Mob. : 9822842479
E-mail : smita.rajvaidya@gmail.com

SMITA S. RAJVAIDYA
ADVOCATE

Date :22/5/2023

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the land admg. 0 H 44 R in Gut No.1, mauje Itkheda, Tq. Dist. Aurangabad (hereinafter referred as the said property ").

I have investigated the title of the said plot on the request of **Param Developers** and Akshay Jaiswal following documents i.e'

1) Description of the property.

All part, piece and parcel of the land admg. 0 H 44 R in Gut No.1, mauje Itkheda, Tq. Dist. Aurangabad bounded as under:

East : land admg. 81 R in same Gut and other land admg. 0 H 25 R

West : Gut No.97

South: House of Janardhan Bhanuse and others , thereafter road

North: canal

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2) **The documents :**

Serial number	Document	Remark
1	7/12 of Gut No.1 Itkheda Aurangabad dt 26/11/2021	Photo copy
2	Sale deed No. 5218 dt 18/7/2012	Photo copy
3	Construction permission dt 14/10/2022	Photo copy
4	GPA No.4320 dt 3/5/2023	Photo copy
5	Development agreement No.4319 dt 4/5/2022	Photo copy

3) Search report for 30 years from the year 1993 to 2023

4) 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 ownership title of **Metro Builders and Developers** is clear, marketable and without any encumbrances. Metro Builders and Developers entered into development agreement with Param Developers and Akshay Jaiswal.

The report reflecting the flow of the title of **Metro Builders and Developers** on the said property is enclosed herewith as annexure.

Encl : Annexure.

Adv. Smita S. Rajvaidya

SMITA S. RAJVAIDYA ADVOCATE Aurangabad

Udyog Drishti Apartment, Flat No.B-3, Ulka Nagari, Aurangabad.

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SMITA S. RAJVAIDYA
ADVOCATE

Date: 22/5/2023

Format A

Circular No.28/2021

Title Flow:

1.That, Janardhan Macchindra Bhanuse, Nivrutti Macchindra Bhanuse, Dadarao Kisan Bhanuse, Durgadas Kian Bhanuse, Mirabai Murlidhar Bhanuse, Subhadrabai Laxman Betude were the owners of the land admg. 0 H 55 R in Gut no.1 Mauje Itkheda, Tq. Dist. Aurangabad. It was their ancestral land.

2.That, Lakson Industries Prop. Rajendra Laxman Bodkhe purchased the land admg. 0 H 55 R in Gut No.1, mauje Itkheda, Tq. Dist. Aurangabad by sale deed No.2380 dt 26/3/2010 and 2381 dt 26/3/2010 from Janardhan Macchindra Bhanuse, Nivrutti Macchindra Bhanuse, Dadarao Kisan Bhanuse, Durgadas Kian Bhanuse, Mirabai Murlidhar Bhanuse, Subhadrabai Laxman Betude.

3. That, Lakson Industries Prop. Rajendra Laxman Bodkhe sold the land admg. 0 H 44 R out of 0 H 55 R in Gut No.1 Itkheda, Aurangabad to Metro Builders and Developers by sale deed No. 5218 dt 18/7/2012 with the

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consent of Janardhan Macchindra Bhanuse, Nivrutti Macchindra Bhanuse, Dadarao Kisan Bhanuse, Durgadas Kian Bhanuse, Mirabai Murlidhar Bhanuse, Subhadrabai Laxman Betude.

4.That, Janardhan Macchindra Bhanuse, Nivrutti Macchindra Bhanuse, Dadarao Kisan Bhanuse, Durgadas Kian Bhanuse, Mirabai Murlidhar Bhanuse, Subhadrabai Laxman Betude were the consenting party in sale deed no.5218 dt 18/7/2012 because their payment portion was due of sale deed No.2380 dt 26/3/2010 and 2381 dt 26/3/2010

5. That, the name of Metro Builders and Developers recorded into 7/12 extract by mutation entry No. 2110.

6. That, Metro Builders and Developers is a partnership firm consisting partners Mohd. Irfan Abdul Razzak Pariyani, Shabbir Haji Yakub Gagan, Khan Alimoddin Jalaloddin Khan, Mukhtar Khan Hamid Khan.

7. That, Mohd. Irfan Abdul Razzak Pariyani, Khan Alimoddin Jalaloddin Khan, Mukhtar Khan Hamid Khan executed GPA in favour of Shabbir Haji Yakub Gagan with the consent of Nasim Khan Naeem Khan vide daybook No. AGG/5/3796 /2019.

8. That, Metro Builders and Developers entered into development agreement with Param Developers and Akshay Jaiswal on 4/5/2023 vide

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daybook No. AGG/3/4319 with GPA No. AGG/3/4320 dt 4/5/2023. M/s. Param Developers and Akshay Jaiswal is a registered partnership firm.

9. That, the municipal corporation of Aurangabad has issued construction permission on 5/10/2020 vide permission No. 67/2020-2021 and revised permission on 14/10/2022 vide permission No.176 in file No. 121/17/2022-23.

10. That, Metro Builders and Developers had executed agreement to sale in favour of shaikh mohmmad Sabir on 23/3/2022 and consideration amount was decided as Rs.4,54,36,610/- and part payment of Rs.1,05,63,390/- was paid by Shaikh Mohmmad Sabir to metro Builders and developers.

11. That, therefore Shaikh Mohd. Sabir was the consenting party to development agreement dt 4/5/2023 vide daybook No. AGG/3/4319.

12. That, in consideration of development rights the developer agreed to pay 40 % share to Shaikh Mohd. Sabir in the reveue and remaining 60 % revenue shall be retained by the developer.

Encl: search receipt.

SMITA S. RAJVAIDYA ADVOCATE Aurangabad

Adv. Smita S. Rajvaidya

CHALLAN

MTR Form Number-6

GRN	MH002233745202324E	BARCODE		Date	18/05/2023-17:42:06	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	ARB3_AURANGABAD 3 JT SUB REGISTRAR	**Full Name**	Adv Smita S Rajvaidya
Location	AURANGABAD		
Year	2023-2024 One Time	**Flat/Block No.**	
		Premises/Building	
Road/Street			
Area/Locality	Aurangabad		
Town/City/District			
PIN			

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Remarks (If Any)

Search Fees-2011-2023 -13 yrs - Gut No 1 Mauje Itkheda Tq- Dist-Aurangabad

Amount In Words: Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023051879256	IK0CGFAEH2
Cheque/DD No.		Bank Date	RBI Date	18/05/2023-17:24:44	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822842479

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 18-05-2023 05:44:35