

Date: 30/05/2022

FORMAT – A
(Circular No. 28/2021)

To,

MAHA RERA

Mumbai.

FLOW OF THE TITLE OF THE SAID LAND

All the peace and parcel of Land bearing Plot No. 111, adm. 3616.65 sq. mtr. particularly from land gut No. 35 out of which Gut No. 21, 24, 25, 26, 27 & 35 to the extent of 05 Hector 37 R situated at Balapur, Tq. & Dist. Aurangabad which is bounded as under:

Towards East : Amenity plot
Towards West : Remaining land of Gut No. 35
Towards North : Land of gut No. 26
Towards South : 24 mtr. wide road

The title history of the property is as under:

That the above mentioned property is part of the following properties and the said sanction layout is been approved jointly with the following properties.

1. Land Gut No. 21 totally adm. 03 Hector 24, land revenue Rs. 09.97 ps. Out of which to the extent of 00 Hector 33 R situated at Village Balapur, Tq. & Dist. Aurangabad.
2. Land Gut No. 24 totally adm. 03 Hector 16, land revenue Rs. 09.47 ps. Out of which to the extent of 00 Hector 93 R situated at Village Balapur, Tq. & Dist. Aurangabad.

Vishal

3. Land Gut No. 25 adm. 01 Hector 69 R, 04 R potkharab land revenue Rs. 08.56 ps. Out of which to the extent of 00 Hector 22 R situated at Village Balapur, Tq. & Dist. Aurangabad.
4. Land Gut No. 26 adm. 02 Hector 36 R, Out of which to the extent of 00 Hector 55 R land revenue Rs. 06.84 ps. situated at Village Balapur, Tq. & Dist. Aurangabad.
5. Land Gut No. 27 totally adm. 05 Hector 79 R, 36 R potkharab, land revenue Rs. 05.56 ps. Out of which to the extent of 02 Hector 32 R situated at Village Balapur, Tq. & Dist. Aurangabad.
6. Land Gut No. 35 totally adm. 02 Hector 10, land revenue Rs. 06.42 ps. Out of which to the extent of 01 Hector 02 R situated at Village Balapur, Tq. & Dist. Aurangabad.

The Total area from land Gut No. 21, 24, 25, 26, 27 and 35 adm. 05 Hector 37 R.

That in pursuance to request of the applicants. I have deposited Search fees in the office of Sub- Registrar Aurangabad for the search of title in respect of above property since last 30 years and taken on online search at the office of Sub- Registrar Aurangabad. I have gone through the documents and papers about title produced before me and thereupon. I am issuing this title- cum search report as under:

A. Land Gut No. 21 totally adm. 03 Hector 24, land revenue Rs. 09.97 ps. Out of which to the extent of 00 Hector 33 R situated at Village Balapur, Tq. & Dist. Aurangabad.

1. I have gone through the available revenue record and papers and form the perusal of the same, it has been revealed that the property land Gut No. 21 adm. 03 Hector 24 land revenue Rs. 09.967 ps. Out of which to the extent of 00 Hector 64 R situated at village Balapur, Tq. & Dist. Aurangabad. Mr. Hemant Chandranmal Khivansara purchased from Govind Nabaji Wagh under registered sale deed bearing registration No. 7861/1990 dtd. 03.09.1990 registered at the office of Sub- Registrar, Aurangabad and on the basis of registered sale deed his name came to be recorded in revenue record as owner and possessor vide mutation entry No. 361.

W. J. D.

2. That in the year 2003 Mr. Hemant Chandanmal Khivansara transferred land gut No. 21 adm. 03 Hecter 24, land revenue Rs. 09.97 ps. Out of which to the extent of 00 Hecter 64 R situated at village Balapur Tq. & Dist. Aurangabad to Mrs. Mandakini Pralhad Panhale under registered sale deed bearing registration No. 4228/2003 dtd. 01.07.2003 registered at the office of Sub Registrar, Aurangabad and on the basis of registered sale deed her name came to be recorded in revenue record as owner and possessor vide mutation entry No. 1309.
3. That in the year 2020, Mrs.Mandakini Pralhad executed Gift Deed in respect of property land Gut No.2 1 adm. 03 Hecter 24 land revenue Rs. 09.97 ps. Out of which to the extent 00 Hecter 33 R situated at village Balapur, Tq.& Dist. Aurangabad in favor of Mr. Sayyam Pralhad Panhale under registered Gift Deed bearing registration No. 4122/2020 dtd. 11.09.2020 registered at the office of Sub- Registrar Aurangabad and on the basis of registered sale deed his name came to be recorded in revenue record as owner and possessor vide mutation entry No. 4730.
4. That Mr. Sayyam Pralhad Panhale executed General Power of Attorney in respect of property land Gut No.21 adm. 03 Hecter 24 land revenue Rs. 09.97 ps. Out of which to the extent 00 Hecter 33 R situated at village Balapur, Tq.& Dist. Aurangabad in favour of Mr. Pralhad Hariram Panhale under registered General Power of Attorneys bearing registration No. 4129/2020 dtd. 11.09.2020 registered at the office of Sub- Registrar, Aurangabad.

B. Land Gut No. 24 totally adm. 03 Hecter 16, land revenue Rs. 09.47 ps. Out of which to the extent of 00 Hecter 93 R situated at Village Balapur, Tq. & Dist. Aurangabad.

1. I have gone through the available revenue record and papers and form the perusal of the same, it has been revealed that the property Land Gut No. 24 totally adm. 03 Hecter 16, land revenue Rs. 09.47 ps. Out of which to the extent of 02 Hecter 35 R situated at Village Balapur, Tq. & Dist. Aurangabad was purchased by Chandanmal Bhojraj Khivansara and Rajkumar Bhojraj Khivansara from Manikrao Annaji Wagh and Sarjerao Annaji Wagh under registered sale deed bearing registration No. 1782/1983 dtd. 27.04.1983 registered at the office of

Wishal

Sub- Registrar office, Aurangabad and on the basis of registered sale deed their name came to be recorded in revenue record as owner and possessor vide mutation entry No. 150.

2. That Chandanmal Bhojraj Khinvsara and Rajumuar Bhojraj Khinvsara transferred Land Gut No. 24 totally adm. 03 Hector 16, land revenue Rs. 09.47 ps. Out of which to the extent of 02 Hector 32 R situated at Village Balapur, Tq. & Dist. Aurangabad to Mrs. Mandakini Pralhad Panhalae under two registered sale deed bearing registration No. 4229/2003 dtd. 01.07.2003 and 479/2004 dtd 25.02.2004 registered at the office of Sub- Registrar Aurangabad and on the basis of registered sale deed her name came to be recorded in revenue record as owner and possessor vide mutation entry No. 1418 and 1419.
3. That in the year 2020 Mrs. Mandakini Pralhad Panhale reexecuted Gift Deed in respect of property Land Gut No. 24 totally adm. 03 Hector 16, land revenue Rs. 09.47 ps. Out of which to the extent of 00 Hector 93 R situated at Village Balapur, Tq. & Dist. Aurangabad in favour of Mr. Sayam Pralhad Panhale under registered gift deed bearing registration No. 4128/2020 dtd. 11.09.2020 registered at the office of Sub-Registrar Aurangabad and on the basis of registered gift deed his name came to be recorded in revenue record as owner and possessor vide Mutation Entry No. 4736.
4. That Mr. Sayam Pralhad Panhale executed General Power of Attorney in respect of Land Gut No. 24 totally adm. 03 Hector 16, land revenue Rs. 09.47 ps. Out of which to the extent of 00 Hector 93 R situated at Village Balapur, Tq. & Dist. Aurangabad in favour of Mr. Pralhad Hariram Panhale under registered General Power of Attorney bearing registration No. 4129/2020 dtd. 11.09.2020 registered at the office of Sub- Registrar, Aurangabad.

C. Land Gut No. 25 adm. 01 Hector 69 R, 04 R potkharab land revenue Rs. 08.56 ps. Out of which to the extent of 00 Hector 22 R situated at Village Balapur, Tq. & Dist. Aurangabad.

1. I have gone through the available revenue record and papers and form the perusal of the same, it has been revealed that the property Land Gut No. 25 adm. 01 Hector 69 R, 04 R potkharab land revenue Rs. 08.56 ps. Out of which to the extent of 00 Hector 22 R situated at

visited

Village Balapur, Tq. & Dist. Aurangabad in favour of Chandanmal Bhojrak Khinvsara purchased from Gangaram Shama Wagh under registered sale deed bearing registration No. 2405/1987 dtd. 13.03.1987 registered at the office of Sub- Registrar Aurangabad and on the basis of registered sale deed his name came to be recorded in revenue record as owner and possessor vide mutation entry No. 258.

2. That Chananmal Bhojraj Khinwsara transferred Land Gut No. 25 adm. 01 Hecter 69 R, 04 R potkharab land revenue Rs. 08.56 ps. Out of which to the extent of 00 Hecter 40 R situated at Village Balapur, Tq. & Dist. Aurangabad to Mrs.Mandakini Pralhad Panhale under registered sale deed bearing registration No. 4231/2003 dtd. 01.07.2003 registered at the office of Sub- Registrar Aurangabad and on the basis of registered sale deed her name came to be recorded in revenue record as owner and possessor vide mutation entry No. 1308.
3. That Gangaram Shama Wagh partitioned Land Gut No. 25 adm. 01 Hecter 69 R, 04 R potkharab land revenue Rs. 08.56 ps. Out of which to the extent of 01 Hecter 24 R situated at Village Balapur, Tq. & Dist. Aurangabad between his son namely Janardhan Gangaram Wagh having share 00 hector 62 R and Asohk Gangaram Wagh having a share of 00 Hecter 62 R and accordingly their name came to be recorded in revenue record as owner and possessor vide mutation entry No. 989.
4. That Ashok Gangaram Wagh died leaving behind legal heirs namely wife Sakubai Ashok Wagh, Bahgyashri Ashok Wagh, Bebi Ashok Wagh, Savita Ashok Wagh, Kavita Ashok Wagh, Yogeshwari Ashok Wagh ad Son Sandip Ashok Wagh minor through Guardian Sakubai Ashok Wagh and accordingly their name came to be recorded in revenue record as owner and possessor vide mutation entry No. 1221.
5. That in the year 2004 Sakubai Ashok Wagh, Bhagyashri Ashok Wagh, Bebi Ashok Wagh, Savita Ashok Wagh, Kavita Ashok Wagh, Yogeshwari Ashok Wagh and Sandip Ashok wagh minor through Guardian Sakubai Ashok Wagh Land Gut No. 25 adm. 01 Hecter 69 R, 04 R potkharab land revenue Rs. 08.56 ps. Out of which to the extent of 00 Hecter 62 R situated at Village Balapur, Tq. & Dist. Aurangabad to Mr. Mandakini Pralhad Panhale under registered sale deed bearing registration No.

Vishal

238/2004 dtd. 30.01.2004 registered at the office of Sub- Registrar Aurangabad and on the basis of registered sale deed her name came to be recorded in revenue record as owner and possessor vide mutation entry No. 1513.

6. That Mrs. Mandakini Pralhad Panhale executed Gift Deed in respect of Land Gut No. 25 adm. 01 Hector 69 R, 04 R potkharab land revenue Rs. 08.56 ps. Out of which to the extent of 00 Hector 22 R situated at Village Balapur, Tq. & Dist. Aurangabad in favour of Mr. Sayyam Pralhad Panhale under registered gift deed bearing registration No. 4127/2020 dtd. 11.09.2020 registered at the office of Sub- Registrar Aurangabad and on the basis of registered Gift Deed his name came to be recorded as owner and possessor vide mutation entry No. 4735.
7. That in the year 2020 Mr. Sayyam Pralhad Panhale executed General Power of Attorney in respect of Land Gut No. 25 adm. 01 Hector 69 R, 04 R potkharab land revenue Rs. 08.56 ps. Out of which to the extent of 00 Hector 22 R situated at Village Balapur, Tq. & Dist. Aurangabad in faouvr of PRalhad Hariram Panhale under registered GPA bearing registration No. 4129/2020 dtd. 11.09.2020 registered at the office of Sub- Registrar, Aurangabad.

D. Land Gut No. 26 adm. 02 Hector 36 R, Out of which to the extent of 00 Hector 55 R land revenue Rs. 06.84 ps. situated at Village Balapur, Tq. & Dist. Aurangabad.

1. I have gone through the available revenue record and papers and form the perusal of the same, it has been revealed that the property Land Gut No. 26 adm. 02 Hector 36 R, Out of which to the extent of 01 Hector 40 R land revenue Rs. 06.84 ps. situated at Village Balapur, Tq. & Dist. Aurangabad was purchased by Chandanmal Bhojraj Khinvasara from Manikrao Gangaram Khade under registered sale deed bearing registration No. 8610/1987 dtd. 24.09.1987 and 3687/1988 dtd. 04.04.1988 registered at the office of Sub- Registrar Aurangabad and on the basis of registered sale deed his name came to be recorded in revenue record as owner and possessor vide mutation entry No. 273, 291.

Vishal

2. That Pushpabai Chananmal Khivansara purchased property Land Gut No. 26 adm. 02 Hector 36 R, Out of which to the extent of 00 Hector 84 R land revenue Rs. 06.84 ps. situated at Village Balapur, Tq. & Dist. Aurangabad from Manikrao Gangaram Khade under the registered sale deed bearing registration No. 8987/1988 dtd. 07.09.1988 registered sale deed here name came to be recorded as owner and possessor vide mutation entry No. 303.
3. That Chandanmal Bhojraj Khinwsara and Pushpabai Chandanmal Khinwsara transferred land Gut No. 26 adm. 02 Hector 36 R land revenue Rs. 06.84 ps. Situated at village Balapur, Tq. & Dist. Aurangabad to Mr. Arvind Vyankatrao Istalkar under registered sale deed bearing registration No. 4232/2003 dtd. 01.07.2003 registered at the office of Sub Registrar Aurangabad and on the basis of registered sale deed her name came to be recorded in revenue record as owner and possessor vide mutation entry No. 1310.
4. That Mr. Arvind Vyankatrao Istalkar executed Gift Deed in respect of Land Gut No. 26 adm. 02 Hector 36 R, Out of which to the extent of 00 Hector 55 R land revenue Rs. 06.84 ps. situated at Village Balapur, Tq. & Dist. Aurangabad in favour of Mr. Rahul Arvind Istalkar under registered Gift Deed bearing registration No. 4124/2020 dtd. 11.09.2020 registered at the office of Sub- Registrar Aurangabad and on the basis of registered Gift Deed his name came to be recorded in revenue record as owner and possessor vide mutation entry No. 4731.
5. That Mr. Rahul Arvind Istalkar executed General Power of Attorney in rsepct of Land Gut No. 26 adm. 02 Hector 36 R, Out of which to the extent of 00 Hector 55 R land revenue Rs. 06.84 ps. situated at Village Balapur, Tq. & Dist. Aurangabad in favour of Mr. Pralhad Hariram Panhale under registered GPA bearing registration No. 4125/2020 dtd. 11.09.2020 registered at the office of Sub- Registrar, Aurangabad.

E. Land Gut No. 27 totally adm. 05 Hector 79 R, 36 R potkharab, land revenue Rs. 05.56 ps. Out of which to the extent of 02 Hector 32 R situated at Village Balapur, Tq. & Dist. Aurangabad.

1. I have gone through the available revenue record and papers and form the perusal of the same, it has been revealed that the property Land

Vishal

Gut No. 27 totally adm. 05 Hector 79 R, 36 R potkharab, land revenue Rs. 05.56 ps. Out of which to the extent of 02 Hector 32 R situated at Village Balapur, Tq. & Dist. Aurangabad was purchased by Mohammed Rohimoddin Ahemad Sirajoddin, Mohammed Abdul Wahed Abdul Kadar, Mohammed Yusuf Mohammed Harun and Mohammed Amin Mohammed Iqbal from Kasim Khan Hamid Khan and Hussain Khan Hasah Khan under registered sale deed bearing registration No. 152/1992 dtd. 10.01.1992 registered at the office of Sub- Registrar Aurangabad and accordingly their name came to be recorded in revenue record as owner and possessor vide mutation entry No. 392.

2. That Mohammed Rahimoddin Ahemad Sirajoddin, Mohammed Abdul Wahed Abdul Kadar, Mohammed Yusuf Mohammed Harun and Mohammed Amin Mohammed Iqbal transferred land gut No. 27 adm. 05 Hector 79 R, 36 R potkharab, land revenue Rs. 05.56 ps. Out of which to the extent of 07 Acre 24 gunthas situated at village Balapur, Tq. & Dist. Aurangabad to Pankaj Pemchand Fulpagar and Premraj Fakirchand Mantri under registered sale deed bearing registration No. 4097/2003 dtd. 23.08.2000 registered at the office of Sub Registrar Aurangabad on the basis of registered sale deed their name came to be recorded in revenue record as owner and possessor vide Mutation entry No. 897.
3. That Pankaj Premchand Fulpagar and Premraj Fakirchand Mantri transferred Land Gut No. 27 totally adm. 05 Hector 79 R, 36 R potkharab, land revenue Rs. 05.56 ps. Out of which to the extent of 07 Acre 24 Gunthas, 36 R potkharab situated at Village Balapur, Tq. & Dist. Aurangabad to Mr. Pralhad Hariram Panhale having share of 03 Acre 24 gunthas, Mr. Satishkumar Navtandas Nathani having share of 01 Acre 00 Gunthas, Mr. Nareshmukar Haridas Nathani having share of 01 Acre 00 Gunthas and Mr. Vinaykumar Haridas Nathani having share of 01 Acre 00 Gunthas and Mr. Sandip Satishkumar Nahtnai having share of 01 Acre 00 Gunthas under registered sale deed bearing registration No. 2665/2003 dtd. 16.12.2003 registered at the office of Sub- Registrar Aurangabad and on the basis of registered sale deed their name came to be recorded in revenue record as owner and possessor vide mutation entry No. 1552.

W. Shah

4. That Mr. Satishkumar Navtandas Nathani with express consent of Mr. Pralhad Hariram Panhale, Mr. Nareshkumar Haridas Nathani, Mr. Sandip Satishkumar Nathani and Mr. Vinaykumar Haridas Nathani executed gift deed in respect of Land Gut No. 27 totally adm. 05 Hector 79 R, 36 R potkharab, land revenue Rs. 05.56 ps. Out of which to the extent of 00 Hector 9.85 R situated at Village Balapur, Tq. & Dist. Aurangabad in favor of Mrs. Sarala Satishkumar Nathani under registered Gift Deed bearing registration No. 4201/2020 dtd. 16.09.2020 registered at the office of Sub- Registrar Aurangabad and on the basis of registered Gift Deed her name came to be recorded in revenue record as owner and possessor vide mutation entry No. 4747.
5. That Mr. Sandip Satishkumar Nathani with the express consent of Mr. Pralhad Hariram Panhale, Mr. Nareshkumar Haridas Nathani, Mr. Satishmukar Navtandas Nathani and Mr. Vinaykumar Haridas Nathani executed Gift Deed in respect of Land Gut No. 27 totally adm. 05 Hector 79 R, 36 R potkharab, land revenue Rs. 05.56 ps. Out of which to the extent of 00 Hector 9.85 R situated at Village Balapur, Tq. & Dist. Aurangabad in favour of Mrs. Roshani Sandip Nathani under registered Gift Deed bearing registration No. 4202/2020 dtd. 16.09.2020 registered at the office of Sub- Registrar, Aurangabad and on the basis of registered gift deed her name came to be recorded in revenue record as owner and possessor vide mutation entry No. 4746.
6. That Mr. Nareshkumar Haridas Nathani with express consent of Mr. Pralhad Hariram Panhale, Mr. Satishmukar Navtandas Nathani and Mr. Sandip Satishmukar Nathani and Mr. Vinaykumar Haridas Nathani executed Gift Deed in respect of Land Gut No. 27 totally adm. 05 Hector 79 R, 36 R potkharab, land revenue Rs. 05.56 ps. Out of which to the extent of 00 Hector 9.85 R situated at Village Balapur, Tq. & Dist. Aurangabad in favour of Mrs. Roshani Sandip Nathani under registered Gift Deed bearing registration No. 4198/2020 dtd. 16.09.2020 registered at the office of Sub- Registrar, Aurangabad and on the basis of registered gift deed her name came to be recorded in revenue record as owner and possessor vide mutation entry No. 4745.
7. That Mr. Vinaykumar Haridas Nathani with express consent of Mr. Pralhad Hariram Panhale, Mr. Nareshkumar Haridas Nathani and Mr.

Vishal

Sandip Satishmukar Nathani and Mr. Satishkumar Navtandas Nathani executed Gift Deed in respect of Land Gut No. 27 totally adm. 05 Hector 79 R, 36 R potkharab, land revenue Rs. 05.56 ps. Out of which to the extent of 00 Hector 9.85 R situated at Village Balapur, Tq. & Dist. Aurangabad in favour of Mrs. Roshani Sandip Nathani under registered Gift Deed bearing registration No. 4199/2020 dtd. 16.09.2020 registered at the office of Sub- Registrar, Aurangabad and on the basis of registered gift deed her name came to be recorded in revenue record as owner and possessor vide mutation entry No. 4748.

8. That Mr. Satishkumar Navtandas Nathani, Mr. Vinaykumar Haridas Nathani, Mr. Nareshkumar Haridas Nathani, Mrs. Puneeta Naresh Nathani, Mrs. Sarala Satishkumar Nathani, Mrs. Roshani Sandip Nathani and Mrs. Anita Vinay Nathani executed General Power of Attorney in respect of Land Gut No. 27 totally adm. 05 Hector 79 R, 36 R potkharab, land revenue Rs. 05.56 ps. Out of which to the extent of 01 Hector 29.85 R situated at Village Balapur, Tq. & Dist. Aurangabad in favour of Mr. Sandip Satishkumar Nathani under registered General Power of Attorney bearing registration No. 4203/2020 dtd. 16.09.2020 registered at the office of Sub- Registrar, Aurangabad.
9. That Mr. Pralhad Hariam Panhale executed Gift deed in respect of Land Gut No. 27 totally adm. 05 Hector 79 R, 36 R potkharab, land revenue Rs. 05.56 ps. Out of which to the extent of 00 Hector 39.60 R situated at Village Balapur, Tq. & Dist. Aurangabad in favour of Mrs. Mandakini Pralhad Panhale under registered Gift Deed bearing registration No. 4126/2020 dtd. 11.09.2020 registered at the office of Sub- Registrar Aurangabad and on the basis of registered gift deed her name came to be recorded in revenue record as owner and possessor vide mutation entry No. 4759.

F. Land Gut No. 35 totally adm. 02 Hector 10, land revenue Rs. 06.42 ps. Out of which to the extent of 01 Hector 02 R situated at Village Balapur, Tq. & Dist. Aurangabad.

1. I have gone through the available revenue record and papers and form the perusal of the same, it has been revealed that the property Land Gut No. 35 totally adm. 02 Hector 10, land revenue Rs. 06.42 ps. Out of which to the extent of 01 Hector 02 R situated at Village Balapur, Tq.

Vishal

& Dist. Aurangabad was purchased by Wahed Khan Daud Khan from Nandlal Ruplal Jaiswal under registered sale deed bearing registration No. 2789/1989 dtd. 07.03.1989 registered at the office of Sub-Registrar Aurangabad and on the basis of registered sale deed his name came to be recorded in revenue record as owner and possessor vide mutation entry No. 314.

2. That Wahed Khan Daud Khan and Farid Khan Chamu Khan as per their possession executed Exchange Deed and partition deed in respect of Land Gut No. 35 totally adm. 02 Hectar 10, land revenue Rs. 06.42 ps. situated at Village Balapur, Tq. & Dist. Aurangabad and gut No. 34 ad. 04 Hectar 18 R, land revenue Rs. 12.44 ps. Out of which to the extent of 02 Hectar 09 R situated at village Balapur, Tq. & Dist. Aurangabad and as per exchange deed land gut No.35 came in share of Riyaj Khan Farid Khan, Ilyas Khan Farid Khan and Altaf Khan Farid Khan and gut No. 34 Taher Khan Wahed Khan having share of 00 Hectar 70 R , Rais Khan Wahed Khan having share of 00 Hectar 70 R and Arif Khan Wahed Khan having share 00 Hectar 69 R and accordingly their name to be recorded in revenue record as owner and possessor vide mutation entry No. 1771.
3. That Farid Khan Chamu Khan, Riyaj Khan Farid Khan, Ilyas Khan Farid Khan and Altaf Khan Farid Khan transferred property Land Gut No. 35 totally adm. 02 Hectar 10, land revenue Rs. 06.42 ps. Out of which to the extent of 01 Hectar 02 R situated at Village Balapur, Tq. & Dist. Aurangabad to M/s. Piyush Realtors through its Partner Mr. Pralhad Hariram Panhale under registered sale deed bearing registration No. 3634/2011 dtd. 17.10.2011 registered at the office of Sub- Registrar Aurangabad and on the basis of registered sale deed their name came to be recorded in revenue recorded as owner and possessor vide mutation entry No. 3223.
4. That previous owner obtained loan from the Deogiri Nagari Sahakari Bank Ltd. Aurangabad, The Yewatmal Urban Co-op. Bank Ltd. Yewatmal and the Wardha Nagari Sahakari Adhikosh (Bank) and mortgaged the above properties under the registered mortgage Deed bearing registration No. 3706/2014 dtd. 23.09.2014 at the office of Sub Registrar Aurangabad and after making part payment get released

Wahed

under the registered release deed bearing registration No. 4338/2020 dtd. 13.10.2020 at the office of Sub- Registrar, Aurangabad.

5. That in the year 2020 Mr. Sanyam Pralhad Panhale, Mr. Rahul Arvind Nathani, Mr. Nareshkumar Haridas Nathani, Mr. Vinaykumar Haridas Nathani, Mr. Sandip Satishkumar Nathani, M/s. Piyush Realtors through its partner Mr. Pralhad Hariram Panhale transferred property Land gut No. 21 out of which to the extent of 00 Hector 33 R, gut No. 24 out of which to the extent of 00 Hector 93 R, Gut No. 25 out of which to the extent of 00 Hector 22 R, Gut No. 26 out of which the extent of 00 Hector 55 R, gut No. 27 out of which to the extent of 02 Hector 36 R and Gut No. 35 out of which to the extent of 01 Hector 02 R, totally adm. 05 Hector 37 R out of which to the extent of 30% undivided share which comes 01 Hector 61.1 R situated at village Balapur, Tq. & Dist. Aurangabad to M/s. Bhaishree Infra & Facilities Management LLP through its Designated partner Mr. Bhavesh Rameshbhai Patel under registered at the office of Sub- Registrar Aurangabad and on the basis of registered sale deed its name came to be recorded in revenue record as owner and possessor vide mutation entry No. 5040.
6. The previous owner, namely Mr. Sanyam Pralhad Panhale, Mr. Rahul Arvind Nathani, Mr. Nareshkumar Haridas Nathani, Mr. Vinaykumar Haridas Nathani, Mr. Sandip Satishkumar Nathani, M/s. Piyush Realtors through its partner Mr. Pralhad Hariram Panhale with intent to develop their property obtained NA permission from Collector Aurangabad u/s. 42 C of Maharashtra Land Revenue Code 1966 in File No. 2021/MASHA/JAMEEN-1/NAP-34/CR-399 dtd. 18.10.2021 and thereby converted said property into residential use, and also prepared plan and got final sanction layout from Senior Planned (New Towns) Aurangabad Fringe Area, CIDCO, Aurangabad vide letter No. CIDCO/TPO/AFA(FLP)2021/125 dtd. 12.11.2021 and thereby converted said property into various plots.
7. That in the year 2021, Mr. Sanyam Pralhad Panhale, Mr. Rahul Arvind Isthalkar, Mr. Nareshkumar Haridas Nathani, Mr. Vinaykumar Haridas Nathani, Mr. Sandip Satishkumar Nathani, M/s. Piyush Realtors through its partner Mr. Pralhad Hariram Panhale executed Special

Wishal

Power of Attorney in respect of property land Gut No. 21, 24, 25, 26, 27 and 35 adm. 05 Hector 37 R out of which 70% share owned and possessed by applicant, situated at village Balapur, Tq. & Dist. Aurangabad in favour of Mr. Gajendra Krishnarao Choudhari under registered Special Power of Attorney bearing registration No. 5427/2021 dtd. 23.08.2021 registered at the office of Sub- Registrar, Aurangabad.

8. That the previous owner obtained No objection to sale plots from CIDCO Aurangabad vide letter No. CIDCO/NIYOJAN/AU.ZA.KSHE/BHU.VI.NA.PRA./2021/141 dtd. 15.12.2021.
9. That the previous owners have also executed the Deed of Declaration registered at the sub Registrar office, Aurangabad bearing day book No. AGG-6-2555-2022 dtd. 30.03.2022 thereby defines the plot in the gut number. By way of this deed of declaration the location of the plot in the gut is been declared by the previous owners jointly.
10. That the owner namely M/s. Piyush Realtors Pvt. Ltd and M/s. Bhaishree Infra & Facilities Management LLP with expressed consent of Mr. Sayyam Pralhad Panhale, Mr. Rahul Arvind Isthalkar, Mr. Pralhad Hariram Panhale, Mr. Satishkumar Navtandas Nathani, Mr. Nareshkumar Haridas Nathani, Mr. Vinaykumar Haridas Nathani, Mr. Sandip Satishkumar Nathani have executed a registered sale deed dtd. 13.05.2022 registered at day book sr. no. AGG-5-2598-2022 registered at the Sub Registrar office, Aurangabad in respect of Plot No. 111, adm. 3616.65 sq. mtr. particularly from land gut No. 35 out of which Gut No. 21, 24, 25, 26, 27 & 35 to the extent of 05 Hector 37 R situated at Balapur, Tq. & Dist. Aurangabad in favour of M/s. Preetansh Developers through its partners Mr. Vinod Murarilal Agrawal and Mr. Pritesh Santosh Dhanuka. The name of the purchaser namely M/s. Preetansh Developers through its partners Mr. Vinod Murarilal Agrawal and Mr. Pritesh Santosh Dhanuka is rerecorded in the 7/12 extract of gut No. 35 village Balapur vide mutation entry No. 5263.
11. That I had gone through the documents provided by the owner and the relevant records which were made available to me towards the various authorities and also I have taken search for last 30 years on the record

Nishad

made available to me during the course of the search. That I have gone through the relevant record therefore it can be said that the owner M/s. Preetansh Developers through its partners Mr. Vinod Murarilal Agrawal and Mr. Pritesh Santosh Dhanuka is having clear, good marketable and free from encumbrance title over the said property. Further the developer is having rights in the said property on the basis of said development agreement.

Hence this report.

Report Submitted by



(Adv. Vishal A Bagdiya)

विशाल अ. बागडीया

बी.एस.एल.एल.एल.बी.एम.बी.ए.

ऑडिओकेट

**ऑफिस : फ्लैट नं. ६, प्राईड टॉवर, एम.आय.डी.
रोड, देवांग नगर, औरंगाबाद**