CHETAN D. CHAVAN
B.Com. LL.B., D.L.L.
Advocate

"DINUSHA"
Plot No. 60, New S.B.H. Colony
Shahanoorwadi, Aurangabad- 431 005.
Cell .: 98220 77332

Date: 16/05/2022

FORMAT-A
(Circular No.:28/2021)

To,
M/s Samarth Pride
through its Partners
Mr. Dinesh Dnyaneshwar Salunkhe
Mr. Raghunat Eknath Autade

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect of property bearing Gut no. 38/Part land admeasuring to the extent of 28.5 R (2850.00 Sq. Meters) Situated at Sawangi Tq. & Dist. Aurangabad

I have investigated title of the on the request of Mr. Dinesh Dnyaneshwar Salunkhe and Mr. Raghunat Eknath Autade partners of M/s Samarth Pride through its Partners and perused the documents placed before me in respect of property bearing Gut no. 38/Part land admeasuring to the extent of 28.5 R (2850.00 Sq. Meters) Situated at Sawangi Tq. & Dist. Aurangabad. Please find below report based on the record and the documents supplied to us and the search taken by us in pursuance of the same.

Name of the Owner:	**Mrs. Kiran Sunil Dahihande and** **Mrs. Jayashri Santosh Dahihande**
Name of the Developer:	M/s Samarth Pride through its Partners Mr. Dinesh Dnyaneshwar Salunkhe and Mr. Raghunat Eknath Autade
Name of the Project:	**Samarth pride**
Description of Property:	Property bearing Gut no. 38/Part land admeasuring to the extent of 28.5 R (2850.00 Sq. Meters) Situated at Sawangi Tq. & Dist. Aurangabad.

List of Document:

1. Copy of 7/12 Extract bearing Gut No. 38 at Sawangi Aurangabad.
2. Copy of Mutation Entry bearing No. 1033 dated 10/09/2000.
3. Copy of Notarized Partition Deed dated 07/12/2001.
4. Copy of Partition Deed dated 20/11/2010.

5. Copy of Registered Gift Deed bearing No. 4797 dated 05/11/2020.
6. Copy of Mutation Entry bearing No. 4794 dated 24/11/2020.
7. Copy of N.A. Order (Sanad) letter bearing No. 2021/MASHAKA/LAND-1/NAP-34/CR/322 dated 27/10/2021.
8. Copy of Final lay out along with Building permission dated 25/11/2021.
9. Copy of Registered Development Agreement bearing No. 1907 dated 30/03/2012.
10. Copy of Registered Correction Deed to Registered Development Agreement bearing No. 1924 dated 30/03/2022.
11. Copy of Registered General Power of Attorney bearing No. 2438 dated 21/04/2022.
12. Copy of Registered Deed of Declaration bearing No. 2486 dated 22/04/2022.

Flow of Title:

In view of 7/12 Extract bearing Gut No. 38 issued by concern Talathi in the name of Mr. Laxman Pundlik Dahihande situated at Sawangi Aurangabad in the year 1985-86

That the Mutation Entry bearing No. 1033 dated 10/09/2000 issued by Talathi an enter the name of Mr. Laxman Pundlik Dahihande and Mr. Vilas Pundlik Dahihande in respect of Gut No. 38, 39 and 132 as LR's of Pundlik Raghunath Dahihande.

That in the year 2001 Notarized Partition Deed dated 07/12/2001 executed in between by Mr. Laxman Pundlikrao Dahihande to the extent of land admeasuring 02 H 86 R in Gut No. 38, land admeasuring to the extent of 08 R in Gut No. 39 and Mr. Vilas Pundlikrao Dahihande to the extent of land admeasuring 80 R in Gut No. 38 situated at Sawangi Aurangabad, land admeasuring to the extent of 1 H 90 R in Gut No. 132 situated at Tuljapur Aurangabad.

That thereafter in the year 2010 Partition Deed dated 20/11/2010 issued by executed by Mr. Laxman Pundlikrao Dahihande in favour of Mr. Santosh Laxman Dahihande and Mr. Sunil Laxman Dahihande to the extent of 1 Acre 26 R (66R) **each** in Gut No. 37 & 38 admeasuring 97 Gunthe in situated at Sawangi Harsul Aurangabad.

That in the year 2020 Mr. Santosh Laxmanrao Dahihande nd Mr. Sunil Laxmanrao Dahihande executed Registered Gift Deed bearing No. 4797 dated 05/11/2020 in favour of Mrs. Jayshri Santosh Dahihande and Mrs. Kiran Sunil Dahihande to the extent ofland admeasuring 28.50 R in Gut No. 38 situated at Sawangi Tq. Dist. Aurangabad.

That in view of Mutation Entry bearing No. 4794 dated 24/11/2020 issued by concern Talathi an enter the name of Mrs. Jayashri Sunil Dahihande and Mrs. Kiran Sunil Dahihande in respect of Gut No. 38 admeasuring 28.50 H R situated at Sawangi Aurangabad on the basis of Registered Gift Deed bearing No. 4797 dated 05/11/2020 by its previous owner Mr. Sunil Laxman Dahihande and Mr. Santosh Laxman Dahihande.

That thereafter in the year 2021 Collector Aurangabad issued N.A. Order (Sanad) letter bearing No. 2021/MASHAKA/LAND-1/NAP-34/CR/322 dated 27/10/2021 U/Sec 42/C Maharashtra Land Revenue Code 1966 in the name of Mrs. Kiran Sunil Dahihande and Mrs. Jayashri Santosh Dahihande with respect of Gut no. 38 land admeasuring to the extent of 28.5 R (2850.00 Sq. Meters) Situated at Sawangi Tq. & Dist. Aurangabad

CHETAN D. CHAVAN ADVOCATE

That thereafter Final lay out along with Building permission for Group Housing Scheme letter bearing No. CIDCO/TPO/AFA (LP&BP-GH)/2021/126 dated 25/11/2021 issued by Senior Planner (New Towns) Aurangabad Fringe Area, CIDCO Aurangabad in the name of Mrs. Kiran Sunil Dahihande and Mrs. Jayashri Santosh Dahihande with respect of Gut no. 38/Part land admeasuring to the extent of 28.5 R (2850.00 Sq. Meters) Situated at Sawangi Tq. & Dist. Aurangabad

That in the year 2022 Mrs. Kiran Sunil Dahihande and Mrs. Jayashri Santosh Dahihande with the consent of Mr. Vilas Pundlik Dahihande executed Registered Development Agreement bearing No. 1907 dated 30/03/2021 in favour of M/s Samarth Pride through its Partners Mr. Dinesh Dnyaneshwar Salunkhe and Mr. Raghunat Eknath Autade with respect of Gut no. 38/Part land admeasuring to the extent of 28.5 R (2850.00 Sq. Meters) Situated at Sawangi Tq. & Dist. Aurangabad. That on the basis of this deed Developer retained Row House No. A-01, A-03, A-04, A-05, A-07, B-01, B-03, B-04, B-05, B-07, C-03, C-04, C-06, D-03, D-04, D-05 AND Owner Retained Row House No. A-02, A-06, B-02, B-06, C-01, C-02, C-05, D-01, D-02.

That thereafter Registered Correction Deed to Registered Development Agreement bearing No. 1924 dated 30/03/2022 executed by Mrs. Kiran Sunil Dahihande and Mrs. Jayashri Santosh Dahihande with the consent of Mr. Vilas Pundlik Dahihande in favour of M/s Samarth Pride through its Partners Mr. Dinesh Dnyaneshwar Salunkhe and Mr. Raghunat Eknath Autade with respect of Gut no. 38/Part land admeasuring to the extent of 28.5 R (2850.00 Sq. Meters) Situated at Sawangi Tq. & Dist. Aurangabad. The said deed executed only to correct the Data Entry of the Registered Development Agreement.

That in the year 2022 Mrs. Kiran Sunil Dahihande and Mrs. Jayashri Santosh Dahihande executed Registered General Power of Attorney bearing No. 2438 dated 21/04/2022 in favour of M/s Samarth Pride through its Partners Mr. Dinesh Dnyaneshwar Salunkhe and Mr. Raghunat Eknath Autade with respect of Gut no. 38/Part land admeasuring to the extent of 28.5 R (2850.00 Sq. Meters) Situated at Sawangi Tq. & Dist. Aurangabad.

Thereafter Registered Deed of Declaration bearing No. 2486 dated 22/04/2022 executed by Mrs. Kiran Sunil Dahihande and Mrs. Jayashri Santosh Dahihande through GPA M/s Samarth Pride through its Partners Mr. Dinesh Dnyaneshwar Salunkhe and Mr. Raghunat Eknath Autade AND M/s Samarth Pride through its Partners Mr. Dinesh Dnyaneshwar Salunkhe and Mr. Raghunat Eknath Autade with respect of project known as Samarth pride constructed on Gut no. 38/Part land admeasuring to the extent of 28.5 R (2850.00 Sq. Meters) Situated at Sawangi Tq. & Dist. Aurangabad

On perusal of the above mentioned documents relating to title of the said property I am of the opinion that the title of Mrs. Kiran Sunil Dahihande and Mrs. Jayashri Santosh Dahihande (Owner) and M/s Samarth Pride through its Partners Mr. Dinesh Dnyaneshwar Salunkhe and Mr. Raghunat Eknath Autade (Developer) having clear, marketable without any encumbrances.
Hence this opinion.

I have Deposited Search fees for last thirty years through CHALLAN No. MH01911599202223E dated 16/05/2022.

CHANDRAKANT CHAVAN ADVOCATE

Details of Schedule Property:

Property bearing Gut no. 38/Part land admeasuring to the extent of 28.5 R (2850.00 Sq. Meters) Situated at Sawangi Tq. & Dist. Aurangabad.

ON OR TOWARDS EAST : Land of Mr. Wankhede in Gut No. 36

ON OR TOWARDS WEST : Plotting of M. S Park in Gut No. 30

ON OR TOWARDS NORTH : Road and Land of Santosh and Sunl Dahihande

ON OR TOWARDS SOUTH: Part of Gut No. 38.

Chetan D Chavan
Advocate

CHALLAN

MTR Form Number-6

GRN	MH001911599202223E	BARCODE		Date	16/05/2022-11:37:14	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	ARB1_HQR SUB REGISTRAR AURANGABAD 1	**Full Name**	ADV CHETAN DINKARRAO CHAVAN
Location	AURANGABAD		
Year	2022-2023 One Time	**Flat/Block No.**	60 NEW SBH COLONY
		Premises/Building	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	750.00	**Road/Street**	SHAHANOORWADI
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 5
		Remarks (If Any)	30 YEARS Gut No. 38/Part Situated at Sawangi Tq. AND Dist. Aurangabad
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022051623928	IK0BRKLAP7
Cheque/DD No.		Bank Date	RBI Date	16/05/2022-11:24:38	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. : 9822077332

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 नोंदणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 16-05-2022 11:38:22