VISHVESH GHANEKAR
ADVOCATE

GHANEKARVAKIL & ASSOCIATES,
"SAKAR", Plot No. 8, Jijamata Colony,
Paithan Gate, Aurangabad - 431001.
+ 91-240-2324191
+ 91-9423151859
ghanekarvakil@gmail.com

Date: - 28-Jul-2022

FORMAT – A

(as per Circular No. :- 28/2021)

To,

MahaRERA,

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect *land adm. 364.30 Sqm. of CTS No. 2958, land adm. 358.10 Sqm. of CTS No. 2959, land adm. 351.00 Sqm. of CTS No. 2960 and land adm. 343.70 Sqm. of CTS No. 2961, all lands situated at Mohalla Naralibag, within the limits of Aurangabad Municipal Corporation, Aurangabad.* [Plot Nos. 58, 59, 60 & 61 respectively]

I have investigated the title of the *land adm. 364.30 Sqm. of CTS No. 2958, land adm. 358.10 Sqm. of CTS No. 2959, land adm. 351.00 Sqm. of CTS No. 2960 and land adm. 343.70 Sqm. of CTS No. 2961, all lands situated at Mohalla Naralibag, within the limits of Aurangabad Municipal Corporation, Aurangabad* and give my report of flow of title for last 30 years, in my opinion is as under :

1) Description of the Property : *land adm. 364.30 Sqm. of CTS No. 2958, land adm. 358.10 Sqm. of CTS No. 2959, land adm. 351.00 Sqm. of CTS No. 2960 and land adm. 343.70 Sqm. of CTS No. 2961, all lands situated at Mohalla Naralibag, within the limits of Aurangabad Municipal Corporation, Aurangabad.*

2) **Documents referred for title report : Property Card, Sale Deeds, Development Agreements and GPA.**

3) **Search in pursuance to the documents provided and search available at www.igrmaharashtra.gov.in and in the office of Sub-registrar, Aurangabad it appears that :**

a. *On the perusal of records put before me it appears that,* ***Shri. Mohan Dagadu Dhimar*** *was the original owner and possessor of land adm. 364.30 Sqm. of CTS No.* ***2958****, land adm. 358.10 Sqm. of CTS No.* ***2959****, land adm. 351.00 Sqm. of CTS No.* ***2960*** *and land adm. 343.70 Sqm. of CTS No.* ***2961****, all lands situated at Mohalla Naralibag, within the limits of Aurangabad Municipal Corporation, Aurangabad and his name mutated in the CTS No. 2958, CTS No. 2959, CTS No. 2960 and CTS No. 2961 respectively by local inquiry in the year of 1972.*

b. *On the perusal of records put before me it appears that, names of* ***1. Shri. Mannalal Hiralal Agrawal and 2. Smt. Parvatibai Harilal Dimbar*** *mutated in Property Cards of land adm. 364.30 Sqm. of CTS No.* ***2958****, land adm. 358.10 Sqm., CTS No.* ***2959****, land adm. 351.00 Sqm. CTS No.* ***2960*** *and land adm. 343.70 Sqm. of CTS No.* ***2961****, all lands situated at Mohalla Naralibag, within the limits of Aurangabad Municipal Corporation, Aurangabad respectively vide order passed by Honourable Superintendent Land Record Appeal No. 137 dated 09-Jul-1982.*

c. *On the perusal of records put before me, it appears that,* ***Shri. Rangnath Bapuraoji Kale President of Ajanta Education Society*** *purchased the land adm. 364.30 Sqm. of CTS No.* ***2958****, land adm. 358.10 Sqm. of CTS No.* ***2959****, both lands situated at Mohalla Naralibag, within the limits of Aurangabad Municipal*

Corporation, Aurangabad from **Shri. Mannalal Hiralal Agrawal** vide Sale Deed dated 19-Feb-1976 registered in the office of Sub-registrar, Aurangabad at day book Sr. No. 458. According to said Sale Deed, name of Shri. Rangnath Bapuraoji Kale President of Ajanta Education Society mutated as owner and possessor thereof vide mutation dated 09-Aug-1985.

d. On the perusal of records put before me it appears that, **Shri. Rangnath Bapuraoji Kale President of Ajanta Education Society** purchased the land adm. 351.00 Sqm. of CTS No. **2960** and land adm. 343.70 Sqm. of CTS No. **2961**, both lands situated at Mohalla Naralibag, within the limits of Aurangabad Municipal Corporation, Aurangabad from **Shri. Mannalal Hiralal Agrawal** vide Sale Deed dated 30-Dec-1976 registered in the office of Sub-registrar, Aurangabad at day book Sr. No. 8236. According to said Sale Deed, name of Shri. Rangnath Bapuraoji Kale President of Ajanta Education Society mutated as owner and possessor thereof vide mutation dated 15-Jun-1994.

e. On the perusal of records put before me it appears that, name of **Smt. Parvatibai Harilal Dimbar** deleted on 05-Jul-1994 from **CTS No. 2958, CTS No. 2959, CTS No. 2960 and CTS No. 2961**, situated at Mohalla Naralibag, within the limits of Aurangabad Municipal Corporation, Aurangabad vide order dated 11-Dec-1986 passed by Hon'ble District Court, Aurangabad in Civil Petition No. 131/1986 and order dated 07-Jul-1992 passed by Hon'ble High Court of Bombay bench at Aurangabad in Second Appeal No. 167/1988.

f. On the perusal of records put before me, it appears that, **Shri. Rangnath Bapuraoji Kale President of Ajanta Education Society** executed Development Agreement in favour of **M/s.**

Trushul Construction Through its Partners 1. Shri. Shodhan Yashwant Joshi, 2. Shri. Nagesh Govindrao Kunjkai and 3. Sau. Surekha Ashok Patil *in respect of land adm. 364.30 Sqm. of CTS No.* ***2958****, situated at Mohalla Naralibag, within the limits of Aurangabad Municipal Corporation, Aurangabad which is registered in the Sub Registrar, Aurangabad at day book Sr. No. AGG-2-****3721****-2000 dated 14-Jun-2000.*

g. *On the perusal of records put before me it appears that,* ***Shri. Rangnath Bapuraoji Kale President of Ajanta Education Society*** *executed Irrevocable General Power of Attorney in favour of* ***M/s. Trushul Construction Through its Partners 1. Shri. Shodhan Yashwant Joshi, 2. Shri. Nagesh Govindrao Kunjkai and 3. Sau. Surekha Ashok Patil*** *in respect of land adm. 364.30 Sqm. of CTS No.* ***2958****, situated at Mohalla Naralibag, within the limits of Aurangabad Municipal Corporation, Aurangabad which is registered in the Sub Registrar, Aurangabad at day book Sr. No.* ***AGG-2-3722-2000*** *dated* ***14-Jun-2000****.*

h. *On the perusal of records put before me, it appears that,* ***Shri. Rangnath Bapuraoji Kale President of Ajanta Education Society*** *executed Development Agreement in favour of* ***M/s. Trushul Construction Through its Partners 1. Shri. Shodhan Yashwant Joshi, 2. Shri. Nagesh Govindrao Kunjkai and 3. Sau. Surekha Ashok Patil*** *in respect of land adm. 358.10 Sqm. of CTS No.* ***2959****, situated at Mohalla Naralibag, within the limits of Aurangabad Municipal Corporation, Aurangabad which is registered in the Sub*

Registrar, Aurangabad at day book Sr. No. AGG-2-**3723**-2000 dated 14-Jun-2000.

i. On the perusal of records put before me it appears that, **Shri. Rangnath Bapuraoji Kale President of Ajanta Education Society** executed Irrevocable General Power of Attorney in favour of **M/s. Trushul Construction Through its Partners 1. Shri. Shodhan Yashwant Joshi, 2. Shri. Nagesh Govindrao Kunjkai and 3. Sau. Surekha Ashok Patil** in respect of land adm. 358.10 Sqm. of CTS No. **2959**, situated at Mohalla Naralibag, within the limits of Aurangabad Municipal Corporation, Aurangabad which is registered in the Sub Registrar, Aurangabad at day book Sr. No. AGG-2-**3724**-2000 dated 14-Jun-2000.

j. On the perusal of records put before me, it appears that, **Shri. Rangnath Bapuraoji Kale President of Ajanta Education Society** executed Development Agreement in favour of **M/s. Trushul Construction Through its Partners 1. Shri. Shodhan Yashwant Joshi, 2. Shri. Nagesh Govindrao Kunjkai and 3. Sau. Surekha Ashok Patil** in respect of land adm. 351.00 Sqm. of CTS No. **2960**, situated at Mohalla Naralibag, within the limits of Aurangabad Municipal Corporation, Aurangabad which is registered in the Sub Registrar, Aurangabad at day book Sr. No. AGG-2-1760-2000 dated 13-Mar-2000.

k. On the perusal of records put before me it appears that, **Shri. Rangnath Bapuraoji Kale President of Ajanta Education Society** executed Irrevocable General Power of Attorney in favour of **M/s. Trushul Construction Through its Partners 1. Shri. Shodhan Yashwant Joshi, 2. Shri. Nagesh Govindrao**

Kunjkal and 3. Sau. Surekha Ashok Patil *in respect of land adm. 351.00 Sqm. of CTS No.* ***2960,*** *situated at Mohalla Naralibag, within the limits of Aurangabad Municipal Corporation, Aurangabad which is registered in the Sub Registrar, Aurangabad at day book Sr. No. AGG-2-1761-2000 dated 13-Mar-2000.*

l. *On the perusal of records put before me, it appears that,* ***Shri. Rangnath Bapuraoji Kale President of Ajanta Education Society*** *executed Development Agreement in favour of* ***M/s. Trushul Construction Through its Partners 1. Shri. Shodhan Yashwant Joshi, 2. Shri. Nagesh Govindrao Kunjkal and 3. Sau. Surekha Ashok Patil*** *in respect of land adm. 343.7 Sqm. of CTS No.* ***2961,*** *situated at Mohalla Naralibag, within the limits of Aurangabad Municipal Corporation, Aurangabad which is registered in the Sub Registrar, Aurangabad at day book Sr. No. AGG-2-1762-2000 dated 13-Mar-2000.*

m. *On the perusal of records put before me, it appears that,* ***Shri. Rangnath Bapuraoji Kale President of Ajanta Education Society*** *through Power of Attorney* ***M/s. Trushul Construction*** *obtained the Commencement Certificate from Aurangabad Municipal Corporation, Aurangabad vide Commencement Certificate Permission No. 62/2022-23 in File No. 790/17/2021-22 dated 30-May-2022.*

n. *On the perusal of records put before me, it appears that,* ***Shri. Rangnath Bapuraoji Kale President of Ajanta Education Society*** *through Power of Attorney* ***M/s. Trushul Construction*** *obtained the Occupancy Certificate from Aurangabad Municipal*

Corporation, Aurangabad vide its outward No. मनपा/नरवि/भो.प्र/५०/१७/२०१६-१७ dated 25-May-2016.

4) On going through all the documents put before me and the records maintained in the office of the Sub-Registrar, Aurangabad for last 12 years vide receipts No. 7273, 7274, 7275 and 7276 dated 12-Jul-2022 and records available at www.igrmaharashtra.gov.in for 18 years vide receipt No. 1112480756, 1112480756, 1112480766 and 1112480775 dated 15-Jul-2022 and 28-Jul-2022 it appears that, **Shri. Rangnath Bapuraoji Kale President of Ajanta Education Society** is owner and possessor of **land adm. 364.30 Sqm., CTS No. 2958, land adm. 358.10 Sqm., CTS No. 2959, land adm. 351.00 Sqm., CTS No. 2960 and land adm. 343.70 Sqm., CTS No. 2961, all lands situated at Mohalla Naralibag, within the limits of Aurangabad Municipal Corporation, Aurangabad** and his title over the said lands is free from all encumbrances and charges.

5) Search Fee Receipts No. 7273, 7274, 7275 and 7276 dated 12-Jul-2022. Online Search Fee Receipts No. 1112480756, 1112480756, 1112480766 and 1112480775 Dated 15-Jul-2022 & 28-Jul-2022.

HENCE THIS REPORT

Date: 28-Jul-2022
Place Aurangabad.

Vishvesh A. Ghanekar
Advocate

Other Receipt

158/0

Tuesday, 12 July 2022 6:28 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 7273 दिनांक: 12/07/2022

गावाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.विश्वेश ए. घाणेकर

वर्णन अर्ज क्र.981/2022 सि.स.नं.2958 नारळीबाग औरंगाबाद सन.1993 ते 2004 (12 वर्ष)

शोध व निरीक्षणे	रु. 300.00
एकूण:	रु. 300.00

Sub Registrar Aurangabad I

1): देयकाचा प्रकार: By Cash रक्कम: रु 300/-

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र. १

Other Receipt

158/0 इतर पावती Original/Duplicate

Tuesday,12 July 2022 6:28 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 7275 दिनांक: 12/07/2022

गावाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अमग1-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.विश्वेश ए. घाणेकर

वर्णन अर्ज क्र.983/2022 सि.स.नं.2960 नारळीबाग औरंगाबाद सन.1993 ते 2004 (12 वर्ष)

शोध व निरीक्षणे	रु. 300.00
एकूण:	रु. 300.00

Sub Registrar Aurangabad I

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र. १

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

Other Receipt

158/0 इतर पावती Original/Duplicate

Tuesday 12 July 2022 6:27 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 7276 दिनांक: 12/07/2022

गावाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.विनोद ए. घाणेकर

वर्णन अर्ज क्र.984/2022 सि.स.नं.2961 नारळीबाग औरंगाबाद सन.1993 ते 2004 (12 वर्ष)

शोध व निरीक्षणे	रु. 300.00
एकूण:	रु. 300.00

Sub Registrar Aurangabad I

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र. १

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

Other Receipt

158/0

Tuesday,12 July 2022 6:28 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 7274 दिनांक: 12/07/2022

गावाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.विश्वेश ए. पालेकर

वर्णन अर्ज क्र.962/2022 सि.स.नं.2959 नारळीबाग औरंगाबाद सन.1993 ते 2004 (12 वर्ष)

शोध व निरीक्षणे	रु. 300.00
एकूण:	रु. 300.00

Sub-Registrar Aurangabad I

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र. १

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

MH005028106202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 Jul 2022	Receipt	Receipt no.: 1112480775
	Name of the Applicant :	Vishvesh Anand Ghanekar
	Details of property of which document has to be searched :	Dist :Aurangabad Village :Aurangabad Shahar S.No/CTS No/G.No. : 2961
	Period of search :	From :2005 To :2022
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH005028106202223E		
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'.		

Ghanekar

MH005028108202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 Jul 2022	Receipt	Receipt no.: 1112480766
	Name of the Applicant :	Vishvesh Anand Ghanekar
	Details of property of which document has to be searched :	Dist :Aurangabad Village :Aurangabad S.No/CTS No/G.No. : 2960
	Period of search :	From :2005 To :2022
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH005028108202223E		
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'.		

Vishvesh A. Ghanekar

MH005028108202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 Jul 2022	Receipt	Receipt no.: 1112480756
	Name of the Applicant :	Vishvesh Anand Ghanekar
	Details of property of which document has to be searched :	Dist :Aurangabad Village :Aurangabad S.No/CTS No/G.No. : 2958
	Period of search :	From :2005 To :2022
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH005028108202223E		
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 chellan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

Vishvesh A. Ghanekar
Advocate
[illegible] 431 001
M (0240) 2362191.

MH005028108202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
28 Jul 2022	Receipt	Receipt no.: 1112500155
	Name of the Applicant :	Vishvesh Anand Ghanekar
	Details of property of which document has to be searched :	Dist :Aurangabad Village :Aurangabad Shahar S.No/CTS No/G.No. : 2959
	Period of search :	From :2005 To :2022
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH005028108202223E		
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 Chalan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/viewaffmSearchChallanWithOutReg.php'.		

Vishvesh A. Ghanekar