

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: 08/11/2023

FORMAT - A
(Circular No. 28/2021)

To,
MAHA RERA
Mumbai.

FLOW OF THE TITLE OF THE SAID LAND

1. Copy of registered sale deed of Gut No.128, Plot No. 39, adm. Area 2906 sq. feet (270 Sq. Mtr.) bearing day book No. AGG-3-6885-2022 dtd. 10.10.2022.
2. Copy of registered sale deed of Gut No.128, Plot No. 40, adm. Area 2906 sq. feet (270 Sq. Mtr.) bearing day book No. AGG-3-7467-2022 dtd. 01.11.2022
3. Copy of registered sale deed of Gut No.128, Plot No. 41, adm. Area 2906 sq. feet (270 Sq. Mtr.) bearing day book No. AGG-3-6937-2022 dtd. 12.10.2022.
4. 7/12 extract of Gut No. 128 situated at Satara, Tq. & Dist. Aurangabad.
5. Copy of amalgamation of plot bearing permission on 12.05.2023 by approval no. DDMCB/SA/203/APL/00089, Proposal No. 30327.
6. Copy of building permission and commencement certificate for the said plot vide permission No. DDMCB/B/2023/APL/04083, Building Permit No. 177460 dtd. 24.08.2023.
7. Copy of Non agriculture permission of the said property granted by Tahsildar, Chhatrapati Sambhaji Nagar vide order dtd. 06.10.2023 bearing No. 2023/Non-agriculture/Pari.B./CR-796.
8. Search report for 30 years from 06/11/1994 to 06/11/2023 taken from the Sub registrar office at Aurangabad the receipt attached herewith.
9. I have taken the search of the :

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All that part and parcel of the property bearing Gut No.128, Plot No. 39, adm. Area 2906 sq. feet (270 Sq. Mtr.) , Plot No. 40, adm. Area 2906 sq. feet (270 Sq. Mtr.) and Plot No. 41, adm. Area 2906 sq. feet (270 Sq. Mtr.) totally adm. 810 sq.mtr. situated at Satara, Tq. & Dist. Aurangabad which is commonly bounded by:

East : 6 mtr. internal road
West : Plot No. 42
South : 6 mtr. internal road
North : Plot No. 53 to 55

Records placed in my hands indicates that,

1. That the property bearing Plot No. 39, adm. Area 2906 sq. feet (270 Sq. Mtr.) Gut No.128, situated at Satara Parisar, Aurangabad was previously owned and possessed by Sau. Varsha Kashinath Sakolkar & Sau. Kalindi Sanjay Deshmukh. They have made the regularization of the said property with Aurangabad Municipal Corporation vide permission No. 2542/2022-2023, File No. 4207 dtd. 08.09.2022 by paying requisite challan. After that the said owners have purchased the said plot No. 39 by way of registered sale deed bearing day book No. AGG-3-6885-2022 dtd. 10.10.2022 registered at the Sub Registrar office, Aurangabad.
2. That the property bearing Plot No. 40, adm. Area 2906 sq. feet (270 Sq. Mtr.) Gut No.128, situated at Satara Parisar, Aurangabad was previously owned and possessed by Shri. Shivsamb Dhondiba Hampalle & Sau. Sunita Shivsamb Hampalle. They have made the regularization of the said property with Aurangabad Municipal Corporation vide permission No. 2402/2022-2023, File No. 4206 dtd. 24.08.2022 by paying requisite challan. After that the said owners have purchased the said plot No. 40 by way of registered sale deed bearing day book No. AGG-3-7467-2022 dtd. 01.11.2022 registered at the Sub Registrar office, Aurangabad.

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3. That the property bearing Plot No. 41, adm. Area 2906 sq. feet (270 Sq. Mtr.) Gut No.128, situated at Satara Parisar, Aurangabad was previously owned and possessed by Vasant Ramchandra Mutteppwar. He has made the regularization of the said property with Aurangabad Municipal Corporation vide permission No. 2464/2022-2023, File No. 4208 dtd. 30.08.2022 by paying requisite challan. After that the said owners have purchased the said plot No. 41 by way of registered sale deed bearing day book No. AGG-3-6937-2022 dtd. 12.10.2022 registered at the Sub Registrar office, Aurangabad.
4. On the basis of the above sale deed the name of the owners are recorded in the revenue record by mutation entry No. 39067.
5. The Chhatrapati Sambhaji Nagar Municipal Corporation has granted the amalgamation of plot permission on 12.05.2023 by approval no. DDMCB/SA/203/APL/00089, Proposal No. 30327. The Chhatrapati Sambhaji Nagar Municipal Corporation has granted sanction of building permission and commencement certificate for the said plot vide permission No. DDMCB/B/2023/APL/04083, Building Permit No. 177460 dtd. 24.08.2023.
6. The Non agriculture permission of the said property is granted by Tahsildar, Chhatrapati Sambhaji Nagar vide order dtd. 06.10.2023 bearing No. 2023/Non-agriculture/Pari.B./CR-796.
7. As per the said construction permission, the row houses to be constructed on the property bearing Gut No.128, Plot No. 39, adm. Area 2906 sq. feet (270 Sq. Mtr.) , Plot No. 40, adm. Area 2906 sq. feet (270 Sq. Mtr.) and Plot No. 41, adm. Area 2906 sq. feet (270 Sq. Mtr.) totally adm. 810 sq.mtr. situated at Satara, Tq. & Dist. Aurangabad.
8. 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 30 years on the record made available to me during the

Vaishali

course of the search. That I have gone through the relevant record therefore it can be said that M/s. SAEI INFRA through its partners 1. Mansur Ahemad Sayyad , 2. Muktar Gulab Shaikh, 3. Irfan Gulab Shaikh, 4. Azahar Jafar Patel, 5. Sohail Munaf Patel (owner/ developer) is owner and possessor of property property bearing Gut No.128, Plot No. 39, adm. Area 2906 sq. feet (270 Sq. Mtr.) , Plot No. 40, adm. Area 2906 sq. feet (270 Sq. Mtr.) and Plot No. 41, adm. Area 2906 sq. feet (270 Sq. Mtr.) totally adm. 810 sq.mtr. situated at Satara, Tq. & Dist. Aurangabad is owned by the Owner and the said property is having clear title upon the property.

9. No any litigation is pending.

Hence this report.

Report Submitted by



(Adv. Vishal A Bagdiya)

विशाल अ. बागडीया

बी.एस.एल,एल.एल.बी,एम.बी.ए.

अॅडवोकेट

ऑफिस : प्लॉट नं. ५-६, माईड टॉवर, एम.आय.डी.

रोड, वेदांत नगर, औरंगाबाद

Vishal A. Bagdiya

Advocate High Court

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Email : vishal_bagdiya@yahoo.com

Date: 08/11/2023

FORMAT - A
(Circular No. 28/2021)

To,
MAHA RERA
Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to property bearing Gut No.128, Plot No. 39, adm. Area 2906 sq. feet (270 Sq. Mtr.) , Plot No. 40, adm. Area 2906 sq. feet (270 Sq. Mtr.) and Plot No. 41, adm. Area 2906 sq. feet (270 Sq. Mtr.) totally adm. 810 sq.mtr. situated at 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. SAEE INFRA through its partners 1. Mansur Ahemad Sayyad , 2. Muktar Gulab Shaikh, 3. Irfan Gulab Shaikh, 4. Azahar Jafar Patel, 5. Sohel Munaf Patel (**owner/ developer**) and following documents.

1. Description of the property as under :

Property bearing Gut No.128, Plot No. 39, adm. Area 2906 sq. feet (270 Sq. Mtr.) , Plot No. 40, adm. Area 2906 sq. feet (270 Sq. Mtr.) and Plot No. 41, adm. Area 2906 sq. feet (270 Sq. Mtr.) totally adm. 810 sq.mtr. situated at Satara, Tq. & Dist. Aurangabad is owned by the Owner.

2. The documents of allotment of Land as under :

- 2.1 Copy of registered sale deed of Gut No.128, Plot No. 39, adm. Area 2906 sq. feet (270 Sq. Mtr.) bearing day book No. AGG-3-6885-2022 dtd. 10.10.2022.
- 2.2 Copy of registered sale deed of Gut No.128, Plot No. 40, adm. Area 2906 sq. feet (270 Sq. Mtr.) bearing day book No. AGG-3-7467-2022 dtd. 01.11.2022

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- 2.3 Copy of registered sale deed of Gut No.128, Plot No. 41, adm. Area 2906 sq. feet (270 Sq. Mtr.) bearing day book No. AGG-3-6937-2022 dtd. 12.10.2022.
- 2.4 Copy of amalgamation of plot bearing permission on 12.05.2023 by approval no. DDMCB/SA/203/APL/00089, Proposal No. 30327.
- 2.5 Copy of building permission and commencement certificate for the said plot vide permission No. DDMCB/B/2023/APL/04083, Building Permit No. 177460 dtd. 24.08.2023.
- 2.6 Copy of Non agriculture permission of the said property granted by Tahsildar, Chhatrapati Sambhaji Nagar vide order dtd. 06.10.2023 bearing No. 2023/Non-agriculture/Pari.B./CR-796.
3. Copy of 7/12 extract of Gut No. 128 situated at Satara, Tq. & Dist. Aurangabad.
4. Search report for 30 years from 06/11/1994 to 06/11/2023 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. SAEE INFRA through its partners 1. Mansur Ahemad Sayyad, 2. Muktar Gulab Shaikh, 3. Irfan Gulab Shaikh, 4. Azahar Jafar Patel, 5. Soheli Munaf Patel (**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. SAEE INFRA through its partners 1. Mansur Ahemad Sayyad, 2. Muktar Gulab Shaikh, 3. Irfan Gulab Shaikh, 4. Azahar Jafar Patel, 5. Soheli Munaf Patel (**owner/developer**) have not taken any loan on the said property.

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Owner of the land :

M/s. SAEE INFRA through its partners 1. Mansur Ahemad Sayyad, 2. Muktar Gulab Shaikh, 3. Irfan Gulab Shaikh, 4. Azahar Jafar Patel, 5. Soheli Munaf Patel (**owner/ developer**)

Land : property bearing Gut No.128, Plot No. 39, adm. Area 2906 sq. feet (270 Sq. Mtr.) , Plot No. 40, adm. Area 2906 sq. feet (270 Sq. Mtr.) and Plot No. 41, adm. Area 2906 sq. feet (270 Sq. Mtr.) totally adm. 810 sq.mtr. situated at Satara, Tq. & Dist. Aurangabad.

The report reflecting the flow of the title of the M/s. SAEE INFRA through its partners 1. Mansur Ahemad Sayyad , 2. Muktar Gulab Shaikh, 3. Irfan Gulab Shaikh, 4. Azahar Jafar Patel, 5. Soheli Munaf Patel (**owner/ developer**) on the said land is enclosed herewith as annexure.

Encl : Annexure


(VISHAL A. BAGDIYA)
Advocate

विशाल अ. बागडीया
बी.एस.एल.,एल.एल.बी.,एम.बी.ए.
अॅडवोकेट
ऑफिस : फ्लॅट नं. ६-६, फर्स्ट फ्लोर, एम.आय.डी
रोड, तेंदोली नगर औरंगाबाद

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To,
MAHA RERA
Mumbai.

NON ENCUMBRANCE CERTIFICATE

This is to certify that the property mentioned in schedule below is not having any encumbrance further the said property is free from all types of encumbrances and loan there is no any pending litigation on the property mentioned in schedule.

Hence this Non-Encumbrance certificate.

SCHEDULE OF PROPERTY

All that part and parcel of the property bearing Gut No.128, Plot No. 39, adm. Area 2906 sq. feet (270 Sq. Mtr.), Plot No. 40, adm. Area 2906 sq. feet (270 Sq. Mtr.) and Plot No. 41, adm. Area 2906 sq. feet (270 Sq. Mtr.) totally adm. 810 sq.mtr. situated at Satara, Tq. & Dist. Aurangabad which is commonly bounded by:

East : 6 mtr. internal road
West : Plot No. 42
South : 6 mtr. internal road
North : Plot No. 53 to 55

Submitted by

Vishal

(Adv. Vishal A. Bagdiya)

विशाल अ. बागडीया
बी.एस.एल.एल.एल.बी.एम.बी.ए.
अॅडवोकेट
ऑफिस : फ्लॅट नं. ए-६, प्राईड टॉवर, एम.आय.ई
रोड, वेदांत नगर, अहमदनगर



CHALLAN
MTR Form Number-6



GRN	MH010756645202324E	BARCODE			Date	08/11/2023-10:08:30	Form ID	
Department		Inspector General Of Registration		Payer Details				
Type of Payment		Search Fee		TAX ID / TAN (If Any)				
		Other Items		PAN No.(If Applicable)				
Office Name		ARB1_HQR SUB REGISTRAR AURANGABAD 1		Full Name		ADV VISHAL A BAGDIYA		
Location		AURANGABAD		Flat/Block No.		GUT NO 128		
Year		2023-2024 One Time		Premises/Building				
Account Head Details		Amount In Rs.		Road/Street		SATARA		
0030072201 SEARCH FEE		750.00		Area/Locality		AURANGABAD		
				Town/City/District				
				PIN		4 3 1 0 0 1		
				Remarks (If Any)				
				SEARCH FEE FOR 30 YEARS				
				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.		00040572023110899664
Cheque/DD No.				Bank Date		RBI Date		08/11/2023-10:24:10
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

Mobile No. : 9823051498

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा गोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Vishal

विशाल अ. बागडीया
बी.एस.एल.एल.एल.बी,बी.एस.बी.ए.
ऑफिस : प्लॉट नं. ११, प्रॉडि हॉल सम. अजय.बी.सी
रोड, शिंदे नगर, औरंगाबाद