

Date: 06/06/2023

FORMAT - A
(Circular No. 28/2021)

To,
MAHA RERA
Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to property Land admeasuring 40 R land from Gut No : 54, situated at Village Wadgaon Kolhati, Tq. and Dist. Aurangabad falls within limits of of Waluj Mahanagar No: I is owned by the Owner.

I have investigated the title of the said plot on the request owner viz. **M/s GROWELL BUSINESS (owner/ developer)** and following documents.

1. Description of the property as under :

Property Land admeasuring 40 R land from Gut No : 54, situated at Village Wadgaon Kolhati, Tq. and Dist. Aurangabad falls within limits of of Waluj Mahanagar No: I, is owned by the Owner.

2. The documents of allotment of Land as under :

2. 1. Copy of registered sale deed bearing day book No. AGG5-7825/2020 dtd. 24.12.2020.
2. 2. Copy of 7/12 extract of Gut No. 54, Wadgaon Kolhati, Tq. & Dist. Aurangabad,
- 2.3 Mutation entry Numbers 2913.

3. 7/12 Extract :

The Xerox copy of 7/12 extract in respect property land Gut No. 54 situated at Wadgaon Kolhti, Tq. & Dist. Aurangabad is owned by the Owner.

4. **Search report for 30 years from 05/06/1994 to 05/06/2023 taken from the Sub registrar office at Aurangabad the receipt attached herewith.**

Vishal

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 GROWELL BUSINESS (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 GROWELL BUSINESS (owner/ developer)** have not taken any loan on the said property.

Owner of the land :

M/s GROWELL BUSINESS (owner/ developer)

Land : Property Land admeasuring 40 R land from Gut No : 54, situated at Village Wadgaon Kolhati, Tq. and Dist. Aurangabad falls within limits of of Waluj Mahanagar No: I, is owned by the Owner.

The report reflecting the flow of the title of the **M/s GROWELL BUSINESS (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.

ऑडिटर/लेट

**ऑफिस : फ्लॉट नं. 6, आईड टॉवर, एम. आय. डी. १
रोड, वेदंता नगर, औरंगाबाद**

Date: 06 /06/2023

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 land Gut No. 54, situated at Wagaon Kolhati, Tq. & Dist. Aurangabad is owned by the Owner.
2. The Xerox copy of the Mutation entry no. 2913.
3. Search report for 30 years from 05/06/1994 to 05/06/2023 taken from the Sub registrar office at Aurangabad the receipt attached herewith.
4. I have taken the search of the

All that part and parcel of the Land admeasuring Area 40 R. Particularly marked with red ink in the map annexed hereto and is part of Gut No. 54, Situated at Wadgaon Kolhati, Tq and 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 :

East	:	Part of Land Gut no. 54.
West	:	Part of Land Gut no. 54.
South	:	Part of Land Gut no. 53.
North	:	6.00 Meter Wide internal Road in Land Gut no. 54.

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Record placed in my hands indicates that,

the Jannapa S/o Bapu Awale, Mrs Indira Gopal W/o V. Gopal, Ben Jacob S/o Raymond Jacob, and Ravindra S/o Pandurang Narvekar and one other person namely Narayan Garbad Kasar has purchased said Land admeasuring 50 R forming part of Gut No. 54 of village Wadgaon Kolhati, Tq. & Dist. Aurangabad within Notified Area of Waluj Mahanagar -1, CIDCO from previous owner namely 1. Kashinath Janardhan Pradhan, 2. Bhanudas Janardhan Pradhan, 3. Jaggannath Janardhan Pradhan and 4. Eknath Janardhan Pradhan by virtue of sale deed dated 03-03-1986, registered at daybook serial no. 1248, with the office of Sub-Registrar, Aurangabad.

AND WHEREAS the Jannapa S/o Bapu Awale, Mrs Indira Gopal W/o V. Gopal, Ben Jacob S/o Raymond Jacob, and Ravindra S/o Pandurang Narvekar initially agreed to sale the property under sale to M/s UDYOGBHARTI ESTATES (RF) and SANJAY S/o CHANDULAL KALANTRI as per the oral Agreement of Sale and accordingly M/s UDYOGBHARTI ESTATES (RF) and SANJAY S/o CHANDULAL KALANTRI also paid consideration amount to the Jannapa S/o Bapu Awale, Mrs Indira Gopal W/o V. Gopal, Ben Jacob S/o Raymond Jacob, and Ravindra S/o Pandurang Narvekar, but due to some technical and unavoidable circumstances unable to perform the part of contract.

AND WHEREAS, ONE Co-owner namely Narayan Garbad Kasar expired on: 29/10/2001 and as such the legal heirs of the Narayan Garbad Kasar namely 1. Smt. Sunita Wd/o Narayan Kasar, 2. Dr. Nila Wd/o Ratnakar Kumbhakarna, 3. Jyotsna W/o Madhukar Sarode and 4. Avinash

Vishwas

Narayan Kasar, were taken on Revenue Records by mutation entry no. 1474 Dt: 14/01/13. That the Dr. Nila Wd/o Ratnakar Kumbhakarna, Jyotsna W/o Madhukar Sarode and Avinash Narayan Kasar have relinquished their rights by way of the Registered released Deed vide Day Book Sr. No: AGG/06/2064/2015 registered at the Sub Registrar Office Aurangabad in Favour of the Sunita Wd/o Narayan Kasar. That, thereafter Sunita Narayan Kasar Sold / Transferred the area to the Extent of the 10R on 28/09/15 to M/s Salampure & Kachi Associates, by virtue of Regd. Sale Deed vide Day Book Sr. No. : AGG/05/6484/2015. and accordingly the Mutation is recorded by entry no. 2157, dated 19/06/17.

That the owner namely Jannapa S/o Bapu Awale has executed the registered Special Power of Attorney in favor of Sanjay s/o Chandulal Kalantri registered at the sub registrar office Aurangabad bearing daybook no. AGG/01/4349/2006, Dt: 07/09/2006 and in the said special power of attorney all the power of acceptance of sale consideration and handing over possession are given to the attorney holder.

That the owner namely Mrs Indira Gopal W/o V. Gopal has executed the registered Special Power of Attorney in favor of Sanjay s/o Chandulal Kalantri registered at the sub registrar office Aurangabad bearing daybook no. AGG/01/4350/2006, Dt: 07/09/2006 and in the said special power of attorney all the power of acceptance of sale consideration and handing over possession are given to the attorney holder.

That the owner namely Ben Jacob S/o Raymond Jacob has executed the registered Special Power of Attorney in favor of Sanjay s/o Chandulal Kalantri registered at the sub registrar office Aurangabad bearing daybook

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no. AGG/03/2022/2009, Dt: 13/05/2009 and in the said special power of attorney all the power of acceptance of sale consideration and handing over possession are given to the attorney holder.

That the owner namely Ravindra S/o Pandurang Narvekar has executed the registered Special Power of Attorney in favor of Sanjay s/o Chandulal Kalantri registered at the sub registrar office Aurangabad bearing daybook no. AGG/03/2023/2009, Dt: 13/05/2009 and in the said special power of attorney all the power of acceptance of sale consideration and handing over possession are given to the attorney holder.

AND WHEREAS, as such the Jannapa S/o Bapu Awale, Mrs Indira Gopal W/o V. Gopal, Ben Jacob S/o Raymond Jacob, and Ravindra S/o Pandurang Narvekar and M/s Udyogbharti Estates (RF) and Sanjay S/O Chandulal Kalantri are the Owners and Possessor of the property to the extent of the 40 R Land from Gut no. 54, Wadgaon Kolhati, Tq. and Dist Aurangabad.

That, the Jannapa S/o Bapu Awale, Mrs Indira Gopal W/o V. Gopal, Ben Jacob S/o Raymond Jacob, and Ravindra S/o Pandurang Narvekar, Through their GPA Holder Sanjay S/O Chandulal Kalantri and with the consent of M/S Udyogbharti Estates (RF) and Sanjay S/O Chandulal Kalantri has executed the registered sale in favour of M/S Growell business vide day book no. 7825 dated 24/12/2020 registered at the sub registrar office Aurangabad. That on the basis of the above mentioned sale deed the name of the M/S Growell Business (owner/ developer) is mutated in the revenue record vide mutation entry No. 2913. That the owner have obtained

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building permission from Cidco office on 05.06.2023 bearing No. CIDCO/ATPO/BP/WLJ/2023/70.

That, I have not found any adverse entry over property Land admeasuring 40 R land from Gut No : 54, situated at Village Wadgaon Kolhati, Tq. and Dist. Aurangabad falls within limits of of Waluj Mahanagar No: I, and the said property is having clear, absolute and marketable title.

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 course of the search. That I have gone through the relevant record therefore it can be said that M/s GROWELL BUSINESS (owner/ developer) is owner and possessor of property land admeasuring 40 R land from Gut No : 54, situated at Village Wadgaon Kolhati, Tq. and Dist. Aurangabad falls within limits of of Waluj Mahanagar No: I, is owned by the Owner are having clear title upon the property.

5. No any litigation is pending.

Hence this report.

Report Submitted by

Vishal

(Adv. Vishal A Bagdiya)

विशाल अ. बागडीया
बी.एस.एल.एल.बी.एल.बी.ए.

ऑटोव्होकेट

ऑफिस : प्लॉट नं. ६, जॉईंट टॉवर, एन.आय.डी
रोड, वेस्ट नगर, औरंगाबाद

