



PRAVIN C. WANI
VIJAYA P. WANI (BARSE)

B.S.L.L.L.B
Advocate

Office : G-6/1, Navjeevan Colony, N-11 Hudco, Aurangabad, Mob.9503875306
 Email:adv.pravinwani@gmail.com

To,
 MahaRERA
 Aurangabad

LEGAL TITLE REPORT

- I] Sub:** Title clearance certificate with respect to the Land admeasuring 00 Hector 23 Aar in land bearing Gut No.161, situated at village Tisgaon, Tq.and Dist.Aurangabad (Hereinafter referred as the said Land)

I have investigated the title of the said land on the request of Name/s of the Holders / Owners: **M/s.Jaybhadra Builders and Developers, Through its Partners**, Mr. Priyanka Ranvirsing Rajput, Tryambak Ganpatrao Tupe, Amol Pundlik Kharat, Ashok Devidas Jagdhane, Datta Bajirao Mhaske and following documents i.e.

1. **Description of the property:-** Land admeasuring 00 Hector 23 Aar in land bearing Gut No.161, situated at village Tisgaon, Tq.and Dist.Aurangabad.
2. **The Documents Of allotment of Plot:**
 - A. Copy of 7/12 extract of Gut No 161 of village Tisgaon, Tq. And Dist.Aurangabad (1970-2011)
 - B. Copy of Mutation Entry No.1656 Dt.13/06/2005.
 - C. Copy of Mutation Entry No.1810 Dt.24/04/2006.
 - D. Copy of Mutation Entry No.1912 Dt.25/11/2006.
 - E. Copy of Sale Deed Dt.24/04/2007 executed between Ramlal Fulchand Kasure, Ganesh Fulchand Kasure, Akkalchand Fulchand Kasure,



Rupchand Fulchand Kasure, Bhagirath Fulchand Kasure being the VENDORS and M/s. A.V.Developers Through Its Partners - Vinay Pundlik Choudhary & Ajay Pritamdas Bajaj (HUF) being the PURCHASERS. And Consent given by Subanbai Totaram Salampure, Dhanabai Choturam Gharde, Kesarbai Kisanlal Salampure, Kamlabai Sundarlal Kaniche, Ramabai Bhopalal Kaniche(Reg.No.2120/2007). Which was registered in the Office of Sub-Registrar Aurangabad No.01.(01 Hector 54 Aar)

- F. Copy of Mutation Entry No.2059 Dt.10/05/2007.
- G. Copy of Irrevocable Special Power of Attorney Dt.18/09/2020 executed between Vinay Pundlik Choudhari being the EXECUTANT and **Shashikant Vinay Choudhari** being the Attorney Holder .(Reg.No.3779/2020). Which was registered in the Office of Sub-Registrar Aurangabad No.06.
- H. Copy of Sale Deed Dt.20/09/2021 executed between M/s. A.V.Developers Through Its Partners - Vinay Pundlik Choudhary & Ajay Pritamdas Bajaj (HUF) being the VENDORS and **M/s.Jaybhadra Builders and Developers, Through its Partners**, Mr. Priyanka Ranvirsing Rajput, Tryambak Ganpatrao Tupe, Amol Pundlik Kharat, Ashok Devidas Jagdhane, Datta Bajirao Mhaske being the PURCHASERS.(Reg.No.6857/2021). Which was registered in the Office of Sub-Registrar Aurangabad No.03.(00 Hector 23 Aar)
- I. Copy of Correction Deed Dt.29/09/2021 executed between M/s. A.V.Developers Through Its Partners - Vinay Pundlik Choudhary & Ajay Pritamdas Bajaj (HUF) being the VENDORS and **M/s.Jaybhadra Builders and Developers, Through its Partners**, Mr. Priyanka Ranvirsing Rajput, Tryambak Ganpatrao Tupe, Amol Pundlik Kharat, Ashok Devidas Jagdhane, Datta Bajirao Mhaske being the PURCHASERS.(Reg.No.7036/2021). Which was registered in the Office of Sub-Registrar Aurangabad No.03.
- J. Copy of Mutation Entry No.11800 Dt.25/11/2021.
- K. Copy of 7/12 extract of Gut No 161 of village Tisgaon, Tq. And Dist.Aurangabad Dt.26/11/2021.



- L. Copy of Deed of Partnership named "**M/s.Jaybhadra Builders and Developers, Through its Partners**, Mr. Priyanka Ranvirsing Rajput, Tryambak Ganpatrao Tupe, Amol Pundlik Kharat, Ashok Devidas Jagdhane, Datta Bajirao Mhaske" Dt.31/08/2021.
- M. Copy of N.A.Order No.JA.K.2022/JAMA-2/PARLB/CR/92 Dt.24/03/2022 issued by Tahsildar Aurangabad.
- N. Copy of Development Permission (Final Layout Permission) for Group Housing Scheme issued by CIDCO vide out ward no. CIDCO/ATPO/BP/AUR (WLJ)/2022 (LP)/88 Dt.05/07/2022.
- O. Copy of Commencement Certificate (Layout Permission) for Group Housing Scheme issued by CIDCO vide out ward no. CIDCO/ATPO/BP/AUR (WLJ)/2022 (LP)/88 Dt.05/07/2022.
- P. Copy of lay out plan.
- Q. Copy of Development Permission for proposed Building issued by CIDCO vide out ward no. CIDCO/TPO/BP/WLJ/2023/21 Dt.21/04/2023.
- R. Copy of Commencement Certificate for proposed Building issued by CIDCO vide out ward no. CIDCO/TPO/BP/WLJ/21 Dt.21/04/2023.
- S. Copy of Building Plan.
- T. Copy of Search Report Dt.03/09/2021 issued by Adv. Subhash R. Malani.
- U. 7/12 extract and mutation entry as per mention above.
- V. Search Report for 30 years from 1994 to till 2023.

II):- On perusal of the above mentioned documents and all other relevant documents relating to title of said property, I am of the opinion that the title of **M/s.Jaybhadra Builders and Developers, Through its Partners**, Mr. Priyanka Ranvirsing Rajput, Tryambak Ganpatrao Tupe, Amol Pundlik Kharat, Ashok Devidas Jagdhane, Datta Bajirao Mhaske is clear, marketable and without any encumbrances.



Owners of the land:

M/s.Jaybhadra Builders and Developers, Through its Partners, Mr. Priyanka Ranvirsing Rajput, Tryambak Ganpatrao Tupe, Amol Pundlik Kharat, Ashok Devidas Jagdhane, Datta Bajirao Mhaske is owner of Land admeasuring 00 Hector 23 Aar in land bearing Gut No.161, situated at village Tisgaon, Tq.and Dist.Aurangabad.

Qualifying comments/remarks if any:

No

III)- The report reflecting the flow of the title of the Name/s of the Holders / Owners: **M/s.Jaybhadra Builders and Developers, Through its Partners,** Mr. Priyanka Ranvirsing Rajput, Tryambak Ganpatrao Tupe, Amol Pundlik Kharat, Ashok Devidas Jagdhane, Datta Bajirao Mhaske on the said land is enclosed herewith as annexure.

Encl: Annexure

Date:28/05/2023



P. Wani
28/05/2023

ADVOCATE: PRAVIN C WANI



PRAVIN C. WANI
VIJAYA P. WANI (BARSE)

B.S.L.L.L.B

Advocate

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FLOW OF THE TITLE ON THE SAID PLOT

It is seen from the 7/12 extract of Gut No 161 of village Tisgaon, Tq. And Dist. Aurangabad (1970-2011), the land Gut no. 161 to the extent of admeasuring 03 Hectar 87 Aar of village Tisgaon, Tq. And Dist. Aurangabad is previously owned and possessed by Fulchand Kanhaiyaalal and its name is seen over the said land.

It is seen from recital of Mutation Entry No. 1656 Dt. 13/06/2005, as per letter issued by Tahsildar Aurangabad bearing no. 2000/JAMA/1/KAVI/15301 Dt. 25/07/2005, the area acquired for Cidco Waluj Mahanagar Praklap-1, Tisgaon admeasuring 00 Hectar 78 Aar out of land Gut No. 161, Tisgaon deducted from the names of Devidas Kanhaiyaalal (Died) through L.rs. Chandulal, Ramesh, Mohan, Punam and Fulchand Kanhaiyaalal.

It is further seen from recital of Mutation Entry No. 1810 Dt. 24/04/2006, the above said land owner named Fulchand Kanhaiyaalal Kasure is died on 07/03/2006 by leaving legal heirs named, Umabai Fulchand (wife), Ramlal Fulchand (Son), Ganesh Fulchand (Son), Akkalchand Fulchand (Son), Rupchand Fulchand (Son), Bhagirath Fulchand (Son), Subanbai Totaman Salampure (Daughter), Dhanabai Choturam Gharde (Daughter), Kesharbai Kisanlal Salampure (Daughter) and Kamalbai Sundarlal Kaniche (Daughter). The names of said legal heirs are entered over the land Gut No. 161 and others as an owner and possessors.



It is further seen from Mutation Entry No.1912 Dt.25/11/2006, in respect of land Gut No.161 and 105, Chandulal Devidas, Ramesh Devidas, Mohan Devidas, Punam Devidas, Ramlal Fulchand, Ganesh Fulchand, Akkalchand Fulchand, Rupchand Fulchand, Bhagirath Fulchand filed application and affidavit for partition and agreed to get share from the area admeasuring 03 Hectore 09 Aar of land Gut No.161 and other of village Tisgaon. In the said partition Chandulal Devidas, Ramesh Devidas, Mohan Devidas, Punam Devidas are get share admeasuring 01 Hectore 55 Aar and Ramlal Fulchand, Ganesh Fulchand, Akkalchand Fulchand, Rupchand Fulchand, Bhagirath Fulchand are get share admeasuring 01 Hectore 54 Aar. Over the said respective share their names are entered in the revenue record as owners and possessors vide mutation entry no.1912.

It is further seen from recital of Sale Deed Dt.24/04/2007, which is executed by Ramlal Fulchand Kasure, Ganesh Fulchand Kasure, Akkalchand Fulchand Kasure, Rupchand Fulchand Kasure, Bhagirath Fulchand Kasure and sold land admeasuring 01 Hectore 54 Aar out of land Gut No.161, Tisgaon to M/s. A.V.Developers Through Its Partners - Vinay Pundlik Choudhary & Ajay Pritamdas Bajaj (HUF) And Consent given by Subanbai Totaram Salampure, Dhanabai Choturam Gharde, Kesarbai Kisanlal Salampure, Kamlabai Sundarlal Kaniche, Ramabai Bhopalal Kaniche bearing Reg.No.2120/2007. Which was registered in the Office of Sub-Registrar Aurangabad No.01. On the basis of said sale deed the names of said land purchasers are entered over the said land vide Mutation Entry No.2059 Dt.10/05/2007 as an owners and possessors in the revenue record.

It is seen the Irrevocable Special Power of Attorney Dt.18/09/2020 executed between Vinay Pundlik Choudhari being the EXECUTANT and **Shashikant Vinay Choudhari** being the Attorney Holder .(Reg.No.3779/2020). Which was registered in the Office of Sub-Registrar Aurangabad No.06.

It is further seen from recital of Sale Deed Dt.20/09/2021, the above said land purchaser named M/s. A.V.Developers Through Its Partners - Vinay Pundlik



Choudhary & Ajay Pritamdas Bajaj (HUF) sold land admeasuring 00 Hector 23 Aar out of land Gut No.161, Tisgaon to **M/s.Jaybhadra Builders and Developers, Through its Partners**, Mr. Priyanka Ranvirsing Rajput, Tryambak Ganpatrao Tupe, Amol Pundlik Kharat, Ashok Devidas Jagdhane, Datta Bajirao Mhaske bearing Reg.No.6857/2021. Which was registered in the Office of Sub-Registrar Aurangabad No.03.

Further seen from Correction Deed Dt.29/09/2021, which is executed by M/s. A.V.Developers Through Its Partners - Vinay Pundlik Choudhary & Ajay Pritamdas Bajaj (HUF) in favour of **M/s.Jaybhadra Builders and Developers, Through its Partners**, Mr. Priyanka Ranvirsing Rajput, Tryambak Ganpatrao Tupe, Amol Pundlik Kharat, Ashok Devidas Jagdhane, Datta Bajirao Mhaske bearing Reg.No.7036/2021. Which was registered in the Office of Sub-Registrar Aurangabad No.03. The said correction deed is executed for, at the time of execution of above said sale deed bearing registered no.6857/2021 Dt.20/09/2021 the names of vendors and purchasers are wrongly fill up in data entry, hence for correction said fact present correction deed executed between parties.

On the basis of above said sale deed and correction deed the names of **M/s.Jaybhadra Builders and Developers, Through its Partners**, Mr. Priyanka Ranvirsing Rajput, Tryambak Ganpatrao Tupe, Amol Pundlik Kharat, Ashok Devidas Jagdhane, Datta Bajirao Mhaske are entered over said land vide Mutation Entry No.11800 Dt.25/11/2021 as an owners and possessors.

It is seen from 7/12 extract of Gut No 161 of village Tisgaon, Tq. And Dist.Aurangabad Dt.26/11/2021, the names of **M/s.Jaybhadra Builders and Developers, Through its Partners**, Mr. Priyanka Ranvirsing Rajput, Tryambak Ganpatrao Tupe, Amol Pundlik Kharat, Ashok Devidas Jagdhane, Datta Bajirao Mhaske is seen over the land Adm.00 Hector 23 Aar vide mutation entry 11800.

The Deed of Partnership named "**M/s.Jaybhadra Builders and Developers, Through its Partners**, Mr. Priyanka Ranvirsing Rajput, Tryambak Ganpatrao



Tupe, Amol Pundlik Kharat, Ashok Devidas Jagdhane, Datta Bajirao Mhaske"
Dt.31/08/2021 is executed.

It is further seen the **M/s.Jaybhadra Builders and Developers, Through its Partners**, Mr. Priyanka Ranvirsing Rajput, Tryambak Ganpatrao Tupe, Amol Pundlik Kharat, Ashok Devidas Jagdhane, Datta Bajirao Mhaske are filed application for N.A said land, thereafter N.A.Order No.JA.K.2022/JAMA-2/PARI.B/CR/92 Dt.24/03/2022 issued by Tahsildar Aurangabad in respect of said land.

Further also, Development Permission (Final Layout Permission) for Group Housing Scheme issued by CIDCO vide out ward no. CIDCO/ATPO/BP/AUR (WLJ)/2022 (LP)/88 Dt.05/07/2022 in respect of said land. The Commencement Certificate (Layout Permission) for Group Housing Scheme issued by CIDCO vide out ward no. CIDCO/ATPO/BP/AUR (WLJ)/2022 (LP)/88 Dt.05/07/2022 and sanction lay out plan over said land.

The Development Permission for proposed Building issued by CIDCO vide out ward no. CIDCO/TPO/BP/WLJ/2023/21 Dt.21/04/2023 in respect of said land and Commencement Certificate for proposed Building issued by CIDCO vide out ward no. CIDCO/TPO/BP/WLJ/21 Dt.21/04/2023. The Building Plan is also sanction in respect of said land.

The Search Report Dt.03/09/2021 issued by Adv. Subhash R. Malani in respect of Land Gut No.161.

Litigation if any- No

Date:28/05/2023

Pravin C Wani
28/05/2023

ADVOCATE: PRAVIN C WANI





CHALLAN
MTR Form Number-6



GRN	MH002700395202324P	BARCODE	Date 28/05/2023-20:11:53		Form ID
Department Inspector General Of Registration		Payer Details			
Search Fee		TAX ID / TAN (If Any)			
Type of Payment Other Items		PAN No.(If Applicable)			
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1		Full Name		ADV PRAVIN C WANI	
Location AURANGABAD		Flat/Block No.			
Year 2023-2024 One Time		Premises/Building			
Account Head Details		Amount In Rs.			
0030072201 SEARCH FEE		750.00			
		Road/Street			
		Area/Locality			
		Town/City/District			
		PIN			
		Remarks (If Any)			
		SEARCH FEE FOR 30 YRS LAND GUT NO 161 TISGAON TQ AND DIST			
		AURANGABAD			
		Amount In			
		Seven Hundred Fifty Rupees Only			
Total		750.00		Words	
Payment Details		FOR USE IN RECEIVING BANK			
SBIEPAY PAYMENT GATEWAY					
Cheque-DD Details		Bank CIN		Ref. No.	
Cheque/DD No.		Bank Date		RBI Date	
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9503875306

सादर चालन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

