

PRAKASH B. PAITHANKAR
ANIRUDDHA P. PAITHANKAR
ADVOCATES

"Vishnuvardhan"
Plot No.2, Mayanagar,
Sector N-2, CIDCO,
AURANGABAD.

PHONE NO. 2488395

MOBILE NO. 98232-70026/ 98600-10271

Date : 03.08.2023

FORMAT – A
(Circular No.28 / 2021)

To,

MahaRERA, Mumbai,
Government of Maharashtra.

Sub : Title clearance certificate with respect to N.A. Land admeasuring 1 Hectare 71 R or 17100 sq.mtrs., situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad (hereinafter referred to as the "said property").

I have investigated the title of the said property on request of M/s. Samarth Infra through its partner Shri. Amol Suresh Ukarde and following documents i.e.

(a) Description of property :

N.A. Land admeasuring 1 Hectare 71 R or 17100 sq.mtrs., situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

(b) Documents in relation to ownership of property :

(i) Original Registered Sale Deed No.AGG-3-5529 dated 25.08.2022 executed by (1) Shri. Baliram Baburao Kadam and (2) Shri. Pradip Ambadas Chavan in favour of Shri. Ganesh Babanrao Bagal in respect of Land totally admeasuring 1 Hectare 71 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

(ii) Original Registered Development Agreement No.AGG-5-6576 dated 31.07.2023 executed by Shri. Ganesh Babanrao Bagal in favour of M/s. Samarth Infra through its Partners (1) Shri. Amol Suresh Ukarde, (2) Smt. Vidya Ganesh Bagal, (3) Shri. Ganesh Bhimrao Kolkar and (4) Shri. Janardhan Tulshiram Thombre in respect of N.A. Land admeasuring 1 Hectare 71 R or 17100 sq.mtrs., situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

(c) The 7/12 extracts

The 7/12 extract and mutation entry is issued by the Talathi, Chikalthana, Aurangabad.

(d) Search Report for 30 years from 1993 till 2022.

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, Shri. Ganesh Babanrao Bagal is the absolute Owner and M/s. Samarth Infra through its Partners (1) Shri. Amol Suresh Ukarde, (2) Smt. Vidya Ganesh Bagal, (3) Shri. Ganesh Bhimrao Kolkar and (4) Shri. Janardhan Tulshiram Thombre is the



Developer and Possessor of N.A. Land admeasuring 1 Hectare 71 R or 17100 sq.mtrs., situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad. Their title is clear, valid, marketable and free from all encumbrances.

Owners of the Plots : **Shri. Ganesh Babanrao Bagal.**

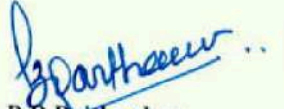
Developer, GPA Holder and Possessor of Plots : **M/s. Samarth Infra.**

2. The report reflecting the flow of the title of (1) **Shri. Ganesh Babanrao Bagal (land owner)** and (2) **M/s. Samarth Infra (developer)** on the said property is enclosed herewith as annexure.

Encl : Annexure

Place : Aurangabad.
Date : 03.08.2023




P.B. Paithankar,
Advocate.

PRAKASH B. PAITHANKAR
ANIRUDDHA P. PAITHANKAR
ADVOCATES

"Vishnuvardhan"
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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extract of Gat No.377, village Chikalhana, Tq. & Dist. Aurangabad.
2. Mutation entry No.18125 dated 12.08.2022.
3. Search Report for 30 years :

1.	Name of the unit/concern /company /person offering the property (ies) as security/ Owner of the Property	Shri. Ganesh Babanrao Bagal (Owner).
2.	Name of the unit/concern /company /person for which the Search Report is issued	M/s. Samarth Infra through its Partners (1) Shri. Amol Suresh Ukarde, (2) Smt. Vidya Ganesh Bagal, (3) Shri. Ganesh Bhimrao Kolkar and (4) Shri. Janardhan Tulshiram Thombre (Developer).
3.	Particulars of the documents scrutinized-serially and chronologically	Nature of documents verified and as to whether they are originals, certified copies, Xerox copies or registration extracts duly certified.
1	Certified copy of 7/12 Extract issued by the Concerned Talathi in respect of Land totally admeasuring 4 Hectare 56 R situated at Gat No.377, Village Chikalhana, Taluka and District Aurangabad, showing the name of Shri. Gahenaji Bhagaji Rithe in ownership column, mutated vide mutation entry No.1.	Certified copy.
2	Certified copy of mutation entry No.1017 dated 09.03.1990, approved by the competent authority on 25.04.1990, taken in record of rights by the Concerned Talathi in favour of (1) Shri. Vitthal Gahenaji Rithe and (2) Shri. Rama Gahenaji Rithe in respect of Land totally admeasuring 4 Hectare 56 R or 11 Acre 20 Gunthas situated at Gat No.377, Village Chikalhana, Taluka and District Aurangabad, taken on account of death of previous owner Shri. Gahenaji Bhagaji Rithe.	Certified copy.
3	Certified copy of mutation entry No.7626 dated 23.05.2007, approved by the competent authority on 13.06.2007, taken in record of rights by the Concerned Talathi in favour of (1) Shri. Vitthal Gahenaji Rithe to the extent of 2 Hectare 70 R and (2) Shri. Rama Gahenaji Rithe to the extent of 1 Hectare 86 R in respect of Land situated at Gat No.377, Village Chikalhana, Taluka and District Aurangabad, taken on the basis of Partition of Land executed by and between them.	Certified copy.



4	Certified copy of mutation entry No.7712 dated 2007, approved by the competent authority, taken in record of rights by the Concerned Talathi in favour of Shri. Sopan Marotrao Gayke in respect of Land admeasuring 2.00 Hectare or 5.00 Acre situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.4001 dated 24.09.2007 executed by Shri. Vitthal Gahenaji Rithe in his favour.	Certified copy.
5	Certified copy of mutation entry No.7839 dated 09.07.2008, approved by the competent authority on 28.07.2008, taken in record of rights by the Concerned Talathi in favour of Shri. Kailas Bhaulal Kakde in respect of Land admeasuring 81 R or 2.00 Acre situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.2518 dated 21.05.2008 executed by Shri. Sopan Marotrao Gayke in his favour.	Certified copy.
6	Xerox copy of Registered Sale Deed No.AGG-6-193 dated 12.01.2009 executed by Shri. Sopan Marotrao Gayke in favour of Shri. Kishor Baburao Nagare in respect of Land admeasuring 41 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.	Xerox copy.
7	Certified copy of mutation entry No.7922 dated 14.01.2009, approved by the competent authority on 04.02.2009, taken in record of rights by the Concerned Talathi in favour of Shri. Kishor Baburao Nagare in respect of Land admeasuring 41 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-6-193 dated 12.01.2009 executed by Shri. Sopan Marotrao Gayke in his favour.	Certified copy.
8	Certified copy of mutation entry No.7948 dated 13.03.2009, approved by the competent authority on 30.03.2009, taken in record of rights by the Concerned Talathi in favour of (1) Shri. Suryaprakash Tekchand Dembda and (2) Shri. Pawan Parmanand Dhankani in respect of Land totally admeasuring 81 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.1182 dated 12.03.2009 executed by Shri. Kailas Bhaulal Kakde in their favour.	Certified copy.
9	Certified copy of Registered Sale Deed No.AGG-5-1730 dated 05.03.2011 executed by Shri. Kishor Baburao Nagare in favour of (1) Shri. Sushil Devkarandas Gupta, (2) Shri. Sampat Sohanraj Chhajed, (3) Shri. Ravigurdeepsing Rajpal and (4) Shri. Dineshkumar Panmalji Mutha in respect of Land admeasuring 35 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.	Certified copy.
10	Certified copy of mutation entry No.7965 dated 06.05.2009, approved by the competent authority on 25.05.2009, taken in record of rights by the Concerned Talathi in favour of (1) Shri. Suryaprakash Tekchand Dembda to the extent of 41 R and (2) Shri. Pawan Parmanand Dhankani to the extent of 40 R in respect of Land situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Partition of Land executed by and between them.	Certified copy.



11	Certified copy of Registered Correction Deed No.AGG-5-7044 dated 13.09.2011 to the Registered Sale Deed No.AGG-5-1730 dated 05.03.2011 executed by Shri. Kishor Baburao Nagare in favour of (1) Shri. Sushil Devkarandas Gupta, (2) Shri. Sampat Sohanraj Chhajer, (3) Shri. Ravigurdeepsing Rajpal and (4) Shri. Dineshkumar Panmalji Mutha in respect of Land admeasuring 35 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, thereby correcting the mode of payment from Cheque No.006754 dated 05.03.2011 drawn on the Central Bank of India, Lasur Station Branch, Aurangabad to Cash Payment and Removing the Wrong Map of the Said Property and Attaching the Correct Map to the said document.	Certified copy.
12	Xerox copy of mutation entry No.9565, approved by the competent authority on 10.03.2012, taken in record of rights by the Concerned Talathi in favour of (1) Shri. Sushil Devkarandas Gupta, (2) Shri. Sampat Sohanraj Chhajer, (3) Shri. Ravigurdeepsing Rajpal and (4) Shri. Dineshkumar Panmalji Mutha in respect of Land admeasuring 35 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of (1) Registered Sale Deed No.AGG-5-1730 dated 05.03.2011 and (2) Registered Correction Deed No.AGG-5-7044 dated 13.09.2011 to the Registered Sale Deed No.AGG-5-1730 dated 05.03.2011 executed by Shri. Kishor Baburao Nagare in their favour.	Xerox copy.
13	Xerox copy of Registered Sale Deed No.AGG-5-3365 dated 05.05.2011 executed by Shri. Pawan Parmanand Dhankani in favour of Shri. Vishal Kashmirilal Agrawal in respect of Land admeasuring 40 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.	Xerox copy.
14	Xerox copy of mutation entry No.9179, approved by the competent authority on 19.07.2011, taken in record of rights by the Concerned Talathi in favour of Shri. Vishal Kashmirilal Agrawal in respect of Land admeasuring 40 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-5-3365 dated 05.05.2011 executed by Shri. Pawan Parmanand Dhankani in his favour.	Xerox copy.
15	Certified copy of mutation entry No.9683 dated 17.05.2012, approved by the competent authority on 31.05.2012, taken in record of rights by the Concerned Talathi in favour of (1) Shri. Prakash Rama Rithe to the extent of 93 R and (2) Shri. Karbhari Rama Rithe to the extent of 93 R in respect of Land situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Partition of Land executed by Shri. Rama Gahenaji Rithe in their favour.	Certified copy.
16	Certified copy of mutation entry No.10389 dated 07.12.2013, approved by the competent authority on 29.12.2013, taken in record of rights by the Concerned Talathi in favour of [1] Legal Heirs of Late Shri. Vinayak Devkaji Rithe viz. (1) Smt. Jayabai Vinayak Rithe, (2) Shri. Manohar Vinayak Rithe, (3) Smt. Dhrupadabai Babasaheb Kawale, (4) Shri. Sandu Devkaji Rithe, (5) Shri. Tukaram Devkaji Rithe, (6) Legal Heirs of Late Shri. Sakhamam Devkaji Rithe viz. (a) Smt. Anusayabai Sakhamam Rithe, (b) Shri. Ashok Sakhamam Rithe, (c) Shri. Sominath Sakhamam Rithe and (d) Shri. Suresh Sakhamam Rithe, [2] Legal Heirs of Late Shri. Pandurang Devkaji Rithe viz. (1) Smt. Dhondabai Pandurang Rithe, (2) Shri. Ganesh Pandurang Rithe, (3) Shri. Ramesh Pandurang Rithe in respect of Land admeasuring 90 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Compromise Decree issued by the Concerned Court in their favour.	Certified copy.



17	Original Registered Sale Deed No.AGG-6-4092 dated 22.06.2021 executed by Shri. Suryaprakash Tekchand Demdba in favour of Shri. Baliram Baburao Kadam in respect of Land admeasuring 41 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.	Original.
18	Xerox copy of mutation entry No.16850 dated 16.07.2021, approved by the competent authority, taken in record of rights by the Concerned Talathi in favour of Shri. Baliram Baburao Kadam in respect of Land admeasuring 41 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-6-4092 dated 22.06.2021 executed by Shri. Suryaprakash Tekchand Demdba in his favour.	Xerox copy.
19	Original Registered Sale Deed No.AGG-3-6774 dated 16.09.2021 executed by (1) Shri. Manohar Vinayak Rithe, (2) Smt. Dhrupadabai Babasaheb Kawale, (3) Shri. Sandu Devkaji Rithe, (4) Shri. Tukaram Devkaji Rithe, (5) Smt. Anusayabai Sakhamam Rithe, (6) Shri. Ashok Sakhamam Rithe, (7) Shri. Sominath Sakhamam Rithe, (8) Shri. Suresh Sakhamam Rithe, (9) Smt. Dhondabai Pandurang Rithe, (10) (a) Smt. Mankarnabai Baban Rithe, (b) Shri. Akash Baban Rithe and (c) Smt. Lata Baban Bhawale, as the Legal Heirs of Late Shri. Baban Pandurang Rithe, (11) Shri. Ganesh Pandurang Rithe and (12) Shri. Ramesh Pandurang Rithe in favour of Shri. Pradip Ambadas Chavan in respect of Land admeasuring 90 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad. The Sale Deed has been signed by (1) Shri. Devidas Tukaram Rithe, (2) Shri. Narayan Tukaram Rithe, (3) Shri. Santosh Sandu Rithe, (4) Shri. Harichandra Sandu Rithe, (5) Smt. Ashabai Janardhan Rithe and (6) Shri. Anil Babasaheb Kawale as a "consenting party".	Original.
20	Original Registered Consent Deed No.AGG-3-692 dated 01.02.2022 executed by (1) Smt. Sunita Sanjay Prabhale, (2) Smt. Anita Pandharinath Vaidya, (3) Shri. Ganesh Janardhan Rithe, (4) Smt. Sakhu Shhivaji Rithe, (5) Smt. Savita Manoj Kale, (6) Smt. Sarala Babasaheb Rahinj, (7) Smt. Neeta Umesh Nachan and (8) Smt. Pooja Baban Rithe in favour of Shri. Pradip Ambadas Chavan in respect of Land admeasuring 90 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, purchased by him vide Registered Sale Deed No.AGG-3-6774 dated 16.09.2021 executed by (1) Shri. Manohar Vinayak Rithe, (2) Smt. Dhrupadabai Babasaheb Kawale, (3) Shri. Sandu Devkaji Rithe, (4) Shri. Tukaram Devkaji Rithe, (5) Smt. Anusayabai Sakhamam Rithe, (6) Shri. Ashok Sakhamam Rithe, (7) Shri. Sominath Sakhamam Rithe, (8) Shri. Suresh Sakhamam Rithe, (9) Smt. Dhondabai Pandurang Rithe, (10) (a) Smt. Mankarnabai Baban Rithe, (b) Shri. Akash Baban Rithe and (c) Smt. Lata Baban Bhawale, as the Legal Heirs of Late Shri. Baban Pandurang Rithe, (11) Shri. Ganesh Pandurang Rithe and (12) Shri. Ramesh Pandurang Rithe in his favour.	Original.
21	Original Registered Sale Deed No.AGG-3-3807 dated 07.06.2022 executed by Shri. Vishal Kashmirilal Agrawal in favour of Shri. Pradip Ambadas Chavan in respect of Land admeasuring 40 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.	Original.
22	Xerox copy of mutation entry No.17390 dated 10.06.2022, approved by the competent authority on 04.07.2022, taken in record of rights by the Concerned Talathi in favour of Shri. Pradip Ambadas Chavan in respect of Land admeasuring 40 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-3-3807 dated 07.06.2022 executed by Shri. Vishal Kashmirilal Agrawal in his favour.	Xerox copy.



23	Xerox copy of Registered Relinquishment Deed No.AGG-1-5864 dated 29.07.2022 executed by Shri. Ganesh Babanrao Bagal in favour of the Aurangabad Municipal Corporation, Aurangabad in respect of Land admeasuring 226.00 sq.mtrs., situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.	Xerox copy.
24	Xerox copy of Registered Relinquishment Deed No.AGG-1-5871 dated 29.07.2022 executed by Shri. Sainath Rambhau Rithe in favour of the Aurangabad Municipal Corporation, Aurangabad in respect of Land admeasuring 782.00 sq.mtrs., situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.	Xerox copy.
25	Xerox copy of "Commencement Certificate" No.139/ 2022-23 in File No.67/17/2022-23 dated 12.08.2022 issued by the Aurangabad Municipal Corporation, Aurangabad in favour of (1) Shri. Baliram Baburao Kadam and (2) Shri. Pradip Ambadas Chavan in respect of Land situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.	Xerox copy.
26	Xerox copy of Approved Map attached to the "Commencement Certificate" No.139/ 2022-23 in File No.67/17/2022-23 dated 12.08.2022 issued by the Aurangabad Municipal Corporation, Aurangabad in favour of (1) Shri. Baliram Baburao Kadam and (2) Shri. Pradip Ambadas Chavan in respect of Land admeasuring 1 Hectare 71 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.	Xerox copy.
27	Original Registered Sale Deed No.AGG-3-5529 dated 25.08.2022 executed by (1) Shri. Baliram Baburao Kadam and (2) Shri. Pradip Ambadas Chavan in favour of Shri. Ganesh Babanrao Bagal in respect of Land totally admeasuring 1 Hectare 71 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.	Original.
28	Xerox copy of mutation entry No.18125 dated 12.08.2022, approved by the competent authority on 07.09.2022, taken in record of rights by the Concerned Talathi in favour of Shri. Ganesh Babanrao Bagal in respect of Land totally admeasuring 1 Hectare 71 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-3-5529 dated 25.08.2022 executed by (1) Shri. Baliram Baburao Kadam and (2) Shri. Pradip Ambadas Chavan in his favour.	Xerox copy.
29	Xerox copy of Stamped Deed of Partnership dated 15.04.2023 executed by and between (1) Shri. Amol Suresh Ukarde, (2) Smt. Vidya Ganesh Bagal, (3) Shri. Ganesh Bhimrao Kolkar and (4) Shri. Janardhan Tulshiram Thombre in respect of a Partnership Firm known as "M/s. Samarth Infra", having its Office at Gat No.377, Near Cambridge School, Chikalthana Aurangabad.	Xerox copy.
30	Xerox copy of revised "Commencement Certificate" No.25/ 2023-24 in File No.365/17/2022-23 dated 22.05.2023 issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Shri. Ganesh Babanrao Bagal in respect of Land admeasuring 1 Hectare 71 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.	Xerox copy.
31	Xerox copy of Approved Map attached to the revised "Commencement Certificate" No.25/ 2023-24 in File No.365/17/2022-23 dated 22.05.2023 issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Shri. Ganesh Babanrao Bagal in respect of Land admeasuring 1 Hectare 71 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.	Xerox copy.



32	Xerox copy of "Sanad" (N. A. Order for Residential Purpose) No.JA KRA 2023/ JAMA-2/ CR/ -134 dated 09.06.2023 issued by the Tahsildar, Aurangabad in favour of Shri. Ganesh Babanrao Bagal in respect of Land admeasuring 17100.00 sq.mtrs., situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.	Xerox copy.
33	Xerox copy of 7/12 Extract issued by the Concerned Talathi in respect of Land admeasuring 1 Hectare 84.08 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, showing the name of Shri. Ganesh Babanrao Bagal in ownership column, mutated vide mutation entry No.18190.	Xerox copy.
34	Original Registered Development Agreement No.AGG-5-6576 dated 31.07.2023 executed by Shri. Ganesh Babanrao Bagal in favour of M/s. Samarth Infra through its Partners (1) Shri. Amol Suresh Ukarde, (2) Smt. Vidya Ganesh Bagal, (3) Shri. Ganesh Bhimrao Kolkar and (4) Shri. Janardhan Tulshiram Thombre in respect of N.A. Land admeasuring 1 Hectare 71 R or 17100 sq.mtrs., situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.	Original.
v	BOUNDARIES OF N.A. Land admeasuring 1 Hectare 71 R (As mentioned in the Registered Development Agreement) ON OR TOWARDS EAST : LAND OF GAT NO.376 AND ROAD. ON OR TOWARDS WEST : INTERNAL ROAD & LAND OF GAT NO.377. ON OR TOWARDS NORTH : BALANCE LAND OF GAT NO.377. ON OR TOWARDS SOUTH : LAND OF GAT NO.338.	

FLOW OF TITLE

That, 7/12 Extract issued by the Concerned Talathi in respect of Land totally admeasuring 4 Hectare 56 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, show the name of Shri. Gahenaji Bhagaji Rithe in ownership column, mutated vide mutation entry No.1.

That, mutation entry No.1017 dated 09.03.1990, approved by the competent authority on 25.04.1990, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Vitthal Gahenaji Rithe and (2) Shri. Rama Gahenaji Rithe in respect of Land totally admeasuring 4 Hectare 56 R or 11 Acre 20 Gunthas situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on account of death of previous owner Shri. Gahenaji Bhagaji Rithe.

That, mutation entry No.7626 dated 23.05.2007, approved by the competent authority on 13.06.2007, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Vitthal Gahenaji Rithe to the extent of 2 Hectare 70 R and (2) Shri. Rama Gahenaji Rithe to the extent of 1 Hectare 86 R in respect of Land situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Partition of Land executed by and between them.

That, mutation entry No.7712 dated 2007, approved by the competent authority, has been taken in record of rights by the Concerned Talathi in favour of Shri. Sopan Marotrao Gayke in respect of Land admeasuring 2.00 Hectare or 5.00 Acre situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.4001 dated 24.09.2007 executed by Shri. Vitthal Gahenaji Rithe in his favour.

That, mutation entry No.7839 dated 09.07.2008, approved by the competent authority on 28.07.2008, has been taken in record of rights by the Concerned Talathi in favour of Shri. Kailas Bhaulal Kakde in respect of Land admeasuring 81 R or 2.00 Acre situated at Gat No.377, Village Chikalthana, Taluka and



District Aurangabad, taken on the basis of Registered Sale Deed No.2518 dated 21.05.2008 executed by Shri. Sopan Marotrao Gayke in his favour.

That, Registered Sale Deed No.AGG-6-193 dated 12.01.2009 has been executed by Shri. Sopan Marotrao Gayke in favour of Shri. Kishor Baburao Nagare in respect of Land admeasuring 41 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

That, mutation entry No.7922 dated 14.01.2009, approved by the competent authority on 04.02.2009, has been taken in record of rights by the Concerned Talathi in favour of Shri. Kishor Baburao Nagare in respect of Land admeasuring 41 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-6-193 dated 12.01.2009 executed by Shri. Sopan Marotrao Gayke in his favour.

That, mutation entry No.7948 dated 13.03.2009, approved by the competent authority on 30.03.2009, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Suryaprakash Tekchand Dembda and (2) Shri. Pawan Parmanand Dhankani in respect of Land totally admeasuring 81 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.1182 dated 12.03.2009 executed by Shri. Kailas Bhaulal Kakde in their favour.

That, Registered Sale Deed No.AGG-5-1730 dated 05.03.2011 has been executed by Shri. Kishor Baburao Nagare in favour of (1) Shri. Sushil Devkarandas Gupta, (2) Shri. Sampat Sohanraj Chhajed, (3) Shri. Ravigurdeepsing Rajpal and (4) Shri. Dineshkumar Panmalji Mutha in respect of Land admeasuring 35 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

That, mutation entry No.7965 dated 06.05.2009, approved by the competent authority on 25.05.2009, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Suryaprakash Tekchand Dembda to the extent of 41 R and (2) Shri. Pawan Parmanand Dhankani to the extent of 40 R in respect of Land situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Partition of Land executed by and between them.

That, Registered Correction Deed No.AGG-5-7044 dated 13.09.2011 to the Registered Sale Deed No.AGG-5-1730 dated 05.03.2011 has been executed by Shri. Kishor Baburao Nagare in favour of (1) Shri. Sushil Devkarandas Gupta, (2) Shri. Sampat Sohanraj Chhajed, (3) Shri. Ravigurdeepsing Rajpal and (4) Shri. Dineshkumar Panmalji Mutha in respect of Land admeasuring 35 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, thereby correcting the mode of payment from Cheque No.006754 dated 05.03.2011 drawn on the Central Bank of India, Lasur Station Branch, Aurangabad to Cash Payment and Removing the Wrong Map of the Said Property and Attaching the Correct Map to the said document.

That, mutation entry No.9565, approved by the competent authority on 10.03.2012, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Sushil Devkarandas Gupta, (2) Shri. Sampat Sohanraj Chhajed, (3) Shri. Ravigurdeepsing Rajpal and (4) Shri. Dineshkumar Panmalji Mutha in respect of Land admeasuring 35 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of (1) Registered Sale Deed No.AGG-5-1730 dated 05.03.2011 and (2) Registered Correction Deed No.AGG-5-7044 dated 13.09.2011 to the Registered Sale Deed No.AGG-5-1730 dated 05.03.2011 executed by Shri. Kishor Baburao Nagare in their favour.

That, Registered Sale Deed No.AGG-5-3365 dated 05.05.2011 has been executed by Shri. Pawan Parmanand Dhankani in favour of Shri. Vishal Kashmirilal Agrawal in respect of Land admeasuring 40 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

That, mutation entry No.9179, approved by the competent authority on 19.07.2011, has been taken in record of rights by the Concerned Talathi in favour of Shri. Vishal Kashmirilal Agrawal in respect of Land admeasuring 40 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-5-3365 dated 05.05.2011 executed by Shri. Pawan Parmanand Dhankani in his favour.

That, mutation entry No.9683 dated 17.05.2012, approved by the competent authority on 31.05.2012, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Prakash Rama Rithe to the extent of 93 R and (2) Shri. Karbhari Rama Rithe to the extent of 93 R in respect of Land situated at Gat



No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Partition of Land executed by Shri. Rama Gahenaji Rithe in their favour.

That, mutation entry No.10389 dated 07.12.2013, approved by the competent authority on 29.12.2013, has been taken in record of rights by the Concerned Talathi in favour of [1] Legal Heirs of Late Shri. Vinayak Devkaji Rithe viz. (1) Smt. Jayabai Vinayak Rithe, (2) Shri. Manohar Vinayak Rithe, (3) Smt. Dhrupadabai Babasaheb Kawale, (4) Shri. Sandu Devkaji Rithe, (5) Shri. Tukaram Devkaji Rithe, (6) Legal Heirs of Late Shri. Sakhamam Devkaji Rithe viz. (a) Smt. Anusayabai Sakhamam Rithe, (b) Shri. Ashok Sakhamam Rithe, (c) Shri. Sominath Sakhamam Rithe and (d) Shri. Suresh Sakhamam Rithe, [2] Legal Heirs of Late Shri. Pandurang Devkaji Rithe viz. (1) Smt. Dhondabai Pandurang Rithe, (2) Shri. Ganesh Pandurang Rithe, (3) Shri. Ramesh Pandurang Rithe in respect of Land admeasuring 90 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Compromise Decree issued by the Concerned Court in their favour.

That, Registered Sale Deed No.AGG-6-4092 dated 22.06.2021 has been executed by Shri. Suryaprakash Tekchand Dembda in favour of Shri. Baliram Baburao Kadam in respect of Land admeasuring 41 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

That, mutation entry No.16850 dated 16.07.2021, approved by the competent authority, has been taken in record of rights by the Concerned Talathi in favour of Shri. Baliram Baburao Kadam in respect of Land admeasuring 41 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-6-4092 dated 22.06.2021 executed by Shri. Suryaprakash Tekchand Dembda in his favour.

That, Registered Sale Deed No.AGG-3-6774 dated 16.09.2021 has been executed by (1) Shri. Manohar Vinayak Rithe, (2) Smt. Dhrupadabai Babasaheb Kawale, (3) Shri. Sandu Devkaji Rithe, (4) Shri. Tukaram Devkaji Rithe, (5) Smt. Anusayabai Sakhamam Rithe, (6) Shri. Ashok Sakhamam Rithe, (7) Shri. Sominath Sakhamam Rithe, (8) Shri. Suresh Sakhamam Rithe, (9) Smt. Dhondabai Pandurang Rithe, (10) (a) Smt. Mankarnabai Baban Rithe, (b) Shri. Akash Baban Rithe and (c) Smt. Lata Baban Bhawale, as the Legal Heirs of Late Shri. Baban Pandurang Rithe, (11) Shri. Ganesh Pandurang Rithe and (12) Shri. Ramesh Pandurang Rithe in favour of Shri. Pradip Ambadas Chavan in respect of Land admeasuring 90 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad. The Sale Deed has been signed by (1) Shri. Devidas Tukaram Rithe, (2) Shri. Narayan Tukaram Rithe, (3) Shri. Santosh Sandu Rithe, (4) Shri. Harichandra Sandu Rithe, (5) Smt. Ashabai Janardhan Rithe and (6) Shri. Anil Babasaheb Kawale as a "consenting party".

That, Registered Consent Deed No.AGG-3-692 dated 01.02.2022 has been executed by (1) Smt. Sunita Sanjay Prabhale, (2) Smt. Anita Pandharinath Vaidya, (3) Shri. Ganesh Janardhan Rithe, (4) Smt. Sakhu Shhivaji Rithe, (5) Smt. Savita Manoj Kale, (6) Smt. Sarala Babasaheb Rahinj, (7) Smt. Neeta Umesh Nachan and (8) Smt. Pooja Baban Rithe in favour of Shri. Pradip Ambadas Chavan in respect of Land admeasuring 90 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, purchased by him vide Registered Sale Deed No.AGG-3-6774 dated 16.09.2021 executed by (1) Shri. Manohar Vinayak Rithe, (2) Smt. Dhrupadabai Babasaheb Kawale, (3) Shri. Sandu Devkaji Rithe, (4) Shri. Tukaram Devkaji Rithe, (5) Smt. Anusayabai Sakhamam Rithe, (6) Shri. Ashok Sakhamam Rithe, (7) Shri. Sominath Sakhamam Rithe, (8) Shri. Suresh Sakhamam Rithe, (9) Smt. Dhondabai Pandurang Rithe, (10) (a) Smt. Mankarnabai Baban Rithe, (b) Shri. Akash Baban Rithe and (c) Smt. Lata Baban Bhawale, as the Legal Heirs of Late Shri. Baban Pandurang Rithe, (11) Shri. Ganesh Pandurang Rithe and (12) Shri. Ramesh Pandurang Rithe in his favour.

That, Registered Sale Deed No.AGG-3-3807 dated 07.06.2022 has been executed by Shri. Vishal Kashmirilal Agrawal in favour of Shri. Pradip Ambadas Chavan in respect of Land admeasuring 40 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

That, mutation entry No.17390 dated 10.06.2022, approved by the competent authority on 04.07.2022, has been taken in record of rights by the Concerned Talathi in favour of Shri. Pradip Ambadas Chavan in respect of Land admeasuring 40 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-3-3807 dated 07.06.2022 executed by Shri. Vishal Kashmirilal Agrawal in his favour.



That, Registered Relinquishment Deed No.AGG-1-5864 dated 29.07.2022 has been executed by Shri. Ganesh Babanrao Bagal in favour of the Aurangabad Municipal Corporation, Aurangabad in respect of Land admeasuring 226.00 sq.mtrs., situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

That, Registered Relinquishment Deed No.AGG-1-5871 dated 29.07.2022 has been executed by Shri. Sainath Rambhau Rithe in favour of the Aurangabad Municipal Corporation, Aurangabad in respect of Land admeasuring 782.00 sq.mtrs., situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

That, "Commencement Certificate" No.139/ 2022-23 in File No.67/17/2022-23 dated 12.08.2022 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of (1) Shri. Baliram Baburao Kadam and (2) Shri. Pradip Ambadas Chavan in respect of Land admeasuring 1 Hectare 71 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

That, Approved Map attached to the "Commencement Certificate" No.139/ 2022-23 in File No.67/17/2022-23 dated 12.08.2022 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of (1) Shri. Baliram Baburao Kadam and (2) Shri. Pradip Ambadas Chavan in respect of Land situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

That, Registered Sale Deed No.AGG-3-5529 dated 25.08.2022 has been executed by (1) Shri. Baliram Baburao Kadam and (2) Shri. Pradip Ambadas Chavan in favour of Shri. Ganesh Babanrao Bagal in respect of Land totally admeasuring 1 Hectare 71 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

That, mutation entry No.18125 dated 12.08.2022, approved by the competent authority on 07.09.2022, has been taken in record of rights by the Concerned Talathi in favour of Shri. Ganesh Babanrao Bagal in respect of Land totally admeasuring 1 Hectare 71 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-3-5529 dated 25.08.2022 executed by (1) Shri. Baliram Baburao Kadam and (2) Shri. Pradip Ambadas Chavan in his favour.

That, Stamped Deed of Partnership dated 15.04.2023 has been executed by and between (1) Shri. Amol Suresh Ukarde, (2) Smt. Vidya Ganesh Bagal, (3) Shri. Ganesh Bhimrao Kolkar and (4) Shri. Janardhan Tulshiram Thombre in respect of a Partnership Firm known as "M/s. Samarth Infra", having its Office at Gat No.377, Near Cambridge School, Chikalthana Aurangabad.

That, revised "Commencement Certificate" No.25/ 2023-24 in File No.365/17/2022-23 dated 22.05.2023 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Shri. Ganesh Babanrao Bagal in respect of Land admeasuring 1 Hectare 71 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

That, Approved Map attached to the "Commencement Certificate" No.25/ 2023-24 in File No.365/17/2022-23 dated 22.05.2023 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Shri. Ganesh Babanrao Bagal in respect of Land admeasuring 1 Hectare 71 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

That, "Sanad" (N. A. Order for Residential Purpose) No.JA KRA 2023/ JAMA-2/ CR/ -134 dated 09.06.2023 has been issued by the Tahsildar, Aurangabad in favour of Shri. Ganesh Babanrao Bagal in respect of Land admeasuring 17100.00 sq.mtrs., situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.

That, 7/12 Extract issued by the Concerned Talathi in respect of Land admeasuring 1 Hectare 84.08 R situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad, show the name of Shri. Ganesh Babanrao Bagal in ownership column, mutated vide mutation entry No.18190.

That, Registered Development Agreement No.AGG-5-6576 dated 31.07.2023 has been executed by Shri. Ganesh Babanrao Bagal in favour of M/s. Samarth Infra through its Partners (1) Shri. Amol Suresh Ukarde, (2) Smt. Vidya Ganesh Bagal, (3) Shri. Ganesh Bhimrao Kolkar and (4) Shri. Janardhan Tulshiram Thombre in respect of N.A. Land admeasuring 1 Hectare 71 R or 17100 sq.mtrs., situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad.



On perusal of Documents produced before me and Information given by the Owner/Developer, I Certify that, Shri. Ganesh Babanrao Bagal is the absolute Owner and M/s. Samarth Infra through its Partners (1) Shri. Amol Suresh Ukarde, (2) Smt. Vidya Ganesh Bagal, (3) Shri. Ganesh Bhimrao Kolkar and (4) Shri. Janardhan Tulshiram Thombre is the Developer and Possessor of N.A. Land admeasuring 1 Hectare 71 R or 17100 sq.mtrs., situated at Gat No.377, Village Chikalthana, Taluka and District Aurangabad. Their title is clear, valid, marketable and free from all encumbrances.

I have inspected the record of registry and Index - II of the Office of Sub-Registrar, Aurangabad for last 30 years made available to me through "online search" and have deposited the requisite charges towards search fees "online" vide receipt GRN No.MH006181909202324E dated 03.08.2023 which is annexed hereto.

Place : Aurangabad.
Date : 03.08.2023




P.B. Paithankar
Advocate.



CHALLAN
MTR Form Number-6



GRN	MH006181909202324E	BARCODE			Date	03/08/2023-17:25:12		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)		ACAPP3995M			
Office Name ARB5_AURANGABAD 5 JT SUB REGISTRAR					Full Name		Adv Prakash B Paithankar			
Location AURANGABAD					Flat/Block No.					
Year 2023-2024 One Time					Premises/Building					
Account Head Details				Amount In Rs.		Road/Street				
0030072201 SEARCH FEE				750.00		Area/Locality Aurangabad				
						Town/City/District				
						PIN				
						4 3 1 0 0 3				
						Remarks (If Any)				
						For 30 years Gat No.377 Village Chikalthana Taluka and District				
						Aurangabad				
						Amount In				
						Seven Hundred Fifty Rupees Only				
Total				750.00		Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		00040572023080337491 IK0CJVULP5	
Cheque/DD No.					Bank Date		RBI Date		03/08/2023-17:24:25 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 :

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करायच्या दस्तांसाठी लागू नाही.

Mobile No. : 9860010271

