

FORMAT -ATo,
MahaRERA,**LEGAL TITLE REPORT**

Subject :- Title Clearance Certificate with respect to Property bearing Land Gut No.53/Part and 54/Part, admeasuring 3936.98 Sq. Mtrs., situated at Village Wadgaon Kolhati, Tal. and Dist. Aurangabad (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/s. Gurudatta Towers Through its Partners and Mr. Vinay Pundlik Choudhari and following documents i.e. :-

1) DESCRIPTION OF THE PROPERTY.

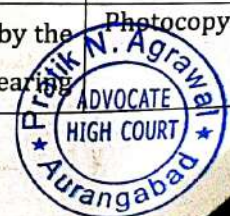
Property bearing Land Gut No.53/Part and 54/Part, admeasuring 3936.98 Sq. Mtrs., situated at Village Wadgaon Kolhati, Tal. and Dist. Aurangabad.

BOUNDARIES OF THE PROPERTY :-

Towards East : Remaining part of Gut No.54
Towards West : Proposed 25% Land of CIDCO and Gut No.54/Part
Towards South : 24 Mtrs Wide Road
Towards North : Amenity Space and 12 Mtrs Wide Road

2) THE DOCUMENTS OF ALLOTMENT OF PLOT:

Sr. No.	Date	Particulars	Remarks
1.	05.01.1987	That Registered Sale Deed has been executed on 05.01.1987 bearing daybook No. 62/1987 infavour of Shri. Premchand Ratanlal Jain & Shri. Krishna Premchand Jain in respect to Property Bearing land Gut No. 54, admeasuring 49 R, situated at village Wadgaon Kolhati, Tq. & Dist. Aurangabad.	Photocopy
2.	25.10.2011	That Registered Sale Deed has been executed on 25.10.2011 bearing daybook No. 8081/2011 by Shri. Premchand Ratanlal Jain & Shri. Krishna Premchand Jain infavour of Shri. Pradip Madhukar Sarode, Shri. Manoj Liladhar Patil, Shri. Kailash Arun Choudhari, Sau. Sharmila Kashinath Phalak, Shri. Rajendra Madhav Barrahte & Sau. Nilima Anil Choudhari in respect to Property Bearing land Gut No. 54, admeasuring 49 R, situated at village Wadgaon Kolhati, Tq. & Dist. Aurangabad.	Photocopy
3.	-	That Mutation Entry bearing No. 1159 has been passed by the Concern Revenue Authority by which the Property Bearing	Photocopy



		land Gut No. 54, admeasuring 49 R, was transferred in the names of Shri. Pradip Madhukar Sarode, Shri. Manoj Liladhar Patil, Shri. Kailash Arun Choudhari, Sau. Sharmila Kashinath Phalak, Shri. Rajendra Madhav Barrahte & Sau. Nilima Anil Choudhari.	
4.	04.06.2015	That Registered Deed of Relinquishment has been executed on 04.06.2015 bearing daybook No. 3892/2015 by Sau. Dipti Shailesh Bharambe and Shri. Piyush Pradeep Sarode infavour of Sau. Suneeta Pradip Sarode in respect to Property Bearing Land Gut No. 54, admeasuring 49 R, situated at village Wadgaon Kolhati, Tq. & Dist. Aurangabad.	Photocopy
5.	26.05.2015	That, Registered Sale Deed has been executed on 26.05.2015 bearing daybook No.3667/2015 by Shri. Pandurang Rambhau Sale infavour of Dr. Hari Hemchandra Chaudhari and Shri. Vinay Pundlik Chaudhary in respect to Property bearing Land Gut No.53, admeasuring 12R, situated at Village Vadgaon Kolhati, Tal. and Dist. Aurangabad.	Photocopy
6.	25.08.2015	That, Mutation Entry bearing No.1843 has been passed by the Concern Revenue Authority by which the names of Dr. Hari Hemchandra Chaudhari and Shri. Vinay Pundlik Chaudhary were mutated in 7/12 extract in respect to Property bearing Land Gut No.53, admeasuring 12R, situated at Village Vadgaon Kolhati, Tal. and Dist. Aurangabad.	Photocopy
7.	06.01.2016	That Mutation Entry bearing No. 1919 has been passed by the Concern Revenue Authority on 06.01.2016 by which after the death of Shri. Pradip Madhukar Sarode the name of his legal heir Sau. Suneeta Pradip Sarode came to be mutated in the 7/12 extract in respect to Property Bearing land Gut No. 54, admeasuring 49 R, situated at Wadgaon Kolhati, Tq. & Dist. Aurangabad.	Photocopy
8.	27.01.2016	That Mutation Entry bearing No. 1924 has been passed by the Concern Revenue Authority on 27.01.2016 by which the names of Sau. Dipti Shailesh Bharambe and Shri. Piyush Pradip Sarode were removed from the 7/12 extract on the basis of Registered Deed of Relinquishment dated 04.06.2015 bearing daybook No. 3892/2015.	Photocopy
9.	18.06.2016	That Registered Sale Deed has been executed on 18.06.2016 bearing daybook No. AGG6-2212-2016 by Shri. Pradip	Photocopy



		Madhukar Sarode, Shri. Manoj Liladhar Patil, Shri. Kallash Arun Choudhari, Sau. Sharmila Kashinath Phalak, Shri. Rajendra Madhav Barrahte & Sau. Nilima Anil Choudhari Infavour of M/s. Gurudatta Towers through its partners Shri. Hitesh Sopan Narkhede, Shri. Gaurav Sopan Narkhede, Shri. Kailas Arun Choudhari & Shri. Madhukar Bhagwat Sarode in respect to Property Bearing land Gut No. 54, admeasuring 49 R, situated at Wadgaon Kolhati, Tq. & Dist. Aurangabad.	
10.	24.02.2020	That, Mutation Entry bearing No.2499 has been passed by the Concern Revenue authority by which Property bearing Land Gut No.53, admeasuring 12R, situated at Village Vadgaon Kolhati, Tal. and Dist. Aurangabad was divided on the basis of partition between Dr. Hari Hemchandra Chaudhari and Shri. Vinay Pundlik Chaudhari. As per the said mutation entry the Area in the name of Shri. Vinay Pundlik Chaudhari is 7R.	Photocopy
11.	14.07.2021	That SANAD U/s. 42 C of Maharashtra Land Revenue Code, 1966 has been issued by Collector, Aurangabad on 14.07.2021 bearing proposal No. 307 in the name of M/s. Gurudatta Towers through its partners Shri. Kailas Arun Choudhari, Shri. Hitesh Sopan Narkhede, Shri. Gaurav Sopan Narkhede, Shri. Madhukar Bhagwat Sarode and Shri. Vinay Pundlik Choudhari in respect to Property Bearing land Gut No. 53 & 54, admeasuring 3600 Sq. Mtrs, situated at village Wadgaon Kolhati, Tq. & Dist. Aurangabad.	Photocopy
12.	16.02.2023	That Development Permission has been issued by CIDCO on 16.02.2023 while outward No. CIDCO/ATPO/BP/WLJ/2023(BP)/837 in the name of M/s. Gurudatta Towers through its partners in respect to Property Bearing land Gut No. 53/P & 54/P, situated at village Wadgaon Kolhati, Tq. & Dist. Aurangabad.	Photocopy
13.	10.08.2023	That Digitally Certified 7/12 extract has been issued in the name of M/s. Gurudatta Towers in respect to Property Bearing land Gut No. 54, admeasuring 49 R, situated at village Wadgaon Kolhati, Tq. & Dist. Aurangabad.	Photocopy
14.	10.08.2023	That 7/12 extract has been issued by the Concern Revenue Authority in the name of Shri. Vinay Pundlik Choudhari in respect to land Gut No. 53, admeasuring 7 R, situated at village Wadgaon Kolhati, Tq. & Dist. Aurangabad.	Photocopy



15.	03.08.2023	That, Registered GPA has been executed on 03.08.2023 bearing daybook No. AGG-3-7812-2023 by Shri. Hitesh Sopan Narkhede, Shri. Kailas Arun Chaudhari, Shri. Ravindra Rambhau Mahajan, Mr. Santosh Bhagwanrao Satarkar, Mrs. Sarika Nandkishor Malpani, Mrs. Sunita Venkatesh Shrinewar infavour of Shri. Madhukar Bhagwat Sarode and Mr. Rahul Bhagwanrao Satarkar.	Photocopy
16.	05.08.2023	That, Registered Development Agreement has been executed on 05.08.2023 bearing daybook No. AGG-3-7908/2023 by Shri. Vinay Pundalik Chaudhary infavour of M/s. Gurudatta Towers through its Partners Shri. Madhukar Bhagwat Sarode and Mr. Rahul Bhagwanrao Satarkar in respect of Land gut No.53/Part, admeasuring 7R, situated at Village Wadgaon Kalhati, Tal, and Dist. Aurangabad.	Photocopy
17.	05.08.2023	That, Registered GPA has been executed on 05.08.2023 bearing daybook No. AGG-3-7909/2023 by Shri. Vinay Pundalik Chaudhary infavour of Mr. Rahul Bhagwanrao Satarkar Partner of M/s. Gurudatta Towers in respect of Land gut No.53/Part, admeasuring 7R, situated at Village Wadgaon Kalhati, Tal, and Dist. Aurangabad.	Photocopy
18.	05.08.2023	That, Registered Deed of Declaration has been executed on 05.08.2023 bearing daybook No. AGG-3-7910/2023 by M/s. Gurudatta Towers through its Partners Shri. Madhukar Bhagwat Sarode and Mr. Rahul Bhagwanrao Satarkar and Mr. Vinay Pundlik Chaudhari in respect of Property Land Gut No.54, admeasuring 0H 49R and Land Gut No.53, admeasuring 7R total admeasuring 5600 Sq. Mtrs., out of that admeasuring to the extent of 3936.98 Sq. Mtrs., situated at village Wadgaon Kolhati, Tq. & Dist. Aurangabad.	Photocopy

- 3) 7/12 extract digitally issued by Talathi, Tisgaon dated 10.08.2023, Mutation Entry No. 2109 & 2499.
- 4) Search Report for 30 Years from 01.01.1993 to 10.08.2023.
- 5) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Gurudatta Towers Through its Partners and Mr. Vinay Pundlik Choudhari is clear, marketable and without any encumbrances.



Owners of the Land -

1. M/s. Gurudatta Towers Through its Partners and Mr. Vinay Pundlik Choudhari, Property bearing Land Gut No.53/Part and 54/Part, admeasuring 3936.98 Sq. Mtrs., situated at Village Wadgaon Kolhati, Tal. and Dist. Aurangabad.
- 6) The report reflecting the flow of the title of the M/s. Gurudatta Towers Through its Partners and Mr. Vinay Pundlik Choudhari on the said land is enclosed herewith as annexure.

Encl. Annexure

PLACE : AURANGABAD
DATE : 10.08.2023



Pratik N. Agrawal

(PRATIK N. AGRAWAL)
ADVOCATE

Date-10.08.2023

FLOW OF THE TILE OF THE SAID LAND

1. 7/12 extract as on date of Application for Registration is in the name of M/s. Gurudatta Towers Through its Partners and Mr. Vinay Pundlik Choudhari.
2. Mutation Entry No. 2109 & 2499 is in the name of M/s. Gurudatta Towers Through its Partners and Mr. Vinay Pundlik Choudhari.
4. Search Report for 30- Years from 1993 to 2023 is taken from Sub-Registrar office at Aurangabad.
- 5.
- 1) That Registered Sale Deed has been executed on 05.01.1987 bearing daybook No. 62/1987 infavour of Shri. Premchand Ratanlal Jain & Shri. Krishna Premchand Jain in respect to Property Bearing land Gut No. 54, admeasuring 49 R, situated at village Wadgaon Kolhati, Tq. & Dist. Aurangabad.
- 2) That Registered Sale Deed has been executed on 25.10.2011 bearing daybook No. 8081/2011 by Shri. Premchand Ratanlal Jain & Shri. Krishna Premchand Jain infavour of Shri. Pradip Madhukar Sarode, Shri. Manoj Liladhar Patil, Shri. Kailash Arun Choudhari, Sau. Sharmila Kashinath Phalak, Shri. Rajendra Madhav Barrahte & Sau. Nilima Anil Choudhari in respect to Property Bearing land Gut No. 54, admeasuring 49 R, situated at village Wadgaon Kolhati, Tq. & Dist. Aurangabad.
- 3) That Mutation Entry bearing No. 1159 has been passed by the Concern Revenue Authority by which the Property Bearing land Gut No. 54, admeasuring 49 R, was transferred in the names of Shri. Pradip Madhukar Sarode, Shri. Manoj Liladhar Patil, Shri. Kailash Arun Choudhari, Sau. Sharmila Kashinath Phalak, Shri. Rajendra Madhav Barrahte & Sau. Nilima Anil Choudhari.
- 4) That Registered Deed of Relinquishment has been executed on 04.06.2015 bearing daybook No. 3892/2015 by Sau. Dipti Shailesh Bharambe and Shri. Piyush Pradeep Sarode infavour of Sau. Suneeta Pradip Sarode in respect to Property Bearing Land Gut No. 54, admeasuring 49 R, situated at village Wadgaon Kolhati, Tq. & Dist. Aurangabad.
That, Registered Sale Deed has been executed on 26.05.2015 bearing daybook No.3667/2015 by Shri. Pandurang Rambhau Sale infavour of Dr. Hari Hemchandra Chaudhari and Shri. Vinay Pundlik Chaudhary in respect to Property bearing Land Gut No.53, admeasuring 12R, situated at Village Vadgaon Kolhati, Tal. and Dist. Aurangabad.
That, Mutation Entry bearing No.1843 has been passed by the Concern Revenue Authority by which the names of Dr. Hari Hemchandra Chaudhari and Shri. Vinay Pundlik Chaudhary were mutated in 7/12 extract in respect to Property bearing Land



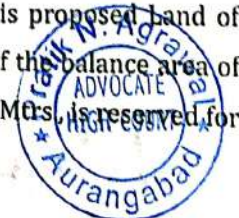
Gut No.53, admeasuring 12R, situated at Village Vadgaon Kolhati, Tal. and Dist. Aurangabad.

- 5) That Mutation Entry bearing No. 1919 has been passed by the Concern Revenue Authority on 06.01.2016 by which after the death of Shri. Pradip Madhukar Sarode the name of his legal heir Sau. Suneeta Pradip Sarode came to be mutated in the 7/12 extract in respect to Property Bearing land Gut No. 54, admeasuring 49 R, situated at Wadgaon Kolhati, Tq. & Dist. Aurangabad.
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- 9) That Development Permission has been issued by CIDCO on 16.02.2023 while outward No. CIDCO/ATPO/BP/WLJ/2023(BP)/837 in the name of M/s. Gurudatta Towers through its partners in respect to Property Bearing land Gut No. 53/P & 54/P, situated at village Wadgaon Kolhati, Tq. & Dist. Aurangabad.

As well as the Additional Town Planning Officer have also sanctioned the layout plan on 16.02.2023. That as per the sanction Layout the area of Land is 5600 Sq. Mtrs., out of that 25% land admeasuring to the extent of 1225 Sq. Mtrs., is proposed land of CIDCO and as such the balance area is 4375 Sq. Mtrs., That out of the balance area of 4375 Sq. Mtrs., the area admeasuring to the extent of 438.020 Sq. Mtrs. is reserved for



Amenity Space which belongs to Grantors and as such the final balance area with the grantor is 3936.980 Sq. Mtrs.

- 10) That, Registered GPA has been executed on 03.08.2023 bearing daybook No. AGG-3-7812-2023 by Shri. Hitesh Sopan Narkhede, Shri. Kallas Arun Chaudhari, Shri. Ravindra Rambhau Mahajan, Mr. Santosh Bhagwanrao Satarkar, Mrs. Sarika Nandkishor Malpani, Mrs. Sunita Venkatesh Shrinewar Infavour of Shri. Madhukar Bhagwat Sarode and Mr. Rahul Bhagwanrao Satarkar.
- 11) That, Registered Development Agreement has been executed on 05.08.2023 bearing daybook No. AGG-3-7908/2023 by Shri. Vinay Pundalik Chaudhary Infavour of M/s. Gurudatta Towers through its Partners Shri. Madhukar Bhagwat Sarode and Mr. Rahul Bhagwanrao Satarkar in respect of Land gut No.53/Part, admeasuring 7R, situated at Village Wadgaon Kalhati, Tal, and Dist. Aurangabad.
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- 13) That, Registered Deed of Declaration has been executed on 05.08.2023 bearing daybook No. AGG-3-7910/2023 by M/s. Gurudatta Towers through its Partners Shri. Madhukar Bhagwat Sarode and Mr. Rahul Bhagwanrao Satarkar and Mr. Vinay Pundlik Chaudhari in respect of Property Land Gut No.54, admeasuring 0H 49R and Land Gut No.53, admeasuring 7R total admeasuring 5600 Sq. Mtrs., out of that admeasuring to the extent of 3936.98 Sq. Mtrs., situated at village Wadgaon Kolhati, Tq. & Dist. Aurangabad.
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- 15) That 7/12 extract has been issued by the Concern Revenue Authority in the name of Shri. Vinay Pundlik Choudhari in respect to land Gut No. 53, admeasuring 7 R, situated at village Wadgaon Kolhati, Tq. & Dist. Aurangabad.

PLACE : AURANGABAD
DATE : 10.08.2023



(PRATIK N. AGRAWAL)
ADVOCATE



MH006529257202324U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 Aug 2023	Receipt	Receipt no.: 1113027311
	Name of the Applicant :	PRATIK NARAYAN AGRAWAL
	Details of property of which document has to be searched :	Dist :Aurangabad Village :Vadgaon Kolhati S.No/CTS No/G.No. : 53
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH006529257202324U		
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'.		