VISHVESH GHANEKAR
ADVOCATE
GHANEKARVAKIL & ASSOCIATES,
"SAKAR", Plot No. 8, Jijamata Colony,
Paithan Gate, Aurangabad - 431001.
+ 91-240-2324191
+ 91-9423151859
ghanekarvakil@gmail.com

Date: - 09-Nov-2023

FORMAT – A

(as per Circular No. :- 28/2021)

To, MahaRERA,

LEGAL TITLE REPORT

Subject : **Title clearance certificate with respect 1. land adm. 11000 Sqm. forming part of Gut No. 65 Situated at Satara, within the limits of Aurangabad Municipal Corporation, Aurangabad, 2. land adm 10,000 Sq. Ft. (929 Sqm.) Gut No. 65, in all adm. 1 Hector 53 R Pot Kharab 2 R situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad and 3. land adm. 696.75 Sqm., forming part of Gut No. 65, situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad.**

I have investigated the title of the said lands on the request of the 1. M/s. Udyojak Developers through its partner Shri. Siddhant Yashwant Joshi and Shri. Rajendra Fakira Patil R/o. Aurangabad, 2. Shri. Baba Saluba Bhand R/o. Aurangabad and 3. Shri. Ashok Jainarayan Baheti and following documents i.e.:

1) **Description of the Property :** 1. land adm. 11000 Sqm. forming part of Gut No. 65 Situated at Satara, within the limits of Aurangabad Municipal Corporation, Aurangabad, 2. land adm 10,000 Sq. Ft. (929 Sqm.) Gut No. 65, in all adm. 1 Hector 53 R Pot Kharab 2 R situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad and 3. land

adm. 696.75 Sqm., forming part of Gut No. 65, situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad.

2) Documents referred for title report :

- **a.** Sale Deed No. 13519 dated 08-Nov-1995
- **b.** Sale Deed No. 5458 dated 23-Oct-2001
- **c.** Sale Deed No. AGG-5-1492-2010 dated 24-Feb-2010
- **d.** Development Agreement No. AGG-5-3199-2013 dated 26-Apr-2013
- **e.** General Power of Attorney No. AGG-5-3200-2013 dated 26-Apr-2013
- **f.** Development Agreement No. AGG-5-4487-2014 dated 10-Jun-2014
- **g.** Exchange Deed Sr. No. AGG-6-559-2017 on 16-Feb-2017.

3) 7/12 extract issued by Talathi Saheb Satra Taluka and District Aurangabad and *mutation entry No.* 17938 *dated* 03-Apr-2010.

4) Search Report for 21 years from 2003 to 2023.

5) On perusal of above mentioned documents and all others relevant documents relating to above mentioned documents I am opinion of title of 1. M/s. Udyojak Developers through its partner Shri. Siddhant Yashwant Joshi and Shri. Rajendra Fakira Patil and 2. Shri. Baba Saluba Bhand are clear and marketable and without encumbrances.

Owners of the Lands:

1. Udyojak Developers through its partner Shri. Siddhant Yashwant Joshi and Shri. Rajendra Fakira Patil is owner of land adm. 11000 Sqm. forming part of Gut No. 65 Situated

at Satara, within the limits of Aurangabad Municipal Corporation, Aurangabad. AND

2. Shri. Baba Saluba Bhand is the owner and possessor of the land adm 10,000 Sq. Ft. (929 Sqm.) Gut No. 65, in all adm. 1 Hector 53 R Pot Kharab 2 R situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad.
3. Shri. Ashok Jainarayan Baheti is owner and possessor of the land adm. 696.75 Sqm., forming part of Gut No. 65, situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad.

The Report reflecting the Flow of the Title of 1.M/s. Udyojak Developers through its partner Shri. Siddhant Yashwant Joshi and Shri. Rajendra Fakira Patil, 2. Shri. Baba Saluba Bhand and 3. Shri. Ashok Jainarayan Baheti on the said lands is enclosed herewith as annexure.

Date : 09-Nov-2023
Place : Aurangabad

Vishvesh A. Ghanekar
Advocate

Vishvesh A. Ghanekar
Advocate
Plot No. 8, " Sakar," Jijamata Colony
Near Paithangate, Aurangabad-431 001
☎ (0240) 2324191.

Encl: Annexure

FORMAT – A

(as per Circular No. :- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. Shri. Sureshchandra Murlidhar Sikchi was real owner and possessor of land adm. 1 Hector 51 R Pot Kharab 2 R bearing Gut No. 65 situated at village Satara. Taluka and District Aurangabad since 1979-80 and his name was appearing as owner and possessor thereof in the 7/12 extract of Gut No. 65 wide mutation entry No. 1.

❖ **History of Shri. Baba Saluba Bhand**

a. Shri. Sureshchandra Murlidhar Sikchi sold land adm 10,000 Sq. Ft. (929 Sqm.) Gut No. 65, in all adm. 1 Hector 53 R Pot Kharab 2 R situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad to Shri. Baba Saluba Bhand by virtue of sale deed which is registered in the office of sub registrar Aurangabad at day book Sr. No. AGG-1-3519-1995 on 08-Nov-1995. In pursuant to the aforesaid sale deed name of Shri. Baba Saluba Bhand mutated in 7/12 extact of Gut No. 65 vide mutation entry No. 1877 as owner and possessor of land adm. 9.29 R.

❖ **History of M/s. Udyojak Developers through Shri. Shodhan Yashwant Joshi and shri. Rajendra Fakira patil**

a. Shri. Sureshchandra Murlidhar Sikchi sold land adm 1,20,000 Sq. Ft. (11148.37 Sqm.) Gut No. 65, in all adm. 1 Hector 51 R Pot Kharab 2 R situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad to 1. Shri.Dilip Vitthalrao Sonavane, 2. Smt. Suryakanta Gangadhar Gade, 3. Shri. Siddhant

Gangadhar Gade and 4. Smt. Saraswati Vitthalrao Sonavane by virtue of sale deed which is registered in the office of sub registrar Aurangabad at day book Sr. No. 5458 on 23-Oct-2001. In pursuant to the aforesaid sale deed names of to 1. Shri.Dilip Vitthalrao Sonavane, 2. Smt. Suryakanta Gangadhar Gade, 3. Shri. Siddhant Gangadhar Gade and 4. Smt. Saraswati Vitthalrao Sonavane are mutated in 7/12 extact of Gut No. 65 vide mutation entry No. 6918 which is sanctioned on 28-Jan-2002.

b. 1. Shri.Dilip Vitthalrao Sonavane, 2. Smt. Suryakanta Gangadhar Gade, 3. Shri. Siddhant Gangadhar Gade and 4. Smt. Saraswati Vitthalrao Sonavane sold land adm. 11148.37 Sqm. (1,20,000 Sq. Ft.) forming part of Gut No. 65, in all adm. 1 Hector 51 R Pot Kharab 2 R situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad to M/s. Udyojak Developers through Shri. Shodhan Yashwant Joshi and shri. Rajendra Fakira patil by virtue of sale deed which is registered in the office of sub registrar Aurangabad at day book Sr. No. AGG-5-1492-2010 on 24-Feb-2010. In pursuant to the aforesaid sale deed names of to M/s. Udyojak Developers through Shri. Shodhan Yashwant Joshi and shri. Rajendra Fakira patil are mutated in 7/12 extact of Gut No. 65 vide mutation entry No. 17938 which is sanctioned on 03-Apr-2010. Shri. Rajkumar Gopikishan Chichani has signed the said sale deed as Consenting Party assuring that "the 9.0 Mtr. vide approach road running through Gut No. 69 will be

common for the Occupants of Gut No. 65, 69 as well as Gut No. 64".

c. In pursuant to the aforesaid sale deed name of Shri. Baba Saluba Bhand mutated in 7/12 extact of Gut No. 65 as owner and possessor of land adm. 1 Hector 11 R vide mutation entry No. 1877.

❖ **History of Shri. Ashok Jainarayan Baheti**

a. Shri. Sureshchandra Murlidhar Sikchi sold the land adm. 696.75 Sqm., forming part of Gut No. 65, situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad to Sau. Nirmaljit Ajitsingh Muchchhal vide Sale Deed registered in the office of Sub-registrar, Aurangabad at day book Sr. No. AGG-1-2910-1995 dated 19-Sep-1995.

b. The Exchange Deed executed between the 1. Shri. Ashok Jainarayan Baheti, 2. Sau. Nirmaljit Ajitsingh Muchchhal and 3. Shri. Rajkumar Gopichand Chichani and thereby the land owned by Sau. Nirmaljit Ajitsingh Muchchhal i.e. land adm. 696.75 Sqm., forming part of Gut No. 65, situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad transferred/sale to Shri. Ashok Jainarayan Baheti vide Exchange Deed dated 16-Feb-2017 registered in the office of Sub-registrar, Aurangabad at day book Sr. No. AGG-6-559-2017 on 16-Feb-2017. Accordingly name of Shri. Ashok Jainarayan Baheti is mutated as owner and possessor of land adm. 6.96 R.

2. M/s. Udyojak developers through Shri. Shodhan Yashwant Joshi and shri. Rajendra Fakira patil execute Development

Agreement in favour of M/s. Narayanii Build Creation Pvt. Ltd., through its director Shri. Ashok Jainarayan Baheti in respect of land adm. 11000 Sqm. (1,18,402.9 Sq .Ft.) forming part of Gut No. 65, situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad, which is registered at day book Sr. No. AGG-5-3199-2013 dated 29-Apr-2013.

3. M/s. Udyojak developers through Shri. Shodhan Yashwant Joshi and shri. Rajendra Fakira patil executed General Power of Attorney in favour of M/s. Narayanii Build Creation Pvt. Ltd. through its director Shri. Ashok Jainarayan Baheti in respect of land adm. 11000 Sqm. (1,18,402.9 Sq .Ft.) forming part of Gut No. 65, situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad authorized the developer to do development work, obtain necessary permissions, sale entire units and transfer share of Udyojak Developers in consideration to them, and do all other necessary works by virtue of General Power of Attorney dated 29-Apr-2013 registered at day book Sr. No. AGG-5-3200-2013 dated 29-Apr-2013.

4. Shri. Baba Saluba Bhand entered into development Agreement with M/s. Narayanii Build Creation Pvt. Ltd. Through its director Shri. Ashok Jainarayan Baheti in respect of land adm. 929.022 Sqm. (10,000 Sq .Ft.) forming part of Gut No. 65, situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad by virtue of Development Agreement dated 10-Jun-2014 registered at day book Sr. No. AGG-5-4487-2014 dated 10-Jun-2014.

5. On the perusal of copy General Power of Attorney dated 10-Jun-2014 it is evident that Shri. Baba Saluba Bhand executed General Power of Attorney to with M/s. Narayanii Build Creation Pvt. Ltd. Thruogh its director Shri. Ashok Jainarayan Baheti in respect of land adm. 929.022 Sqm. (10,000 Sq .Ft.) forming part of Gut No. 65, situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad authorized the developer to do development work, obtain necessary permissions, sale entire units and transfer share of Shri. Baba Saluba Bhand in consideration to them, and do all other necessary works by virtue of General Power of Attorney registered at day book Sr. No. AGG-5-4488-2014 dated 10-Jun-2014.

6. On the perusal of copy Measurement map dated 08-Apr-2014 it appears that Udyokak Developers got the land adm., 1 Hector 11 R owned by them measured by Deputy Director of Land Record, Aurangabad on 08-May-2014.

7. On the perusal of copy Measurement map dated 16-Feb-2016 it appears that Shri. Baba Saluba Bhand got the land adm., 9.29 R owned by them measured by Deputy Director of Land Record, Aurangabad on 16-Jan-2016.

8. 1. M/s. Udyojak developers through Shri. Shodhan Yashwant Joshi and shri. Rajendra Fakira patil, 2. Shri. Baba Saluba Bhand through power of attorney holder M/s. Narayanii Build Creation Pvt. Ltd. Through its director Shri. Ashok Jainarayan Baheti executed the Deed of Declaration u/s. 2 A of Maharashtra Apartment Ownership Act and thereby declared number, area, location of the units and named the building as "Hrim Sky City 65-P" on 12-Jan-2023 which is registered in the

office of sub-registrar, Aurangabad at day book Sr. No. AGG-5-384-2023 dated 12-Jan-2023 and thereby the proposed Building of Apartment is submitted to the provisions of Maharashtra Apartment Ownership Act 1970. In pursuance to the Deed of Declaration dated 12-Jan-2023 Names of **1.** M/s. Udyojak developers through Shri. Shodhan Yashwant Joshi and shri. Rajendra Fakira Patil, **2.** Shri. Baba Saluba Bhand, **3.** Shri. Ashok Jainarayan Baheti is re-mutated as joint owners and possessors of joint owners and possessors of the units mentioned in the schedule, by removing the land area from their respective names to the extent of land adm. 92.88 R, adm. 9.29 R and adm. 6.96 R respectively.

9. M/s. Udyojak developers through Shri. Shodhan Yashwant Joshi and shri. Rajendra Fakira patil, 2. Shri. Baba Saluba Bhand through power of attorney holder Shri. Ashok Jainarayan Baheti executed Release Deed in respect of Amenity area adm. 162.72 Sqm., forming part of Gut No. 65 situated at situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad in favour of Sub-Engineer, Town Planning Department, Municipal Corporation, Aurangabad which is registered in the office of sub registrar Aurangabad at day book Sr. No. AGG-5-2625-2021 on 18-Mar-2021.

10. On perusal of the above mentioned documents and all other relevant *documents* I am of the opinion that the title of **1.** M/s. Udyojak developers through Shri. Shodhan Yashwant Joshi and shri. Rajendra Fakira Patil, **2.** Shri. Baba Saluba Bhand, **3.** Shri. Ashok Jainarayan Baheti as owners and possessors of land adm. 1 Hector 11 R, adm. 9.29 R and adm. 6.96 R OR in accordance with that having rights over the units mutated in

7/12 extract by deducting their respective areas i.e. land adm. 92.88 R, adm. 9.29 R and adm. 6.96 R forming part of Gut No. 65, in all adm. 1 Hector 53 R Pot Kharab 2 R situated at village Satara within the limits of Aurangabad Municipal Corporation, Aurangabad is clear, marketable and without encumbrance except the rights of developer i.e. **M/s. Narayanii Build Creation Pvt. Ltd. Through its director Shri. Ashok Jainarayan Baheti.**

Note: Names of **1.** M/s. Udyojak developers through Shri. Shodhan Yashwant Joshi and shri. Rajendra Fakira Patil, **2.** Shri. Baba Saluba Bhand, **3.** Shri. Ashok Jainarayan Baheti is re-mutated as joint owners and possessors of joint owners and possessors of the units mentioned in the schedule, by removing the land area from their respective names to the extent of land adm. 92.88 R, adm. 9.29 R and adm. 6.96 R respectively. As per development agreements mentioned above the land owners and Developers agreed to get the revenue shared at 48% and 52% respectively.

Sr. No.

1) *7/12 extract of Gut No. 65*
2) *Mutation No.* 17938
3) Search fee receipt issued by Sub-registrar, Aurangabad under No. 10460 on 08-Nov-2023 for year 1994 to 2005 and Online receipt obtained from www.igrmaharashtra.gov.in under No. 1113083241 dated 15-Sep-2023 for year 2003 to 2023, is annexed with this report.
4) Any other relevant title as mention above-
5) Litigation if any : No

Date : 09-Nov-2023
Place : Aurangabad

Vishvesh A. Ghanekar
Advocate

Vishvesh A. Ghanekar
Advocate

Plot No. 8, " Sakar," Jijamata Colony
Near Paithangate, Aurangabad-431 001
☎ (0240) 2324191.

158/0

इतर
पावती

Original/Duplicate

Wednesday,08 November 2023
5:44 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 10460 दिनांक: 08/11/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2023

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड विश्वेश घाणेकर

वर्णन अर्ज क्र.1484/23 मौजे सातारा छ.संभाजीनगर गट नं.65 शोध वर्ष 1994 ते 2005 एकुण 12 वर्ष शोध.

शोध व निरीक्षणे	रु. 300.00
एकूण:	रु. 300.00

Sub Registrar Aurangabad I

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010804127202324E दिनांक: 08/11/2023

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र. १

MH008189476202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
5 Sep 2023	Receipt	Receipt no.: 1113083241
	Name of the Applicant :	Vishvesh Anand Ghanekar
	Details of property of which document has to be searched :	Dist :Aurangabad Village :Satara S.No/CTS No/G.No. : 65
	Period of search :	From :2003 To :2023
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH008189476202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

Search taken in respect of Gut No. 65 Village Satara within the limits of Aurangabad Municipal corporation Aurangabad.

Vishvesh A. Ghanekar
Advocate
Plot No. 8, "Sakar," Jijamata Colony
Near Pathangate, Aurangabad-431 005
(0240) 2324191.