangabad.
Mb. No.9422711133
Email. :- sanjaybhalekar@gmail.com

FORMAT –A

(Circular No. 28/2021)

To.

MahaRERA,

Mumbai

Sub. :- Title clearance certificate with respect to commercial plot- Plot no. Part- A adm. 826.30 sqm., Gut no. 183, within limits of vill. Tisgaon, Aurangabad(hereinafter referred as the said 'Plot').

I have investigated the title of above-said plot on request of M/s Business Triangle through its partner Shri. Dhiraj Keshavji Patel and following documents i.e. :-

1) Description of property

Plot no. Part- A adm. 826.30sqm., Gut no. 183, within limits of vill. Tisgaon, Aurangabad and bounded as

Towards East	:	09.00 mtr. wide road
Towards West	:	10.00 mtr. wide road
Towards North	:	Road
Towards South	:	15.00 mtr. wide road

2) The documents of allotment of plot

i) Complete 7/12 extract of Gut no. 183, vill. Tisgaon, Aurangabad.

ii) Regd. Sale deed having day book no.1741/1986 dtd. 20/03/1986 in favor of M/s. Suvidha Developers through its partner Shri. Yogesh Vitthalbahi Zavheri.

iii) NA use permission /order Mashaka/Jamin-1/Akrush/Pr. Kr. 201/2005 dtd.30/07/2007.

iv) Final Layout plan sanctioned by CIDCO/ ATPO/BP/AUR (WLJ) /2018 (LP) /17 dtd. 13/12/2018.

v) Development permission / Commencement certificate issued by CIDCO vide its letter no. CIDCO/ ATPO/ BP/ WLJ/144 dtd. 04/10/2019.

vi) NOC for sale has been issued by CIDCO authority vide no. CIDCO/ ATPO / BP/ AUR (WLJ)/2021(NOC)/31 dtd. 22/04/2021.

vii) Regd. Sale deed having daybook no. 6527/2021 dtd. 25/08/2021 has been executed in favor M/s Business Triangle through its partners 1) Shri. Dhiraj Keshavji Patel, 2) Shri. Nikhilesh Janardhan Patil, 3) Shri. Babasahebb Nanasaheb Nikam, 4) Shri.Yuvraj Dattaraj Kinnur 5) Shri.Deepak Jagannath Ambilwade and 6) Shri. Prafulla Prakash Nagapurkar.

viii) Revised Development permission and Commencement certificate has been granted by CIDCO authority vide o. no. CIDCO/ATPO/BP/WLJ/ 2022(BP)/513 dtd.12/04/2022 in the name of Shri. Dhiraj Keshavji Patel & other 5.

3) 7/12 extract has been issued by concern revenue authority in respect of Gut no. 183, vill. Tisgaon, Aurangabad in the name of M/s Business Triangle through its partners 1) Shri. Dhiraj Keshavji Patel, 2) Shri. Nikhilesh Janardhan Patil, 3) Shri. Babasahebb Nanasaheb Nikam, 4) Shri.Yuvraj Dattaraj Kinnur 5) Shri.Deepak Jagannath Ambilwade and 6) Shri. Prafulla Prakash Nagapurkar vide mutation entry bearing no.11825.

4) Search report issued for 30 years from 1992 till 2022.

SANJAY M BHALEKAR ADV

5) On perusal of above documents and other relevant documents relating to title of said property, I am of opinion that, the title of following owner / promoter is clear, marketable and without any encumbrances.

Owners of land Gut No.183, Tisgaon, Aurangabad

M/s Business Triangle through its partners

1) Shri. Dhiraj Keshavji Patel,

2) Shri. Nikhilesh Janardhan Patil,

3) Shri. Babasahebb Nanasaheb Nikam,

4) Shri.Yuvraj Dattaraj Kinnur

5) Shri.Deepak Jagannath Ambilwade and

6) Shri. Prafulla Prakash Nagapurkar

The report reflecting the flow of title of owner / promoter M/s Business Triangle through its partner 1) Shri. Dhiraj Keshavji Patel, 2) Shri. Nikhilesh Janardhan Patil, 3) Shri. Babasahebb Nanasaheb Nikam, 4) Shri.Yuvraj Dattaraj Kinnur 5) Shri.Deepak Jagannath Ambilwade and 6) Shri. Prafulla Prakash Nagapurkar with respect to above-said land is enclosed herewith as Annexure.

Encl. : Annexure

Date : 21/04/2022

Adv. S.M.Bhalekar

ADV. S.M.BHALEKAR

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(Circular No. 28/2021)

FLOW OF TITLE OF LAND

1) Complete 7/12 extract of Gut no. 183, vill. Tisgaon, Aurangabad.
2) Regd. Sale deed having day book no.1741/1986 dtd. 20/03/1986 in favor of M/s. Suvidha Developers through its partner Shri. Yogesh Vitthalbahi Zavheri.
3) NA use permission /order Mashaka/Jamin-1/Akrush/Pr. Kr. 201/2005 dtd.30/07/2007.
4) Final Layout plan sanctioned by CIDCO/ ATPO/BP/AUR (WLJ) /2018 (LP) /17 dtd. 13/12/2018.
5) Development permission / Commencement certificate issued by CIDCO vide its letter no. CIDCO/ ATPO/ BP/ WLJ/144 dtd. 04/10/2019.
6) NOC for sale has been issued by CIDCO authority vide no. CIDCO/ ATPO / BP/ AUR (WLJ)/2021(NOC)/31 dtd. 22/04/2021.
7) Regd. Sale deed having daybook no. 6527/2021 dtd. 25/08/2021 executed in favor M/s Business Triangle through its partner 1) Shri. Dhiraj Keshavji Patel, 2) Shri. Nikhilesh Janardhan Patil, 3) Shri. Babasahebb Nanasaheb Nikam, 4) Shri.Yuvraj Dattaraj Kinnur 5) Shri.Deepak Jagannath Ambilwade and 6) Shri. Prafulla Prakash Nagapurkar.
8) Extract of Mutation entry bearing no. 11825 issued on the basis of Regd. Sale deed by concern revenue authority in the name M/s Business Triangle through its partner 1) Shri. Dhiraj Keshavji Patel, 2) Shri. Nikhilesh Janardhan Patil, 3) Shri. Babasahebb Nanasaheb Nikam, 4) Shri.Yuvraj Dattaraj Kinnur 5) Shri.Deepak Jagannath Ambilwade and 6) Shri. Prafulla Prakash Nagapurkar.
9) Revised Development permission and Commencement certificate has been granted by CIDCO authority vide o. no. CIDCO/ATPO/BP/WLJ/ 2022(BP)/513 dtd.12/04/2022 in the name of 1) Shri. Dhiraj Keshavji Patel, 2) Shri. Nikhilesh Janardhan Patil, 3) Shri. Babasahebb Nanasaheb Nikam, 4) Shri.Yuvraj Dattaraj Kinnur 5) Shri.Deepak Jagannath Ambilwade and 6) Shri. Prafulla Prakash Nagapurkar.
10) Search report for 30 years from 1992-2022 has been taken at Sub-registrar office, Aurangabad (Maharashtra).
11) Any other relevant title :- M/s Business Triangle through its partner 1) Shri. Dhiraj Keshavji Patel, 2) Shri. Nikhilesh Janardhan Patil, 3) Shri. Babasahebb Nanasaheb Nikam, 4) Shri.Yuvraj Dattaraj Kinnur 5) Shri.Deepak Jagannath Ambilwade and 6) Shri. Prafulla Prakash Nagapurkar is having ownership of said commercial plot bearing Plot no. Part- A adm. 826.30sqm., Gut no. 183, within limits of vill. Tisgaon, Aurangabad as per 7/12 extract and there is no any adverse claim regarding the ownership of the same.
12) Litigation, if any : No, as on date no any litigation is pending against the said land.

Date : 21/04/2022

Adv. S.M.Bhalekar

SANJAY M BHALEKAR * ADV * MAH 1486/1994

MH000833947202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
21 Apr 2022	Receipt	Receipt no.: 1112380557
	Name of the Applicant :	SANJAY MURLIDHAR BHALEKAR
	Details of property of which document has to be searched :	Dist :Aurangabad Village :Tisgaon S.No/CTS No/G.No. : 183
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH000833947202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

CHALLAN

MTR Form Number-6

GRN	MH000833947202223E	BARCODE		Date	21/04/2022-14:32:46	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANJAY MURLIDHAR BHALEKAR
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
Amount In Words	Seven Hundred Fifty Rupees Only

DEFACED ₹525.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022042141407	IK0BQLRQI6
Cheque/DD No.		Bank Date	RBI Date	21/04/2022-14:24:33	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 : 932554005 Mobile No. : 9422711133

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 नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0000452661202223	21/04/2022-14:36:30	IGR002	525.00
			Total Defacement Amount		525.00

Print Date 21-04-2022 02:41:27