



CHALLAN
MTR Form Number-6



GRN	MH008273950202324E	BARCODE			Date	18/09/2023-12:13:46	Form ID	
Department Inspector General Of Registration				Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Type of Payment 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 69-1		
Year 2023-2024 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			ITKHEDA VILLAGE
0030072201 SEARCH FEE			750.00		Area/Locallty			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.		00040572023091854945 IK0CLJSNY5
Cheque/DD No.				Bank Date		RBI Date		18/09/2023-12:24:14 Not Verified with RBI
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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तासाठी लागू नाही.

Mobile No. : 9823051498

Vishal



CHALLAN
MTR Form Number-6



GRN	MH008273458202324E	BARCODE			Date	18/09/2023-12:09:58	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 VISHAL A BAGDIYA			
Location	AURANGABAD							
Year	2023-2024 One Time			Flat/Block No.	GUT NO 68			
Account Head Details			Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE			750.00	Road/Street	ITKHEDA VILLAGE			
				Area/Locality	AURANGABAD			
				Town/City/District				
				PIN		4	3	1 0 0 1
				Remarks (If Any)	SEARCH FEE FOR 30 YEARS			
Total			750.00	Amount In	Seven Hundred Fifty Rupees Only			
				Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572023091854685	IK0CLJSJJ4	
Cheque/DD No.				Bank Date	RBI Date	18/09/2023-12:24:11	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

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Mobile No. : 9823051498

सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Vishal

Date: 18/09/2023

FORMAT - A
(Circular No. 28/2021)

To,
MAHA RERA
Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to property bearing Gut No. 68 and 69/1, adm. 2500 Sq.mtr and 1100 Sq.mtr. Total area 3600 Sq.Mtr Situated at Itkheda, Aurangabad.

I have investigated the title of the said land on the request owner viz. M/s Shri Amrut Sai Developers Pvt.Ltd Through Director Vijay Ramdas Sakkarwar (owner/Developer) and following documents.

1. Description of the property as under :

Property bearing Gut No. 68 and 69/1, adm. 2500 Sq.mtr and 1100 Sq.mtr. Total area 3600 Sq.Mtr Situated at Itkheda, Aurangabad.

2. The documents of allotment of Land as under :

- 2.1 The Xerox copy of 7/12 extract in respect property bearing Gut No. 68 and 69/1, adm. 2500 Sq.mtr and 1100 Sq.mtr. Total Area 3600 Sq.Mtr Situated at Itkheda, Aurangabad.
- 2.2 The Xerox copy of registered Sale deed of owner Shri Amrut Sai Developers Pvt.Ltd Through Director Vijay Ramdas Sakkarwar bearing day book No. AGG 6-3922-2016 dtd. 05.10.2016 registered at the Sub Registrar office, Aurangabad .
- 2.3 The Xerox copy of Non-Agriculture Permission obtain from Collector office At Aurangabad Bearing outward No 2003/MASHA/LAND-1/NA/Case No.47/2003 Dated 09/10/2003.
- 2.4 The Xerox copy of Layout Permission obtain from Aurangabad Munciple Corporation Bearing layout no 199/2009 outward No MNP/NRV/NR1/SSNA/284/2009 Dated 23/01/2009.

Vishal

- 2.5 The Xerox copy of Commencement Certificate obtain from Aurangabad Munciple Corporation Bearing no 55/2023-24 File No 304/17/2022-23 Dated 17/07/2023.
- 2.6 The Xerox copy of the Mutation entry no. 2924.

3. 7/12 Extract :

The Xerox copy of 7/12 extract in respect Gut No. 68 and 69/1, adm. 2500 Sq.mtr and 1100 Sq.mtr. Total area 3600 Sq.Mtr Situated at Itkheda, Aurangabad.

- 4. Search report for 30 years from 18/09/1993 to 17/09/2023 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 Shri Amrut Sai Developers Pvt.Ltd Through Director Vijay Ramdas Sakkarwar (owner/Developer) is clear, marketable and without any encumbrances.

That, on perusal of the above mentioned documents it appears that the present applicant namely Shri Amrut Sai Developers Pvt.Ltd Through Director Vijay Ramdas Sakkarwar (owner/Developer) have not taken any loan on the said property.

Owner of the land :

Shri Amrut Sai Developers Pvt.Ltd Through Director Vijay Ramdas Sakkarwar (owner/Developer)

Land : property bearing Gut No. 68 and 69/1, adm. 2500 Sq.mtr and 1100 Sq.mtr. Total area 3600 Sq.Mtr Situated at Itkheda, Aurangabad.

The report reflecting the flow of the title of the Shri Amrut Sai Developers Pvt.Ltd Through Director Vijay Ramdas Sakkarwar (owner/Developer) on the said land is enclosed herewith as annexure.

Encl : Annexure



(VISHAL A. BAGDIYA)

Advocate

विशाल अ. बागडीया

बी.एस.एल.एल.बी.एम.बी.ए

ऑडव्होकेट

ऑफिस : फ्लैट नं. ए-6, प्राईड टॉवर एम.ए.

रोड, वेदांत नगर

Date: 18/09/2023

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 Gut No. 68 and 69/1, adm. 2500 Sq.mtr and 1100 Sq.mtr. Total area 3600 Sq.Mtr Situated at Itkheda, Aurangabad.

2. The Xerox copy of the Mutation entry no. 2924.

3. **Search report for 30 years from 18/09/1993 to 17/09/2023 taken from the Sub registrar office at Aurangabad the receipt attached herewith.**

4. I have taken the search of the property bearing Gut No. 68 and 69/1, adm. 2500 Sq.mtr and 1100 Sq.mtr. Total area 3600 Sq.Mtr Situated at Itkheda, Aurangabad which is bounded as under:

Towards East : Land Adm 3600 Sq Mtr of Gut No 68 Purchased by
M/s Amrut Developers

Towards West : 9 Mtr Wide Road

Towards North : Plot No 145 & Remaining land of Nath Bio Genes(I)
Ltd (Gut No 64/2)

Towards South : 60 Mtr wide D,P Road

. 1) That Nath seeds Ltd Through Satish Laxminarayan Kagdiwal has applied for Non-Agriculture Permission to Collector Office Aurangabad for Gut no 68,69/1 and others situated at Itkheda, Aurangabad. And Collector office had passed order for

Vishal

the same Dated 09/10/2003 bearing outward No 2003/MASHA/LAND-1/NA/Case No.47/2003.

2) That Nath seeds Ltd Through Satish Laxminarayan Kagdiwal has applied for Layout Permission to Aurangabad Munciple Corporation for Gut no 68,69/1 and others situated at Itkheda, Aurangabad. And Aurangabad Munciple Corporation had passed order for the same Dated 23/01/2009 bearing outward No MNP/NRV/NR1/SSNA/284/2009 Dated 23/01/2009 and Layout NO 199/2009.

3) That the said Nath seeds Ltd Through Satish Laxminarayan Kagdiwal have sold the property bearing Gut No. 68 and 69/1, Situated at Itkheda, Aurangabad to M/S Vishwa Enterprises Through Prop.Ravikiran Madhukar Saoji by way of registered sale deed bearing day book No.AGG1- 496-2003 dtd. 13.03.2003.

4) That the registered correction deed executed between Nath seeds Ltd Through Satish Laxminarayan Kagdiwal and M/S Vishwa Enterprises Through Prop.Ravikiran Madhukar Saoji for the property bearing Gut No. 68 and 69/1 Situated at Itkheda, Aurangabad to by way of registered correction deed bearing day book No.AGG5- 760-2013 dtd. 29.01.2013.

5) That the said M/S Vishwa Enterprises Through Prop.Ravikiran Madhukar Saoji and M/S Vishwa Enterprises through its partners Mr Ravikiran Madhukar saoji and others have sold the property bearing Gut No. 68 and 69/1, Situated at Itkheda, Aurangabad to M/S Shree Amrut Sai Developer Pvt.Ltd Through authorised signatory Mr.Vijay Ramdas Sakkarwar by way of registered sale deed bearing day book No.AGG1- 496-2003 dtd. 13.03.2003.And same has been recorded in 7/12 extract by way of mutation entry no 2924.

6) That M/S Shree Amrut Sai Developer Pvt.Ltd Through authorised signatory Mr.Vijay Ramdas Sakkarwar had obtained Commencement certificate from Aurangabad Munciple Corporation for Gut no 68 and 69/1 situated at Itkheda, Aurangabad. Bearing no 55/2023-24 File No 304/17/2022-23 Dated 17/07/2023.

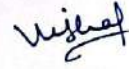
Vijay

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 Shree Amrut Sai Developer Pvt.Ltd Through authorised signatory Mr.Vijay Ramdas Sakkarwar is owner and possessor of property bearing Gut No. 68 and 69/1, adm. 2500 Sq.mtr and 1100 Sq.mtr. Total area 3600 Sq.Mtr Situated at Itkheda, Aurangabad are having clear title upon the property.

5. No any litigation is pending.

Hence this report.

Report Submitted by



Adv. Vishal A Bagdiya)

विशाल अ. बागडी
बी.एस.एल.एल.एल.बी.एम.बी.ए.

अॅडव्होकेट

**ऑफिस : फ्लैट नं.ए-6,प्राईड टॉवर,एम.आय.डी.रोड,
रोड,वेदांत नगर,औरंगाबाद**