

Date: 08/03/2023

FORMAT - A
(Circular No. 28/2021)

To,
MAHA RERA
Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to property bearing Gut No. 69/1, Plot No. 201-A, adm. 600.97 sq.mtr. Situated at Itkheda, Aurangabad.

I have investigated the title of the said plot on the request owner viz. Subhash Shaligram Khurad and Vivekanand Uttamrao Warkad (owner) and M/s. Indrayani Developers (developer) and following documents.

1. Description of the property as under :

Property bearing Gut No. 69/1, Plot No. 201-A, adm. 600.97 sq.mtr. Situated at Itkheda, Aurangabad.

2. The documents of allotment of Land as under :

- 2.1 The Xerox copy of 7/12 extract in respect property bearing Gut No. 69/1, Plot No. 201-A, adm. 600.97 sq.mtr. Situated at Itkheda, Aurangabad
- 2.2 The Xerox copy of registered Sale Deed of owner Subhash Shaligram Khurad and Vivekanand Uttamrao Warkad of registered sale deed bearing day book No. AGG1-3334 dtd. 24.06.2016 registered at the Sub Registrar office, Aurangabad .
- 2.3 The Xerox copy of registered development agreement of M/s. Indrayani Developers(developer) bearing day book No. AGG5-9321 dtd. 30.12.2021 registered at the Sub Registrar office, Aurangabad
- 2.4 The Xerox copy of the Mutation entry no. 2895.

3. 7/12 Extract :

The Xerox copy of 7/12 extract in respect Gut No. 69/1, Plot No. 201-A, adm. 600.97 sq.mtr. Situated at Itkheda, Aurangabad.

Vishal

4. **Search report for 30 years from 22/01/1994 to 21/01/2023 taken from the Sub registrar office at Aurangabad the receipt attached herewith.**

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of Subhash Shaligram Khurad and Vivekanand Uttamrao Warkad (owner) **and** M/s. Indrayani Developers (developer) is clear, marketable and without any encumbrances.

That, on perusal of the above mentioned documents it appears that the present applicant namely Subhash Shaligram Khurad and Vivekanand Uttamrao Warkad (owner) **and** M/s. Indrayani Developers (developer) have not taken any loan on the said property.

Owner of the land :

Subhash Shaligram Khurad and Vivekanand Uttamrao Warkad (owner)

Land : property bearing Gut No. 69/1, Plot No. 201-A, adm. 600.97 sq.mtr. Situated at Itkheda, Aurangabad.

The report reflecting the flow of the title of the Subhash Shaligram Khurad and Vivekanand Uttamrao Warkad (owner) **and** M/s. Indrayani Developers (developer) on the said land is enclosed herewith as annexure.

Encl : Annexure

Vishal

(VISHAL A. BAGDIYA)

Advocate

विशाल अ. बागडीया

बी.एस.एल.एल.बी.एम.बी.ए.

ऑफिसर-एडवोकेट

ऑफिस : प्लॉट नं. ८-९, प्राईड टॉवर, एम.आय.डी.

रोड, वेदांत नगर, औरंगाबाद

Date: 08/03/2023

FORMAT - A
(Circular No. 28/2021)

To,

MAHA RERA

Mumbai.

FLOW OF THE TITLE OF THE SAID LAND

1. The Xerox copy of 7/12 extract in respect Gut No. 69/1, Plot No. 201-A, adm. 600.97 sq.mtr. Situated at Itkheda, Aurangabad.

2. The Xerox copy of the Mutation entry no. 2895.

3. **Search report for 30 years from 22/01/1994 to 21/01/2023 taken from the Sub registrar office at Aurangabad the receipt attached herewith.**

4. I have taken the search of the property bearing Gut No. 69/1, Plot No. 201-A, totally adm. area 600.97 sq. mtr. Situated at Itkheda, Aurangabad which is bounded as under:

Towards East : Plot No. 20-B

Towards West : 9 Mtr. wide road

Towards North : 60 mtr. wide road

Towards South : Plot No. 201-B

Record placed in my hands indicates that, the property was previously belonging to Nath Seeds Ltd. That the said Nath Seeds Ltd. have obtained the layout permission of the said gut No. 69 / 1 alongwith adjoining gut number by way of layout No. 284/2019 dtd. 23.01.2009. That the said Nath Seeds Ltd. also obtained the Non Agriculture Permission from the Collector, Aurangabad on 09.10.2003.

That the said Nath Seeds Ltd. through his authorized officer Shrirang Shrikishan Agrawal have sold the property bearing Gut No. 69/1, Plot No. 201-A, totally adm. area 600.97 sq. mtr. Situated at Itkheda, Aurangabad to Ashok Purushottam Zunzunwala and Kiran Asohk Zunzunwala by way of

Vishal

registered sale deed bearing day book No. 1434 dtd. 24.02.2011. The name of Ashok Purushottam Zunzunwala and Kiran Asohk Zunzunwala is recorded in the revenue record of gut No. 69/1 village Itkheda, Dist. Aurangabad by way of mutation entry No. 1799.

That the said Ashok Purushottam Zunzunwala and Kiran Asohk Zunzunwala have sold the property bearing Gut No. 69/1, Plot No. 201-A, totally adm. area 600.97 sq. mtr. Situated at Itkheda, Aurangabad to Subhash Shaligram Khurad and Vivekanand Uttamrao Warkad (owner) by way of registered sale deed bearing day book No. AGG1-3334 dtd. 24.06.2016. The name of Subhash Shaligram Khurad and Vivekanand Uttamrao Warkad (owner) is recorded in the revenue record of gut No. 69/1 village Itkheda, Dist. Aurangabad by way of mutation entry No. 2895.

That the Subhash Shaligram Khurad and Vivekanand Uttamrao Warkad (owner) have thereafter entered into a registered development agreement bearing day book No. AGG5-9321 – 2021 dtd. 30.12.2021 with M/s. Indrayani Developers.

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 made available to me during the course of the search. That I have gone through the relevant record therefore it can be said that Subhash Shaligram Khurad and Vivekanand Uttamrao Warkad is owner and possessor of property bearing Gut No. 69/1, Plot No. 201-A, totally adm. area 600.97 sq. mtr. Situated at Itkheda, Aurangabad are having clear title upon the property.

5. No any litigation is pending.

Hence this report.

Report Submitted by



(Adv. Vishal A Bagdiya)

विशाल अ. बागडीया
बी.एस.एल.एल.एल.बी.एम.बी.ए.
ऑनकलेक्ट
ऑफिस : फ्लैट नं. ४-४, प्राईड टॉवर, एम.आय.डी
रोड, वेदांत नगर, औरंगाबाद