



Samiksha S. Auti

B.A., LL.B., LL.M.

Plot no. 12, "Kuldeep", Mauli Nagar,

Beed By Pass Road,

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FORMAT - A

(Circular No. 28/2021)

To,

Maha RERA.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no. 3 admeasuring 178.781 Sq. Mts., Plot no. 4 admeasuring 129.60 Sq. Mts., Plot no. 5 admeasuring 131.085 Sq. Mts., & Plot no. 6 admeasuring 132.615 Sq. Mts., i.e. all collectively admeasuring 572.081 Sq. Mts., Gut no. 161, situated at Satara Parisar, 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. 3 admeasuring 178.781 Sq. Mts., Plot no. 4 admeasuring 129.60 Sq. Mts., Plot no. 5 admeasuring 131.085 Sq. Mts., & Plot no. 6 admeasuring 132.615 Sq. Mts., i.e. all collectively admeasuring 572.081 Sq. Mts., Gut no. 161, situated at Satara Parisar, Aurangabad. The same is bounded as under:

East :6.00 Mts. wide road.

West :Gut no. 161/P.

North :Plot no. 17 (Gut no. 161/P).

South :Plot no. 7.

2. The documents of allotment of land as under:

2.1 Copy of 7-12 extract along with crop cultivation column for the year 1980-81 issued by Land Revenue authority in the name of Vishwanath Bhawani Parkhe to the extent of land admeasuring 8 Acre 32 Gunthas AND Eknath Bhawani Parkhe to

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the extent of land admeasuring 4 Acre 38 Gunthas, Gut no. 161, situated at Satara Parisar, Aurangabad.

2.2 Copy of Registered GPA bearing no. 2940/2008 dated 09.08.2008 executed by Ekanth Bhawani Parkhe with the consent of 1. Kusum Manohar Rukhnar, 2. Rukhmanbai Manohar Devkar in favor of Subhash Vishwanath Parkhe in respect of land to the extent of 1 Acre 30 Gunthas, Gut no. 161, situated at Satara Parisar, Aurangabad.

2.3 Copy of Registered sale deed bearing no. 5163/2008 dated 01.11.2008 executed by Eknath Bhawani Parkhe & Subhash Vishwanath Parkhe in favor of Mahesh Manikchand Kasliwal, Pramod Jamanlal Gangwal & Abhilash Hukumchand Agrawal in respect of 1 Acre, Gut no. 161, situated at Satara Parisar, Aurangabad.

2.4 Copy of Registered sale deed bearing no. 5164/2008 dated 01.11.2008 executed by Vishwanath Bhawani Parkhe in favor of Mahesh Manikchand Kasliwal, Pramod Jamanlal Gangwal & Abhilash Hukumchand Agrawal in respect of 10 Gunthas, Gut no. 161, situated at Satara Parisar, Aurangabad.

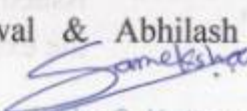
2.5 Copy of NA order bearing no. 2008/MASHA/JAMIN-1/AKRUSHIK/PRA.KRA.236/2008 dated 16.09.2009 issued by Collector, Aurangabad in the name of Eknath Bhawani Parkhe in respect of land admeasuring 5000.00 Sq. Mts., Gut no. 161, situated at Satara Parisar, Aurangabad.

2.6 Copy of Residential layout permission bearing no. CIDCO/PLANNING/FLP/AFA/2009/13 dated 26.03.2009 issued by CIDCO in the name of Eknath Bhawani Parkhe in respect of Gut no. 161/P, situated at Satara Parisar, Aurangabad.

2.7 Copy of Revised Tentative Residential layout permission bearing no. CIDCO/PLANNING/BP-TL/2009/1842 dated 31.12.2009 issued by CIDCO in the name of Abhilash Hukumchand Agrawal in respect of Gut no. 161/P, situated at Satara Parisar, Aurangabad.

2.8 Copy of Revised layout permission bearing no. CIDCO/PLANNING/FLP/AFA/2010/19 dated 29.01.2010 issued by CIDCO in the name of Abhilash Hukumchand Agrawal in respect of Gut no. 161/P, situated at Satara Parisar, Aurangabad.

2.9 Index-II of Registered sale deed bearing no. 941/2010 dated 05.02.2010 executed by Mahesh Manikchand Kasliwal, Pramod Jamanlal Gangwal & Abhilash


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Hukumchand Agrawal in favor of Sameer Ramanlal Bhandari & Kiran Ravindra Wadi in respect of land admeasuring 50 Gunthas, Gut no. 161, situated at Satara Parisar, Aurangabad.

- 2.10 Copy of Registered sale deed bearing no. 3089/2010 dated 12.04.2010 executed by Sameer Ramanlal Bhandari & Kiran Ravindra Wadi in favor of 1. Rajesh Prabhakar Vibhute, 2. Shriprasad Ashok Khoche, 3. Sanjay Rambhau Ghadamode & 4. Prafulla Madhukarrao Mande in respect of Plot no. 3 to 9 all admeasuring 971.321 Sq. Mts., Gut no. 161, situated at Satara Parisar, Aurangabad.
- 2.11 Copy of Registered sale deed bearing no. 5203/2010 dated 08.07.2010 executed by Mauli Construction through its Retired / outgoing partner Prafulla Madhukarrao Mande in favor of Mauli Construction through its partner Santosh Mohanrao Chavhan in respect of Plot no. 3 to 13 all admeasuring 1471.703 Sq. Mts., Gut no. 161, situated at Satara Parisar, Aurangabad.
- 2.12 Copy of Registered sale deed bearing no. 8018/2010 dated 11.11.2010 executed by Mauli Construction through its Retired / outgoing partner Shriprasad Ashokrao Khoche in favor of Mauli Construction through its partner 1. Rajesh Prabhakarrao Vibhute, 2. Sanjay Rambhau Ghadamode & 3. Santosh Mohanrao Chavhan in respect of Plot no. 3 to 13 all admeasuring 1471.703 Sq. Mts., Gut no. 161, situated at Satara Parisar, Aurangabad.
- 2.13 Copy of Registered sale deed bearing no. 284/2013 dated 14.01.2013 executed by Mauli Construction through its partner 1. Rajesh Prabhakarrao Vibhute, 2. Sanjay Rambhau Ghadamode & 3. Santosh Mohanrao Chavhan in favor of Himanshu Mohanrao Chavhan in respect of Plot no. 3 admeasuring 178.781 Sq. Mts., Plot no. 4 admeasuring 129.60 Sq. Mts., Plot no. 5 admeasuring 131.085 Sq. Mts., & Plot no. 6 admeasuring 132.615 Sq. Mts., i.e. all collectively admeasuring 572.081 Sq. Mts., Gut no. 161, situated at Satara Parisar, Aurangabad.
- 2.14 Copy of Registered sale deed bearing no. 3725/2022 dated 18.05.2022 executed by Himanshu Mohanrao Chavhan in favor of Landmark Developers Firm through its partner 1. Aditya Ajay Rasal, 2. Mahadu Ratanrao Thombre in respect of Plot no. 3 admeasuring 178.781 Sq. Mts., Plot no. 4 admeasuring 129.60 Sq. Mts., Plot no. 5 admeasuring 131.085 Sq. Mts., & Plot no. 6 admeasuring 132.615 Sq. Mts., i.e. all collectively admeasuring 572.081 Sq. Mts., Gut no. 161, situated at Satara Parisar, Aurangabad.

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3. 7/12 extract:

3.1 The copy of 7/12 extract of Gut no. 161, situated at Satara Parisar, Aurangabad.

Search report for 30 years from 09.03.1993 to 09.03.2023 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:

Landmark Developers Firm through its partner

1. Aditya Ajay Rasal, 2. Mahadu Ratanrao Thombre.

The copy of 7/12 extract of Gut no. 161, situated at Satara Parisar, Aurangabad.

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: 09.03.2023.


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FLOW OF THE TITLE OF THE SAID LAND

1. That, 7-12 extract along with crop cultivation column for the year 1980-81 issued by Land Revenue authority in the name of Vishwanath Bhawani Parkhe to the extent of land admeasuring 8 Acre 32 Gunthas AND Eknath Bhawani Parkhe to the extent of land admeasuring 4 Acre 38 Gunthas, Gut no. 161, situated at Satara Parisar, Aurangabad.
2. That, thereafter Ekanth Bhawani Parkhe with the consent of 1. Kusum Manohar Rukhnar, 2. Rukhmanbai Manohar Devkar executed Registered GPA in favor of Subhash Vishwanath Parkhe in respect of land to the extent of 1 Acre 30 Gunthas, Gut no. 161, situated at Satara Parisar, Aurangabad bearing no. 2940/2008 dated 09.08.2008.
3. That, thereafter land 1 Acre, Gut no. 161, situated at Satara Parisar, Aurangabad was purchased by Mahesh Manikchand Kasliwal, Pramod Jamanlal Gangwal & Abhilash Hukumchand Agrawal from Eknath Bhawani Parkhe & Subhash Vishwanath Parkhe through Registered sale deed bearing no. 5163/2008 dated 01.11.2008.
- 3.1 That, thereafter land 10 Gunthas, Gut no. 161, situated at Satara Parisar, Aurangabad was purchased by Mahesh Manikchand Kasliwal, Pramod Jamanlal

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Gangwal & Abhilash Hukumchand Agrawal from Vishwanath Bhawani Parkhe through Registered sale deed bearing no. 5164/2008 dated 01.11.2008.

4. That, thereafter the said land was converted into non-agricultural use and divided into various plots. Accordingly, the NA order issued by Collector, Aurangabad in the name of Eknath Bhawani Parkhe in respect of land admeasuring 5000.00 Sq. Mts., Gut no. 161, situated at Satara Parisar, Aurangabad bearing no. 2008/MASHA/JAMIN-1/AKRUSHIK/PRA.KRA.236/2008 dated 16.09.2009. Thereafter, Residential layout permission bearing no. CIDCO/PLANNING/FLP/AFA/2009/13 dated 26.03.2009 issued by CIDCO in the name of Eknath Bhawani Parkhe in respect of Gut no. 161/P, situated at Satara Parisar, Aurangabad. The Revised Tentative Residential layout permission bearing no. CIDCO/PLANNING/BP-TL/2009/1842 dated 31.12.2009 issued by CIDCO in the name of Abhilash Hukumchand Agrawal in respect of Gut no. 161/P, situated at Satara Parisar, Aurangabad. The Revised layout permission bearing no. CIDCO/PLANNING/FLP/AFA/2010/19 dated 29.01.2010 issued by CIDCO in the name of Abhilash Hukumchand Agrawal in respect of Gut no. 161/P, situated at Satara Parisar, Aurangabad.
5. That, thereafter land admeasuring 50 Gunthas, Gut no. 161, situated at Satara Parisar, Aurangabad was purchased by Sameer Ramanlal Bhandari & Kiran Ravindra Wadi from Mahesh Manikchand Kasliwal, Pramod Jamanlal Gangwal & Abhilash Hukumchand Agrawal through Registered sale deed bearing no. 941/2010 dated 05.02.2010.
6. That, thereafter Plot no. 3 to 9 all admeasuring 971.321 Sq. Mts., Gut no. 161, situated at Satara Parisar, Aurangabad was purchased by 1. Rajesh Prabhakar Vibhute, 2. Shriprasad Ashok Khoche, 3. Sanjay Rambhau Ghadamode & 4. Prafulla Madhukarrao Mande from Sameer Ramanlal Bhandari & Kiran Ravindra Wadi through Registered sale deed bearing no. 3089/2010 dated 12.04.2010.

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7. That, thereafter Plot no. 3 to 13 all admeasuring 1471.703 Sq. Mts., Gut no. 161, situated at Satara Parisar, Aurangabad was purchased by Mauli Construction through its partner Santosh Mohanrao Chavhan from Mauli Construction through its Retired / outgoing partner Prafulla Madhukarrao Mande through Registered sale deed bearing no. 5203/2010 dated 08.07.2010.
8. That, thereafter Plot no. 3 to 13 all admeasuring 1471.703 Sq. Mts., Gut no. 161, situated at Satara Parisar, Aurangabad was purchased by Mauli Construction through its partner 1. Rajesh Prabhakarrrao Vibhute, 2. Sanjay Rambhau Ghadamode & 3. Santosh Mohanrao Chavhan from Mauli Construction through its Retired / outgoing partner Shriprasad Ashokrao Khochethrough Registered sale deed bearing no. 8018/2010 dated 11.11.2010.
9. That, thereafter Plot no. 3 admeasuring 178.781 Sq. Mts., Plot no. 4 admeasuring 129.60 Sq. Mts., Plot no. 5 admeasuring 131.085 Sq. Mts., & Plot no. 6 admeasuring 132.615 Sq. Mts., i.e. all collectively admeasuring 572.081 Sq. Mts., Gut no. 161, situated at Satara Parisar, Aurangabad was purchased by Himanshu Mohanrao Chavhan from Mauli Construction through its partner 1. Rajesh Prabhakarrrao Vibhute, 2. Sanjay Rambhau Ghadamode & 3. Santosh Mohanrao Chavhan through Registered sale deed bearing no. 284/2013 dated 14.01.2013.
10. That, thereafter Plot no. 3 admeasuring 178.781 Sq. Mts., Plot no. 4 admeasuring 129.60 Sq. Mts., Plot no. 5 admeasuring 131.085 Sq. Mts., & Plot no. 6 admeasuring 132.615 Sq. Mts., i.e. all collectively admeasuring 572.081 Sq. Mts., Gut no. 161, situated at Satara Parisar, Aurangabad was purchased by Landmark Developers Firm through its partner 1. Aditya Ajay Rasal, 2. Mahadu Ratanrao Thombre from Himanshu Mohanrao Chavhan through Registered sale deed bearing no. 3725/2022 dated 18.05.2022.


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Search report for 30 years from 09.03.1993 to 09.03.2023 taken from Sub-registrar office at Aurangabad the receipt attached herewith.

Note:

1. The documents produce before me by the applicant namely Landmark Developers Firm through its partner 1. Aditya Ajay Rasal, 2. Mahadu Ratanrao Thombre, I have taken the search and this is my opinion regarding this search.
2. The all documents given by applicant are returned with this search cum title report.
3. The receipt of Challan attached herewith.

Date: 09.03.2023.



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