



Yash V. Kasliwal

B.S.L., LL.B., LL.M.

Labour Colony, Behind Maruti Mandir,

Aurangabad - 431001. Mobile No - 9021291059.

Email: yashkasliwal51@gmail.com

FORMAT - A
(Circular No. 28/2021)

To,
Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no. B-14/10/18 & B-14/10/19, admeasuring about 632.24 Sq. Mts. & 1615.92 Sq. Mts. respectively, on Plot no. B-14/10, Waluj MIDC, Situated at Kamlapur, Tq. Gangapur, Dist. Aurangabad (hereinafter referred as the said plot).

I have investigated / documents produce before me the title of the said land on the request (Name of owner / promoter / developer / company) and following documents i.e.:

1. Description of property as under:

Plot no. B-14/10/18 & B-14/10/19, admeasuring about 632.24 Sq. Mts. & 1615.92 Sq. Mts. respectively, on Plot no. B-14/10, Waluj MIDC, Situated at Kamlapur, Tq. Gangapur, Dist. Aurangabad. The same is bounded as under:

- East : Plot no. B-10/2.
West : Road (15.0 Mts. wide).
North : MIDC Road (60.0 Mts. wide).
South : Plot no. B-14/10/17.

2. The documents of allotment of land as under:

- 2.1 The copy of agreement to lease in respect of Plot no. B-14/10 executed by MIDC in favor of M/s Colgate Palmolive (India) Ltd. Dt: 30.07.1987.
2.2 The copy of registered lease deed in respect of Plot no. B-14/10 executed by MIDC in favor of M/s Colgate Palmolive (India) Ltd. bearing no. 628 Dt: 10.03.1995.
2.3 The copy of Building Completion Certificate in respect of Plot no. B-14/10 issued by the office of MIDC vide its file no. 4985 Dt: 30.09.1993.

Adv. Yash Kasliwal

B.S.L., LL.B.

2-10-81/1, Labour Colony, Behind
Maruti Mandir, Aurangabad-431001.

2.4 The copy of Transfer order in respect of Plot no. B-14/10 issued by the office of MIDC in favor of M/s Cosmo Films Ltd. vide its file no. 6923 Dt: 08.12.2017.

2.5 The copy of registered deed of assignment in respect of Plot no. B-14/10 executed by M/s Colgate Palmolive (India) Ltd. in favor of M/s Cosmo Films Ltd. bearing no. 3739 Dt: 14.06.2018.

2.6 The copy of Plot Sub-division order in respect of B-14/10 issued by the office of MIDC vide its file no. 416888 Dt: 09.11.2020.

2.7 The copy of Transfer order in respect of Plot no. B-14/10/18 issued by the office of MIDC in favor of M/s Vinayak Enterprises through its partners Adesh Anandlal Chhajed & 6 others vide its file no. 175 Dt: 16.04.2021.

2.8 The copy of registered deed of assignment in respect of Plot no. B-14/10/18 executed by M/s Cosmo Films Ltd. in favor of M/s Vinayak Enterprises through its partners Adesh Anandlal Chhajed & 6 others bearing no. 2580 Dt: 22.04.2021.

2.9 The copy of Transfer order in respect of Plot no. B-14/10/19 issued by the office of MIDC in favor of M/s Vinayak Enterprises through its partners Adesh Anandlal Chhajed & 6 others vide its file no. 178 Dt: 16.04.2021.

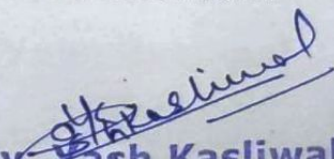
2.10 The copy of registered deed of assignment in respect of Plot no. B-14/10/19 executed by M/s Cosmo Films Ltd. in favor of M/s Vinayak Enterprises through its partners Adesh Anandlal Chhajed & 6 others bearing no. 2581 Dt: 22.04.2021.

2.11 The copy of Commencement certificate issued by the office of MIDC vide its file no. 25965 Dt: 29.09.2022.

2.12 The copy of Sanctioned Building plan issued by the office of MIDC vide its file no. 25965 Dt: 29.09.2022.

3. Lease deed:

3.1 The copy of registered deed of assignment in respect of Plot no. B-14/10/18 executed by M/s Cosmo Films Ltd. in favor of M/s Vinayak Enterprises through its partners Adesh Anandlal Chhajed & 6 others bearing no. 2580 Dt: 22.04.2021.


Adv. Yash Kasliwal

B.S.L., L.L.B.

2-10-81/1, Labour Colony, Behind
Maruti Mandir, Aurangabad-431001.

3.2 The copy of registered deed of assignment in respect of Plot no. B-14/10/19 executed by M/s Cosmo Films Ltd. in favor of M/s Vinayak Enterprises through its partners Adesh Anandlal Chhajed & 6 others bearing no. 2581 Dt: 22.04.2021.

Search report for 30 years from 08.11.1992 to 08.11.2022 taken from Sub-registrar office at Aurangabad the receipt attached herewith.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am on the opinion that the title of following (owner / promoter / developer / company) is clear, marketable and without any encumbrance.

Owner of the land:

M/s Vinayak Enterprises through its partners

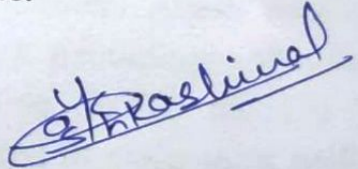
1. Adesh Anandlal Chhajed.
2. Santosh Kantilal Desarda.
3. Vijay Genmal Katariya.
4. Balu Vaijinath Gaikwad.
5. Mahendra Imlal Sharma.
6. Aniruddha Dineshchandra Somani.
7. Babasaheb Gangadhar Salunke.

- a. The copy of registered deed of assignment in respect of Plot no. B-14/10/18 executed by M/s Cosmo Films Ltd. in favor of M/s Vinayak Enterprises through its partners Adesh Anandlal Chhajed & 6 others bearing no. 2580 Dt: 22.04.2021.
- b. The copy of registered deed of assignment in respect of Plot no. B-14/10/19 executed by M/s Cosmo Films Ltd. in favor of M/s Vinayak Enterprises through its partners Adesh Anandlal Chhajed & 6 others bearing no. 2581 Dt: 22.04.2021.

The report reflecting the flow of the title of the (owner / promoter / developer / company) on the said land / Plot is enclosed herewith as annexure.

Encl: Annexure.

Date: 08.11.2022.


Yash V. Kasliwal
Advocate

Adv. Yash Kasliwal

B.S.L., L.L.B.

2-10-81/1, Labour Colony, Behind
Maruti Mandir, Aurangabad-431001.



Yash V. Kasliwal

B.S.L., LL.B., LL.M.

Labour Colony, Behind Maruti Mandir,
Aurangabad – 431001. Mobile No - 9021291059.

Email: yashkasliwal51@gmail.com

FORMAT – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. That, the Plot no. B-14/10, Waluj MIDC, Situated at Kamlapur, Tq. Gangapur, Dist. Aurangabad was initially belongs to MIDC.
2. That, thereafter M/s Colgate Palmolive (India) Ltd. entered into agreement to lease in respect of Plot no. B-14/10 with MIDC in favor of Dt: 30.07.1987. Thereafter they have executed registered lease deed bearing no. 628 Dt: 10.03.1995.
3. That, thereafter they have constructed the said plot. Accordingly, after the completion of construction work the office of MIDC issued Building Completion Certificate in respect of Plot no. B-14/10 vide its file no. 4985 Dt: 30.09.1993.
4. That, thereafter M/s Cosmo Films Ltd. wants to purchase the said plot. Accordingly, they have obtained Transfer order in respect of Plot no. B-14/10 from the office of MIDC vide its file no. 6923 Dt: 08.12.2017. Thereafter, Plot no. B-14/10 was transfer to M/s Cosmo Films Ltd. from M/s Colgate Palmolive (India) Ltd. through registered deed of assignment bearing no. 3739 Dt: 14.06.2018.
5. That, thereafter M/s Cosmo Films Ltd. have divided the Plot no. B-14/10 in various plots. Accordingly, they have obtained Plot Sub-division order from the office of MIDC vide its file no. 416888 Dt: 09.11.2020.
6. That, thereafter M/s Vinayak Enterprises through its partners Adesh Anandlal Chhajed & 6 others wants to purchase Plot no. B-14/10/18. Accordingly, they have obtained Transfer order from the office of MIDC vide its file no. 175 Dt: 16.04.2021. Thereafter, they have executed registered deed of assignment bearing no. 2580 Dt: 22.04.2021.
7. That, thereafter M/s Vinayak Enterprises through its partners Adesh Anandlal Chhajed & 6 others wants to purchase Plot no. B-14/10/19. Accordingly, they have obtained Transfer order from the office of MIDC vide its file no. 178 Dt:

Adv. Yash V. Kasliwal

B.S.L., LL.B.

2-10-81/1, Labour Colony, Behind
Maruti Mandir, Aurangabad-431001.

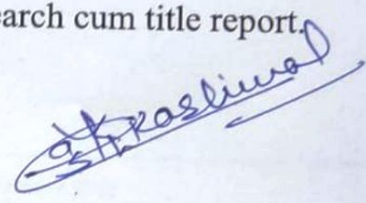
16.04.2021. Thereafter, they have executed registered deed of assignment bearing no. 2581 Dt: 22.04.2021.

8. That, thereafter M/s Vinayak Enterprises through its partners Adesh Anandlal Chhajed & 6 others wants to develop the Plot no. B-14/10/18 & B-14/10/19. Accordingly, they have obtained Commencement certificate from the office of MIDC vide its file no. 25965 Dt: 29.09.2022. The Sanctioned Building plan issued by the office of MIDC vide its file no. 25965 Dt: 29.09.2022.
9. That, on the perusal of above said documents, it appears that, the present applicants namely M/s Vinayak Enterprises through its partners Adesh Anandlal Chhajed & 6 others have marketable title over the said plots.

Search report for 30 years from 08.11.1992 to 08.11.2022 taken from Sub-registrar office at Aurangabad the receipt attached herewith.

Note:

1. The documents produce before me by the applicants namely M/s Vinayak Enterprises through its partners Adesh Anandlal Chhajed & 6 others, I have taken the search and this is my opinion regarding this search.
2. The all documents given by applicants are returned with this search cum title report.
3. The receipt of Challan attached herewith.



Date: 08.11.2022.

Yash V. Kasliwal
Advocate

Adv. Yash Kasliwal

B.S.L., L.L.B.

2-10-81/1, Labour Colony, Behind
Maruti Mandir, Aurangabad-431001.



CHALLAN
MTR Form Number-6



GRN	MH010263106202223P	BARCODE			Date	08/11/2022-11:47:36		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)				
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1					Full Name		ADV YASH V KASLIWAL		
Location AURANGABAD									
Year 2022-2023 From 08/11/1992 To 08/11/2022					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)				
					PLOT NO B-14/10/18 AND B-14/10/19 PLOT NO 14/10 WALUJ MIDC				
					KAMALAPUR AURANGABAD				
					Amount In	Seven Hundred Fifty Rupees Only			
Total				750.00	Words				
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	10000502022110800491		2127994354115
Cheque/DD No.					Bank Date	RBI Date	08/11/2022-11:47:59		Not Verified with RBI
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY		
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. : 9021291059

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.

Adv. Yash Kasliwal
B.S.L.,L.L.B.
2-10-81/1, Labour Colony, Behind
Maruti Mandir, Aurangabad-431001.