



Yash V. Kasliwal

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FORMAT-A
(Circular No. 28/2021)

To,

Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Land admeasuring 25 Gunthas, situated at Gut no. 128, village Satara, Tq. Dist. Aurangabad. (Hereinafter called as said property under reference.)

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:

Land admeasuring 25 Gunthas, situated at Gut no. 128, village Satara, Tq. Dist. Aurangabad. The same is bounded as under:

East : Land from Gut no. 128.

West : Land from Gut no. 128.

North: Kachiguda – Manmad Railway Line.

South: Land from Gut no. 128.

2. The documents of allotment of land as under:

- 2.1 The copy of registered General Power of Attorney in respect to execute deeds and things in their behalf, executed by 1. Vasant Bansi Chavan, 2. Sambhaji Ramkrushna Atkare, 3. Anantrao Sitaram Sali and 4. Jankiram Gulab Rathod in favor of 1. Pramod Pralhad Rathod and 2. Nilima Santosh Londhe bearing no. 5697 Dt: 09.09.2002.
- 2.2 The copy of registered sale deed in respect of land admeasuring 25 Gunthas, situated at Gut no. 128, village Satara, Tq. Dist. Aurangabad executed by 1. Mohd. Vahidoddin Mohd. Yasin, 2. Mohd. Saidoddin Mohd. Yasin and 3. Mohd. Ahemadoddin Mohd. Yasin in favor of 1. Vasant Bansi Chavan, 2. Sambhaji Ramkrushna Atkare, 3. Anantrao Sitaram Sali and 4. Jankiram Gulab Rathod through GPA holder Pramod Pralhad Rathod and Nilima Santosh Londhe bearing no. 5737 Dt: 12.09.2002.
- 2.3 The copy of registered gift deed in respect of land admeasuring 25 Gunthas out of it to the extent of 6.25 Guntha, situated at Gut no. 128, village Satara, Tq. Dist. Aurangabad executed by Jankiram Gulab Rathod with the consent of 1. Vasant Bansi Chavan, 2. Sambhaji Ramkrushna Atkare and 3. Anantrao Sitaram Sali in favor of Nilima Santosh Londhe bearing no. 5592 Dt: 14.07.2021.
- 2.4 The copy of registered gift deed in respect of land admeasuring 25 Gunthas out of it to the extent of 6.25 Guntha, situated at Gut no. 128, village Satara, Tq. Dist. Aurangabad executed by Anantrao Sitaram Sali with the consent of 1. Vasant Bansi Chavan, 2. Sambhaji Ramkrushna Atkare and 3. Jankiram Gulab Rathod in favor of Nilima Santosh Londhe bearing no. 5593 Dt: 14.07.2021.
- 2.5 The copy of registered sale deed in respect of land admeasuring 25 Gunthas, situated at Gut no. 128, village Satara, Tq. Dist. Aurangabad executed by 1. Vasant Bansi Chavan, 2. Sambhaji Ramkrushna Atkare and 3. Nilima Santosh Londhe in favor of M/s Riddhi Viyaan Ventures through partners 1. Vishal Jawaharlal Bohra and 2. Lavinesh Mohan Dayalani bearing no. 4179 Dt: 24.06.2022.

3. Sale deed:

The copy of registered sale deed in respect of land admeasuring 25 Gunthas, situated at Gut no. 128, village Satara, Tq. Dist. Aurangabad executed by 1. Vasant Bansi Chavan, 2. Sambhaji Ramkrushna Atkare and 3. Nilima Santosh Londhe in favor of M/s Riddhi Viyaan Ventures through partners 1. Vishal Jawaharlal Bohra and 2. Lavinesh Mohan Dayalani bearing no. 4179 Dt: 24.06.2022.

Search report for 30 years from 08.08.1994 to 08.08.2023 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:

M/s Riddhi Viyaan Ventures through partners 1. Vishal Jawaharlal Bohra and 2. Lavinesh Mohan Dayalani.

The copy of registered sale deed in respect of land admeasuring 25 Gunthas, situated at Gut no. 128, village Satara, Tq. Dist. Aurangabad executed by 1. Vasant Bansi Chavan, 2. Sambhaji Ramkrushna Atkare and 3. Nilima Santosh Londhe in favor of M/s Riddhi Viyaan Ventures through partners 1. Vishal Jawaharlal Bohra and 2. Lavinesh Mohan Dayalani bearing no. 4179 Dt: 24.06.2022.

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: 08.08.2023.

Yash V. Kasliwal
Advocate

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Labour Colony, Behind Maruti
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FLOW OF THE TITLE OF THE SAID LAND

1. That, registered General Power of Attorney in respect to execute deeds and things in their behalf, executed by 1. Vasant Bansi Chavan, 2. Sambhaji Ramkrushna Atkare, 3. Anantrao Sitaram Sali and 4. Jankiram Gulab Rathod in favor of 1. Pramod Pralhad Rathod and 2. Nilima Santosh Londhe bearing no. 5697 Dt: 09.09.2002.
2. That, registered sale deed in respect of land admeasuring 25 Gunthas, situated at Gut no. 128, village Satara, Tq. Dist. Aurangabad executed by 1. Mohd. Vahidoddin Mohd. Yasin, 2. Mohd. Saidoddin Mohd. Yasin and 3. Mohd. Ahemadoddin Mohd. Yasin in favor of 1. Vasant Bansi Chavan, 2. Sambhaji Ramkrushna Atkare, 3. Anantrao Sitaram Sali and 4. Jankiram Gulab Rathod through GPA holder Pramod Pralhad Rathod and Nilima Santosh Londhe bearing no. 5737 Dt: 12.09.2002.
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4. That, registered gift deed in respect of land admeasuring 25 Gunthas out of it to the extent of 6.25 Guntha, situated at Gut no. 128, village Satara, Tq. Dist. Aurangabad executed by Anantrao Sitaram Sali with the consent of 1. Vasant Bansi Chavan, 2. Sambhaji Ramkrushna Atkare and 3. Jankiram Gulab Rathod in favor of Nilima Santosh Londhe bearing no. 5593 Dt: 14.07.2021.
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**Search report for 30 years from 08.08.1994 to 08.08.2023
taken from Sub-registrar office at Aurangabad the receipt
attached herewith.**

Date: 08.08.2023.

**Yash V. Kasliwal
Advocate**

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Advocate. B.S.L., LL.B., LL.M.
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CHALLAN
MTR Form Number-6



GRN	MH006357817202324P	BARCODE										Date	08/08/2023-09:57:51				Form ID														
Department Inspector General Of Registration														Payer Details																	
Search Fee Type of Payment Other Items														TAX ID / TAN (If Any)																	
														PAN No.(If Applicable)																	
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1														Full Name				Adv Yash V Kasliwal													
Location AURANGABAD																															
Year 2023-2024 From 08/08/1994 To 08/08/2023														Flat/Block No.																	
Account Head Details										Amount In Rs.				Premises/Building																	
0030072201 SEARCH FEE										750.00				Road/Street																	
														Area/Locality																	
														Town/City/District																	
														PIN																	
														Remarks (If Any)																	
														Land admeasuring 25 Gunthas Gut no. 128 Satara Aurangabad																	
														Amount In		Seven Hundred Fifty Rupees Only															
Total										750.00				Words																	
Payment Details SBIEPAY PAYMENT GATEWAY														FOR USE IN RECEIVING BANK																	
Cheque-DD Details														Bank CIN				Ref. No.				10000502023080800435				8991645393028					
Cheque/DD No.														Bank Date				RBI Date				08/08/2023-09:57:58				Not Verified with RBI					
Name of Bank														Bank/Branch				SBIEPAY PAYMENT GATEWAY													
Name of Branch														Scroll No. , Date				Not Verified with Scroll													

Department ID :

Mobile No. : 9021291059

Department ID : _____ Mobile No. : _____
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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सदर चलन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.