Vishal A. Bagdiya
Advocate High Court

Add. Flat No. A-6, Pride Towers, MIDC Road,
Vedant Nagar, Aurangabad- 431005.
Mob. 9823051498.
Email : vishal_bagdiya@yahoo.com

Date: 28/12/2023

FORMAT – A
(Circular No. 28/2021)

To,
MAHA RERA
Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to property Gut No. 53 plot no 1 to 14 adm area 24.40 R situated at Village Satara Tq. Dist. Aurangabad is owned by the Owner.

I have investigated the title of the said plot on the request owner viz. M/s Jagrut sara Realtors LLP through its Partner Shri Nilesh Sitaram Agrawal **(owner/ developer)** and following documents.

1. **Description of the property as under :**
   Property Land admeasuring Gut No. 53 plot no 1 to 14 adm area 24.40 R situated Situated at Village Satara Tq. Dist. Aurangabad is owned by the Owner.

2. **The documents of allotment of Land as under :**

2.1 Mutation entry No. 25959,34117,42015, 42241.

2.2 Copy of Registered Sale deed Bearing Document No. 5921 dated 27/11/2012.

2.3 N.A. Order dated 13/07/1992.

2.4 Layout permission issued by the Aurangabad Municipal Corporation dated 21/06/2012.

2.5 Registered Release deed bearing Daybook NO AGG-6-10311-2023 dated 30/11/2023.

2.6 Copy of Registered Sale deed Bearing Document No. 8762 dated 07/12/2023.

3. **7/12 Extract :**

The Xerox copy of 7/12 extract of Gut No. 53, Satara, Aurangabad, Taluka and District Aurangabad is owned by the Owner.

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4. **Search report for 30 years from 28/12/1993 to 27/12/2023 taken from the Sub registrar office at Aurangabad the receipt attached herewith.**

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 the title of M/s Jagrut sara Realtors LLP through its Partner Shri Nilesh Sitaram Agrawal **(owner/ developer)** is clear, marketable and without any encumbrances.

That, on perusal of the above mentioned documents it appears that the present applicant namely M/s Jagrut sara Realtors LLP through its Partner Shri Nilesh Sitaram Agrawal **(owner/ developer)** have not taken any loan on the said property.

Owner of the land :

M/s Jagrut sara Realtors LLP through its Partner
Shri Nilesh Sitaram Agrawal **(owner/ developer)**
Land : Gut No. 53 plot no 1 to 14 adm area 24.40 R situated at Village Satara Tq. Dist. Aurangabad is owned by the Owner.
The report reflecting the flow of the title of the M/s Jagrut sara Realtors LLP through its Partner Shri Nilesh Sitaram Agrawal **(owner/ developer)** on the said land is enclosed herewith as annexure.

Encl : Annexure

Vishal

(VISHAL A. BAGDIYA)
Advocate
विशाल अ. बागडीया
बी.एस.एल,एल.एल.बी,एम.बी.ए.
ॲडव्होकेट
ऑफिस : फ्लॅट न.ए-6,प्राईड टॉवर,एम.आय.डी.
रोड,वेदांत नगर,औरंगाबाद

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Vishal A. Bagdiya

Advocate High Court

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Email : vishal_bagdiya@yahoo.com

Date: 28/12/2023

FORMAT – A
(Circular No. 28/2021)

To,
MAHA RERA
Mumbai.

FLOW OF THE TITLE OF THE SAID LAND

1. The Xerox copy of 7/12 extract in respect property Gut No. 53 plot no 1 to 14 adm area 24.40 R situated at Village Satara Tq. Dist. Aurangabad is owned by the Owner.
2. Mutation entry No. 25959, 34117, 42015, 42241.
3. Copy of Registered Sale deed Bearing Document No. 5921 dated 27/11/2012.
4. N.A. Order dated 13/07/1992.
5. Layout permission issued by the Aurangabad Municipal Corporation dated 21/06/2012.
6. Registered Release deed bearing Daybook NO AGG-6-10311-2023 dated 30/11/2023.
7. Copy of Registered Sale deed Bearing Document No. 8762 dated 07/12/2023.
8. Search report for 13 years from 27/12/2010 to 26/12/2023 taken from the Sub registrar office at Aurangabad the receipt attached herewith.

I have taken the search of that part and parcel of the property Gut No. 53 plot no 1 to 14 adm area 24.40 R situated at Village Satara Tq. Dist. Aurangabad with all rights, interest, claims, easement rights and all such rights passing with said property, which property / Land is the subject of the present sale deed and same is bounded as :

Towards East : Remaining land in Gut no 53 .

Towards West : Remaining land in Gut no 53

Towards North : open space then Nala

Towards South : 9 mtr wide road.

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Record placed in my hands indicates that,

i. The property bearing Land Gut No. 53, situated at Satara, Aurangabad was originally owned by Sau Mandakini Ramchandra Dongre their names appears since 1980-1981.

ii. That, Sau Mandakini Ramchandra Dongre had obtain the Non-Agriculture permission from the collector office,at Aurangabad dated 13/07/1992

iii. That, Sau Mandakini Ramchandra Dongre had obtain the Sanction layout permission from the Aurangabad Municipal Corporation, at Aurangabad dated 21/06/2012.

iv. That,Sau Mandakini Ramchandra Dongre through its GPA holder shashank subhashrao malkare sold the said plot 1 to 14 to the extent of 26.40 R after obtaining the consent of 1) Ravindrasingh Jaywantsingh Jihar and skyhiv property Pvt Ltd to Shri Sachin tukaram khedkar by sale deed bearing day document no AGG-1-5921-2012 Dated 27/11/2012 registered at the sub-registrar office at, Aurangabad and accordingly the name of Purchaser is mutated on 7/12 extract by mutation entry no 25959.

v. That, Shri Sachin tukaram khedkar had obtained the loan of Rs 2,24,44,317/- from Bhaichand Hirachand Multistate co-op credit society and the said loan is being recorded in 7/12 extract on other side by way of mutation entry no 34117.

vi. That,said loan is being repaid and obtain the NOC from Bhaichand Hirachand Multistate co-op credit society dated 21/11/2023 and registered Release deed had been executed bearing no AGG-6-10311-2023 dated 30/11/2023. And same had been recorded into 7/12 extract by way of mutation entry no 42015.

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vii. That, Shri Sachin tukaram khedkar sold the said plot 1 to 14 to the extent of 26.40 R to M/s Jagrut Sara Realtors LLP through Nilesh Sitaram Agrawal by sale deed bearing day document no AGG-2-8762-2023 Dated 07/12/2023 registered at the sub-registrar office at, Aurangabad.

That I had gone through the documents provided by the owner and the relevant records which were made available to me towards the various authorities and also I have taken search for last 13 years on the record made available to me during the course of the search. That I have gone through the relevant record therefore it can be said that M/s. Jagrut sara Realtors LLP through its partner Nilesh Sitaram Agrawal is having clear and good marketable title over the said property mentioned in the schedule.

9. No any litigation is pending.

Hence this report.

Report Submitted by

Vishal

(Adv. Vishal A Bagdiya)

विशाल अ. बागडिया
बी.एस.एल,एल.एल.बी,एम.बी.ए.
ॲडव्होकेट
ऑफिस : प्लॉट नं.ए-6,प्राईड टॉवर,एम.आय.डी.
रोड,वेदांत नगर,औरंगाबाद

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Email : vishal_bagdiya@yahoo.com

Date: 28/12/2023

To,
MAHA RERA
Mumbai.

NON- ENCUMBRANCE CERTIFICATE

All the part and parcel of the property Gut No. 53 plot no 1 to 14 adm area 24.40 R situated at Village Satara Tq. Dist. Aurangabadwith all rights, interest, claims, easement rights and all such rights passing with said property, which property / Land is the subject of the present sale deed and same is bounded as :

Towards East : Remaining land in Gut no 53 .

Towards West : Remaining land in Gut no 53

Towards North : open space then Nala

Towards South : 9 mtr wide road.

That the property mentioned above is free from encumbrances and charge.

Hence this certificate.

(VISHAL A. BAGDIYA)
Advocate

विशाल अ. बागडीया
बी.एस.एल,एल.एल.बी,एम.बी.ए
ॲडव्होकेट
ऑफिस : प्लॉट नं.ए-6,प्राईड टॉवर,एम.आय.डी.सी.
रोड,वेदांत नगर,औरंगाबाद

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CHALLAN

MTR Form Number-6

GRN MH007823886202324E	**BARCODE**	**Date** 07/09/2023-19:27:16	**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 ARB1_HQR SUB REGISTRAR AURANGABAD 1		**Full Name**	ADV VISHAL A BAGADIYA
Location AURANGABAD			
Year 2023-2024 One Time		**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	GUT NO. 53 AT SATARA AURANGABAD SEARCH FOR 30 YEARS
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023090733836	IK0CLAQTJ5
Cheque/DD No.		Bank Date	RBI Date	07/09/2023-19:24:28	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. : 9403816842

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Vishal

विशाल अ. बागडीय
बी.एस.एल,एल.एल.बी,एम.बी.ए.
ॲडव्होकेट
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Print Date 07-09-2023 07:28:39

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