

Hemant Kadethankar
Advocate
17, Nath Colony, Paithan. 9422733999

Place: Paithan
Date:20-04-2022

FORMAT-A
(CIRCULAR No:-28/2021)

To,
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Survey No.302 situated at Paithan, Tal- Paithan, Dist- Aurangabad

I have investigated the title of the said land on the request of M/s Bhagya Constructions, a proprietorship firm through it's proprietor Mr. Shivnath Keshavrao Bhagyawant (Developer) and following documents

1) Description of the property is as under :-

Survey No.302/p situated at Paithan-Aurangabad road, Paithan, Tal-Paithan, Dist- Aurangabad admeasuring as per sanctioned layout 14699.95 Sq.mtr., net plot area for FSI 11711.70 Sq.mtr. and bounded as-

East- S No.302/p,

West- S No.302/p,

South- 15 mtr wide road,

North- Land S.No.301.

2) The documents of allotment of plot/land :-

2.1) certified copy of 7/12 extract of land S. No.302 of Paithan, Tal- Paithan, Dist- Aurangabad since the year 1984-85 to 2015-16 issued by Tahsil office, Paithan showing names of the owners Manoj Shankar Sanap & Ganesh Shankar Sanap

2.2) Digital copy of /12 extract of land S. No.302 of Paithan, Tal- Paithan, Dist- Aurangabad since the year 2017-18 to 2018-19 showing names of the owners Manoj Shankar Sanap & Ganesh Shankar Sanap

2.3) Digital copy of Total land holding certificates of the owners Manoj Shankar Sanap & Ganesh Shankar Sanap in respect of land S. No. 302 under search

2.4) Certified copies of Mutation entry No.745, 972, 6348, 6417 & 6659 of Paithan, Tal- Paithan, Dist- Aurangabad

2.5) Original Registered sale deed no.351/dt.19.02.1970 executed before S.R.Paithan

2.6) Original Registered relinquishment deed no.7569/dt.29.11.2019 executed before S.R.Paithan

2.7) Copy of Lay out sanctioned by MHADA office along with letter bearing जा.क्र.अ.मं.व.वां.प.कक्ष/PMAY/481/२०२१ dated 30.12.2021 in respect of property under search



2.8) Original Registered Development Agreement No.5588/dt.08.09.2021 executed before S.R.Paithan by the present owners Manoj Shankar Sanap & Ganesh Shankar Sanap in favour of "M/s Bhagya Constructions" a proprietorship firm through it's proprietor Mr. Shivnath Keshavrao Bhagyawant in respect of plot/land under search described above

2.9) Original Registered irrevocable Power of Attorney No.5589/dt.08.09.2021 executed before S. R. Paithan by the present owners Manoj Shankar Sanap & Ganesh Shankar Sanap in favour of Mr. Shivnath Keshavrao Bhagyawant

2.10) Letter of Intimation of Approval of building or work bearing No.EE/BP/PMAY/A/MHADA/151/ 2022 dated 29.03.2022 issued by MHADA along with sanctioned building plan

2.11) Original Commencement Certificate upto Plinth bearing No.EE/BP/PMAY/A/MHADA/193/2022 dated 18.04.2022 issued by MHADA

2.12) Original Registered Memorandum of Understanding No.7596/dt.23.12.2021 executed before S. R. Paithan between MHADA and "M/s Bhagya Constructions" a proprietorship firm through it's proprietor Mr. Shivnath Keshavrao Bhagyawant.

3) 7/12 extract or CTS No :-

- 3.1) Certified copy of 7/12 extract of Survey No.302 issued by Tahsil office, Paithan dated 19.04.2022,
- 3.2) Digital copy of 7/12 extract of Survey No.302 dated 02.12.2019
- 3.3) Certified copies of Mutation Entry No.745, 972, 6348, 6417 & 6659 of Paithan, Tal- Paithan, Dist- Aurangabad.

4) Search report for 30 years from 1992 to 20.04.2022. Search taken on online portal of Government. Receipt/Challan GRN MH000778463202223E/dt.20.04. 2022 is enclosed herewith.

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

Owners of the plots/land

Mr.Manoj Shankar Sanap & Mr.Ganesh Shankar Sanap are the owners of the land under search described at column no.1 above.

The report reflecting the flow of the title of the owner/promotor/developer on the said land is enclosed herewith as annexure.

Date-20-04-2022
Place- Paithan




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- 1) 1.1- Certified copy of 7/12 extract of Survey No.302 issued by Tahsil office, Paithan dated 19.04.2022,
1.2- Digital copy of 7/12 extract of Survey No.302 dated 02.12.2019
- 2) Certified copies of Mutation Entry No.745, 972, 6348, 6417 & 6659 of Paithan, Tal- Paithan, Dist- Aurangabad.
- 3) Search report for 30 years from 1992 to 20.04.2022. Search taken on online portal of Government.
- 4) **Any other relevant title-** (Flow of title)

The flow of title is very short and could be described as follows:-

As could be traced out from the record, one Vatsalabai Pandharinath Ugale was the owner of the 14 acre 35 gunthas (5 H 95 R) of land out of S.No.302 under search since prior to 1970, who transferred said land to the father of present owners namely Shankar Patilba Sanap vide registered sale deed no.351/dt.19-02-70.

Lateron Shankar Patilba Sanap partitioned 9 acre 6 gunthas of land to his wife Gangubai Sanap in the year 1971. Factum of partition could be traced out from the mutation entry no.972.

It appears from the record, out of remaining 5 acre 29 gunthas of land of Shankar Patilba sanap 5 acre 20 gunthas of land and out of 9 acre 6 gunthas of land of Gangubai w/o Shankar Sanap 2 acres 22 gunthas of land was acquired by the Irrigation department. Thus only 9 gunthas of land was remained with Shankar Sanap & 6 acre 24 gunthas of land remained with Gangubai Shankar Sanap.

It appears from the mutation entry no.6348, Gangubai w/o Shankar Sanap partitioned 2 hector land out of her 2 H 64 R land to her sons Manoj Shankar & Ganesh Shankar Sanap i.e. the present owners in the year 2018.

It appears from the mutation entry no.6417, after demise of the owner Shankar Patilba Sanap, his 9 gunthas land devolved upon his heirs Gangubai w/o Shanakar, Radhabai w/o Dinkar Wanwe, Rohini Sudhakar Jaibhaye, Nandabai Ramdas Wanwe, Manoj Shankar Sanap & Ganesh Shankar Sanap by succession in the year 2018.

It appears from the mutation entry no.6659, Gangubai w/o Shankar Sanap again partitioned remaining 64 R land to her sons Manoj Shankar & Ganesh Shankar Sanap i.e. the present owners in the year 2018 to the extent of 32 R each.



Lateron Gangubai w/o Shanakar, Radhabai w/o Dinkar Wanwe, Rohini Sudhakar Jaibhaye & Nandabai Ramdas Wanwe executed registered relinquishment deed no.7569/dt.29.11.19 in favour of Manoj Shankar Sanap & Ganesh Shankar Sanap and relinquished their right over the aforementioned 9 R land devolved upon them and mutated in the record by mutation entry no.6417 along with the other land already partitioned to the present owners by Gangubai w/o Shankar Sanap as mentioned above. Thus Manoj Shankar Sanap & Ganesh Shankar Sanap became owner of 2 H 73 R land in total out of S.No.302.

Name of the intending mortgagors is appearing in the revenue record on the basis of proper mutation entries.

With intention to develop housing project over the portion out of said 2 H 73 R land the owners Manoj Shankar Sanap & Ganesh Shankar Sanap executed Registered Development Agreement No.5588/dt.08.09.2021 before Sub Registrar, Paithan in favour of "M/s Bhagya Constructions" a proprietorship firm through it's proprietor Mr. Shivnath Keshavrao Bhagyawant in respect of plot/land under search described above.

Registered Power of Attorney :- To facilitate the development, the owners also executed a Registered Irrevocable Power of Attorney No.5589/dt.08.09.2021 in favour of Mr. Shivnath Keshavrao Bhagyawant before the Sub Registrar, Paithan.

MHADA office sanctioned the layout plan over the property under search vide letter bearing जा.क्र.अ.सं.व.बां.प.कक्ष/PMAY/481/२०२१ on dt.30.12.2021 under PMAY scheme in favour of "M/s Bhagya Constructions".

MHADA office issued Letter of Intimation of Approval of building or work bearing No.EE/BP/PMAY/A/MHADA/151/2022 along with sanctioned building plan on dt. 29.30.2022 in favour of "M/s Bhagya Constructions"..

MHADA office also issued Commencement Certificate upto Plinth bearing No.EE/BP/PMAY/A/MHADA/193/2022 on dt.18.04.2022 in favour of "M/s Bhagya Constructions".

Registered Memorandum of Understanding :- One Registered Memorandum of Understanding No.7596/dt.23.12.2021 is also executed before Sub Registrar, Paithan between MHADA and "M/s Bhagya Constructions" a proprietorship firm through it's proprietor Mr. Shivnath Keshavrao Bhagyawant in pursuance of PMAY scheme.

5) Litigations if any :-The property/plot under search is not subject matter of any pending litigation.

Date:- 20-04-2022
Place: - Paithan



A handwritten signature in blue ink, appearing to read "Hemant S Kadethankar".

HEMANT S KADETHANKAR
ADVOCATE