ADVOCATE

Yash V. Kasliwal

B.S.L., LL.B., LL.M.

Labour Colony, Behind Maruti Mandir,
Aurangabad - 431001. Mobile No - 9021291059.
Email : yashkasliwal51@gmail.com

FORMAT – A
(Circular No. 28/2021)

To,
Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no. 05 admeasuring 250.2 Sq. Mts. and Plot no. 08 admeasuring 225.00 Sq. Mts. i.e. both collectively admeasuring 475.2 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad (hereinafter referred as the said plot).

I have investigated the title of the said land on the request of **Global Infra Builder & Developer through prop. Ajim Shaikhlal Shaikh** and following documents i.e.:

1. **Description of property as under:**

   Plot no. 05 admeasuring 250.2 Sq. Mts. and Plot no. 08 admeasuring 225.00 Sq. Mts. i.e. both collectively admeasuring 475.2 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad. The same is bounded as under:

East	:	Plot no. 06.
West	:	6.00 Mts. Wide Road.
North	:	Plot no. 09.
South	:	9.00 Mts. Wide Road.

YASH V. KASLIWAL
Advocate, B.S.L.,LL.B.LL.M.
Labour Colony, Behind Maruti Mandir, Chh. Sambhajinagar.
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2. The documents of allotment of land as under:

2.1 Copy of Registered Sale Deed in respect of land admeasuring 02 Acre 19 Guntha, situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad executed by Shankar Sakharam More in favor of 1. Shanta Narayan Vyas, 2. Ashok Ramprakash Varma, 3. Omprakash Kanhaiyya Apal, 4. Keshav Dhondiba Jadhav, 5. Bharti Kanhaiyyalal Thakur and 6. Rekha Gangadhar Nikam bearing no. AGG-1-1673 Dt: 21.04.1983.

2.2 Copy of NA order (Joint NA) in respect of land admeasuring 05 Acre 04 Guntha, situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad issued by Tahasildar, Aurangabad in the name of Pushpalata Dinanath Nikam & others Dt: 17.11.1986.

2.3 Copy of Layout Plan Permission (Joint Layout) in respect of land situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad issued by Grampanchayat, Satara in the name of Pushpalata Dinanath Nikam & others.

2.4 Copy of Partition Deed (Joint Layout Partition) in respect of Plot under land admeasuring 02 Acre 19 Guntha, situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad and some other lands of different owners executed by and between 1. Shanta Narayan Vyas, 2. Ashok Ramprakash Varma, 3. Omprakash Kanhaiyya Apal, 4. Keshav Dhondiba Jadhav, 5. Bharti Kanhaiyyalal Thakur and 6. Rekha Gangadhar Nikam and some other members from other land and in accordance to the partition deed the Plot no. 05, 08 & 10 are came in the share of Bharti Kanhaiyyalal Thakur, respectively.

2.5 Index-II of Registered Gift Deed in respect of Plot no. 05 admeasuring 250.2 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad executed by Bharti Kanhaiyyalal Thakur in favor of Vaidehi Vijaysingh Suryawanshi bearing no. AGG-3-2307 Dt: 02.05.2011.

2.6 Index-II of Registered Gift Deed in respect of Plot no. 08 admeasuring 225.00 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad executed by Bharti Kanhaiyyalal Thakur in favor of Renuka Vijaysingh Suryawanshi bearing no. AGG-3-2309 Dt: 02.05.2011.

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Mandir, Chh. Sambhajinagar.
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2.7 Copy of Registered Sale Deed in respect of Plot no. 05 admeasuring 250.2 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad executed by Vaidehi Vijaysingh Suryawanshi in favor of Sunil Vishwanath Marathe bearing no. AGG-3-2485 Dt: 18.03.2021.

2.8 Copy of Registered Sale Deed in respect of Plot no. 08 admeasuring 225.00 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad executed by Renuka Vijaysingh Suryawanshi in favor of Ramesh Sakharam Deshpande bearing no. AGG-3-2486 Dt: 18.03.2021.

2.9 Copy of Regularization Certificate along with Plan Permission in respect of Plot no. 05 admeasuring 250.2 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad issued by Municipal Corporation, Aurangabad in the name of Sunil Vishwanath Marathe bearing permission no. 1774/2022-23 in file no. 3619/8-4-22 Dt: 27.06.2022.

2.10 Copy of Regularization Certificate along with Plan Permission in respect of Plot no. 08 admeasuring 225.00 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad issued by Municipal Corporation, Aurangabad in the name of Ramesh Sakharam Deshpande bearing permission no. 1775/2022-23 in file no. 3616/8-4-22 Dt: 27.06.2022.

2.11 Copy of Registered Sale Deed in respect of Plot no. 05 admeasuring 250.2 Sq. Mts. and Plot no. 08 admeasuring 225.00 Sq. Mts. i.e. both collectively admeasuring 475.2 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad executed by 1. Sunil Vishwanath Marathe and 2. Ramesh Sakharam Deshpande in favor of Global Infra Builder & Developer through prop. Ajim Shaikhlal Shaikh bearing no. AGG-3-1400 Dt: 10.02.2023.

2.12 Copy of Sanctioned of Building Permission and Commencement Certificate in respect of Plot no. 05 admeasuring 250.2 Sq. Mts. and Plot no. 08 admeasuring 225.00 Sq. Mts. i.e. both collectively admeasuring 475.2 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad issued by Deputy Director of Town Planning, Municipal Corporation, Chhatrapati Sambhajinagar in the name of Global Infra Builder & Developer through prop. Ajim

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Shaikhlal Shaikh bearing building permit no. 206945 and permit no. DDMCB/B/2023/APL/04486 Dt: 15.01.2024.

3. **7-12 extract:**

3.1 The copy of 7-12 extract in respect of Plot no. 05 admeasuring 250.2 Sq. Mts. and Plot no. 08 admeasuring 225.00 Sq. Mts. i.e. both collectively admeasuring 475.2 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad.

4. **Search report for 30 years from 31.01.1995 to 31.01.2024 taken from Sub-registrar office at Aurangabad the receipt attached herewith.**

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am on the opinion that, the title of **Global Infra Builder & Developer through prop. Ajim Shaikhlal Shaikh** is clear, marketable and without any encumbrance and not found the subject of any litigation.

Owner's of the land:

Global Infra Builder & Developer through prop. Ajim Shaikhlal Shaikh.

The copy of 7-12 extract in respect of Plot no. 05 admeasuring 250.2 Sq. Mts. and Plot no. 08 admeasuring 225.00 Sq. Mts. i.e. both collectively admeasuring 475.2 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad.

The report reflecting the flow of the title of the **Global Infra Builder & Developer through prop. Ajim Shaikhlal Shaikh** on the said land / Plot is enclosed herewith as annexure.

Encl: Annexure.

Date: 31.01.2024.

YASH V. KASLIWAL
Advocate

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FLOW OF THE TITLE OF THE SAID LAND

1. That, Registered Sale Deed in respect of land admeasuring 02 Acre 19 Guntha, situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad executed by Shankar Sakharam More in favor of 1. Shanta Narayan Vyas, 2. Ashok Ramprakash Varma, 3. Omprakash Kanhaiyya Apal, 4. Keshav Dhondiba Jadhav, 5. Bharti Kanhaiyyalal Thakur and 6. Rekha Gangadhar Nikam bearing no. AGG-1-1673 Dt: 21.04.1983.

2. That, NA order (Joint NA) in respect of land admeasuring 05 Acre 04 Guntha, situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad issued by Tahasildar, Aurangabad in the name of Pushpalata Dinanath Nikam & others Dt: 17.11.1986.

3. Layout Plan Permission (Joint Layout) in respect of land situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad issued by Grampanchayat, Satara in the name of Pushpalata Dinanath Nikam & others.

4. That, Partition Deed (Joint Layout Partition) in respect of Plot under land admeasuring 02 Acre 19 Guntha, situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad and some other lands of different owners executed by and between 1. Shanta Narayan Vyas, 2. Ashok Ramprakash Varma, 3. Omprakash Kanhaiyya Apal, 4. Keshav

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Dhondiba Jadhav, 5. Bharti Kanhaiyyalal Thakur and 6. Rekha Gangadhar Nikam and some other members from other land and in accordance to the partition deed the Plot no. 05, 08 & 10 are came in the share of Bharti Kanhaiyyalal Thakur, respectively.

5. That, Registered Gift Deed in respect of Plot no. 05 admeasuring 250.2 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad executed by Bharti Kanhaiyyalal Thakur in favor of Vaidehi Vijaysingh Suryawanshi bearing no. AGG-3-2307 Dt: 02.05.2011.

6. That, Registered Gift Deed in respect of Plot no. 08 admeasuring 225.00 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad executed by Bharti Kanhaiyyalal Thakur in favor of Renuka Vijaysingh Suryawanshi bearing no. AGG-3-2309 Dt: 02.05.2011.

7. That, Registered Sale Deed in respect of Plot no. 05 admeasuring 250.2 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad executed by Vaidehi Vijaysingh Suryawanshi in favor of Sunil Vishwanath Marathe bearing no. AGG-3-2485 Dt: 18.03.2021.

8. That, Registered Sale Deed in respect of Plot no. 08 admeasuring 225.00 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad executed by Renuka Vijaysingh Suryawanshi in favor of Ramesh Sakharam Deshpande bearing no. AGG-3-2486 Dt: 18.03.2021.

9. That, Regularization Certificate along with Plan Permission in respect of Plot no. 05 admeasuring 250.2 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad issued by Municipal Corporation, Aurangabad in the name of Sunil Vishwanath Marathe bearing permission no. 1774/2022-23 in file no. 3619/8-4-22 Dt: 27.06.2022.

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10. That, Regularization Certificate along with Plan Permission in respect of Plot no. 08 admeasuring 225.00 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad issued by Municipal Corporation, Aurangabad in the name of Ramesh Sakharam Deshpande bearing permission no. 1775/2022-23 in file no. 3616/8-4-22 Dt: 27.06.2022.

11. That, Registered Sale Deed in respect of Plot no. 05 admeasuring 250.2 Sq. Mts. and Plot no. 08 admeasuring 225.00 Sq. Mts. i.e. both collectively admeasuring 475.2 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad executed by 1. Sunil Vishwanath Marathe and 2. Ramesh Sakharam Deshpande in favor of Global Infra Builder & Developer through prop. Ajim Shaikhlal Shaikh bearing no. AGG-3-1400 Dt: 10.02.2023.

12. That, Sanctioned of Building Permission and Commencement Certificate in respect of Plot no. 05 admeasuring 250.2 Sq. Mts. and Plot no. 08 admeasuring 225.00 Sq. Mts. i.e. both collectively admeasuring 475.2 Sq. Mts., situated at Gut no. 99, village Satara, Tq. Dist. Aurangabad issued by Deputy Director of Town Planning, Municipal Corporation, Chhatrapati Sambhajinagar in the name of Global Infra Builder & Developer through prop. Ajim Shaikhlal Shaikh bearing building permit no. 206945 and permit no. DDMCB/B/2023/APL/04486 Dt: 15.01.2024.

13. That, on the perusal of above said documents it appears that the present applicant has got clear and marketable title over the said plot.

Search report for 30 years from 31.01.1995 to 31.01.2024 taken from Sub-registrar office at Aurangabad the receipt attached herewith.

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Note:

1. The documents produce before me by the applicant namely Global Infra Builder & Developer through prop. Ajim Shaikhlal Shaikh, I have taken the search and this is my opinion regarding this search.
2. The all documents given by applicant are returned with this search cum title report.
3. The receipt of challan attached herewith.

Date: 31.01.2024.

YASH V. KASLIWAL
Advocate

YASH V. KASLIWAL
Advocate. B.S.L.,LL.B.LL.M.
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CHALLAN
MTR Form Number-6

GRN	MH014858180202324P	BARCODE		Date	31/01/2024-23:44:43	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 Yash V Kasliwal
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	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Plot 5 and 8 collectively admeasuring 475.2 Sq. Mts. Gut 99 Satara Aurangabad	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502024013113910	9291815693939
Cheque/DD No.		Bank Date	RBI Date	31/01/2024-23:44:52	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9021291059

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 .

Print Date 31-01-2024 11:45:24