

SUNIL N. CHOUTMOL

(B.SC., L.L.B. Advocate, Aurangabad)

Plot No. 89, New Shoudhodhan Hsg. Society, Mayur Park, Harsul Parisar,
Aurangabad – 431001

FORMAT A
(Circular No. 28/2021)

To
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 45, 46, 47, 48, 49 and 50 Gut No. 347/1, Village Satara, Taluka & District Aurangabad – 431002 admeasuring 1,299 sq. m. (Hereinafter referred as the said plot “ ”).

1) I have investigated the title of the said plot on the request of Mr. Deepak Gangadhar Aher and Mr. Prakash Gangadhar Aher and following documents i.e.:-

- Description of the property.
- The documents of allotment of plot.
- 7 /12 extract or property card issued by Aurangabad Municipal Council
- Search report for 30 years from 1993 till 2023

2) 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/ company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

- Mr. Deepak Gangadhar Aher and Mr. Prakash Gangadhar Aher Gut No. 347/1, Satara, Aurangabad - 431002
- _____ CTS/C.S. No.
- _____ CTS/C.S. No.
- Qualifying comments/remarks if any.....

3) The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 04.03.2023

Adv. Sunil Choutmol
BSC., LLB.
Reg. MAH:1553/2021
High Court, Aurangabad.
Mob: 8275375316

FORMAT - A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

- 1) As in the year 1993, land admeasuring 2 Acres 8R was owned by **Mr. Bhimrao Barkuji Wagh, Mrs. Vijaya Prabhakar Sanap, Mrs. Bijubai Vikram Khedkar, Mr. Dinesh Gite (HUF), Mr. Tukaram Kagne, Mr. Dattatraya Dinesh Awhad, Mr. Dattatraya Keshav Kalkate, Mrs. Shobha Baburao Sangle** (hereinafter referred to as **Mr. Bhimrao Barkuji Wagh and 7 others**) and land admeasuring 1Hectare 28R was owned by **Bhagwanbaba Co-Operative Housing Society, Satara** through its Chairman **Mr. Bhagwan Tatyaba Sanap**.

Mr. Bhimrao Barkuji Wagh and 7 others sold their land admeasuring 2Acres 8R to **Mr. Radhunath Bhanudasrao Veer** vide registered sale deed bearing 2050 dated 24/04/2008 and mutation entry no. 14779 dated 30.05.2008

Bhagwanbaba Co-Operative Housing Society sold its land admeasuring 1Hectare 28R to **Mrs. Padmini Raghunathrao Veer** vide registered sale deed no. 5604 dated 22.08.2008 and mutation entry no. 15373 dated 06.11.2008

Thereafter Mr. Radhunath Bhanudasrao Veer and Mrs. Padmini Raghunathrao Veer applied for NA permission which was received from Aurangabad Collector Office on 07.10.2009 and layout for Gut No. 347/1, Village Satara, Aurangabad was approved by CIDCO office, Aurangabad on 30.07.2009.

That Plot No. 45, 46, 47 and 50 in the above mentioned layout was purchased by **Mr. Deepak Aher** from Mr Raghunath B. Veer and Mrs. Padmini Veer vide registered sale deed no. AGG-5-4627 dated 06.06.2010, AGG-5-4635 dated 07.06.2010, AGG-5-4634 dated 07.06.2010 and AGG-5-4633 dated 07.06.2010 respectively.

That Plot No. 48 and 49 in the above mentioned layout was purchased by **Mr. Prakash Aher** from Mr Raghunath B. Veer and Mrs. Padmini Veer vide registered sale deed no. AGG-5-4631 dated 07.06.2010 and AGG-5-4632 dated 07.06.2010 respectively.

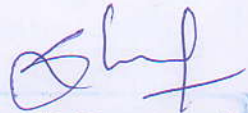
That Mr. Deepak Aher and Mr. Prakash Aher amalgamated Plot No. 45 to 50 total admeasuring 1299 sq.m. vide permission received from Aurangabad Municipal Corporation dated 23.02.2021 and entered into development agreement with **M/s VA Developers** through its Partners **Mr. Rahul B. Nandgawali and Mr. Vishal R. Jadhav** for development of 22 row houses.

2) Mutation entry no. 17736 and mutation entry no. 32359

3) Search report for 30 years from 1993 – 2023 Taken from Sub-Registrar' office at Aurangabad.

4) Litigations: No Litigation found on the Court record

Date: 04.03.2023


Adv. Sunil Choutmol
BSC., LLB.
Reg. MAH:1553/2021
High Court, Aurangabad.
Mob: 8275875316