PRAKASH B. PAITHANKAR
ANIRUDDHA P. PAITHANKAR
ADVOCATES – HIGH COURT

"Vishnuvardhan"
Plot No. 2, Mayanagar,
Sector N-2, CIDCO,
CHH. SAMBHAJINAGAR (AURANGABAD).

PHONE NO.0240-3550322 **MOBILE NO.98232-70026/ 98600-10271**

FORMAT – A

(Circular No.28/ 2021)

To,

MahaRERA, Mumbai,

Government of Maharashtra.

LEGAL TITLE REPORT

Sub : Title Clearance Certificate in respect of a Project known as "TIRUPATI PARK NX" being constructed on Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad) (hereinafter referred to as the "said land").

I have investigated the Title of the said Property on the request of [1] **(1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure viz. the "Owner" and [2] M/s. Sai Shraddha Builders (PAN NO. AQTPJ 7406Q), Chh. Sambhajinagar (Aurangabad), through its Proprietor Shri. Sajansing Motilal Jarwal viz. the "Developer"** and the following documents :

(A) Copy of registered Partition Deed No.AGG-2-163 dated 07.01.2016 executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure. As per the partition deed, land admeasuring 3.14 R situated at Gat No.161 village Tisgaon, Taluka and District Aurangabad has come to the share of Shri. Ramesh Devidas Kasure.

(B) Copy of registered Partition Deed No.AGG-2-163 dated 07.01.2016 executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure. As per the partition deed, land admeasuring 3.14 R situated at Gat No.161 village Tisgaon, Taluka and District Aurangabad has come to the share of Smt. Punam Devidas Kasure.

(C) Copy of registered Partition Deed No.AGG-2-163 dated 07.01.2016 executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure. As per the partition deed, land admeasuring 3.14 R situated at Gat No.161 village Tisgaon, Taluka and District Aurangabad has come to the share of Shri. Chandulal Devidas Kasure.

(D) Copy of Registered Development Agreement No.AGG-6-650 dated 18.01.2024 executed by (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in favour of M/s. Sai Shraddha Builders through its Proprietor Shri. Sajansing Motilal Jarwal in respect

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of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

(E) Copy of Registered General Power of Attorney (GPA) No.AGG-6-651 dated 18.01.2024 executed by (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in favour of M/s. Sai Shraddha Builders through its Proprietor Shri. Sajansing Motilal Jarwal in respect of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

2. On the basis of Documents produced before me, I am of the opinion that, the Title of **[1] (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure viz. the "Owner" and [2] M/s. Sai Shraddha Builders (PAN NO. AQTPJ 7406Q), Chh. Sambhajinagar (Aurangabad), through its Proprietor Shri. Sajansing Motilal Jarwal viz. the "Developer"** to the said property, is clear, marketable free of all encumbrances. At present there are no encumbrances on the project or project land in any **Legal** or **Technical** or **Financial** form also there is no litigation pending in any court or any government office.

Owners of the Land : **[1] (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure viz. the "Owner" and [2] M/s. Sai Shraddha Builders (PAN NO. AQTPJ 7406Q), Chh. Sambhajinagar (Aurangabad), through its Proprietor Shri. Sajansing Motilal Jarwal viz. the "Developer".**

(1) Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

3. The report reflecting the Flow of the Title of **[1] (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure viz. the "Owner" and [2] M/s. Sai Shraddha Builders (PAN NO. AQTPJ 7406Q), Chh. Sambhajinagar (Aurangabad), through its Proprietor Shri. Sajansing Motilal Jarwal viz. the "Developer"** on the said land is enclosed herewith as annexure.

Remark : At present there are no encumbrances on the project or project land in any Legal or Technical or Financial form also there is no litigation pending in any court or any government office.

Encl : Annexure

Place : Chh. Sambhajinagar (Aurangabad).
Date : 26.04.2024

Advocate P. B. Paithankar ★ Aurangabad ★ MAH 2961/2001 Date: 1-10-01

P.B.Paithankar.
Advocate.

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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

A	Name of the owner	**[1] (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure viz. the "Owner" and [2] M/s. Sai Shraddha Builders (PAN NO. AQTPJ 7406Q), Chh. Sambhajinagar (Aurangabad), through its Proprietor Shri. Sajansing Motilal Jarwal viz. the "Developer".**
Sr. No	**Description of Document Verified**	**Nature of document**
	(1) Documents of Shri. Ramesh Devidas Kasure :	
1	That, the agricultural land at situated at Gat No.161 village Tisgaon, Taluka and District Aurangabad, was originally owned & possessed by one Shri. Gulam Mehboob Khan which was inherited by 2 sons (1) Shri. Samiullahkhan s/o. Gulam Mehboob Khan and (2) Shri. Gulam Gous Khan s/o. Gulam Mehboob Khan since prior to year 1983. Similarly the names of (1) Shri. Irsad Khan s/o. Umardaraj Khan (2) Shri. Ahmed Khan s/o. Umardaraj Khan (3) Shri. Gulam Mustafa Khan s/o. Umardaraj Khan are appearing in the record of rights i.e. 7/12 extracts since year 1983.	Photocopy.

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2	That, mutation entry No.112 dated 15.08.1984, approved by the competent authority on 10.09.1984 has been taken in record of rights by the talathi of sajja Tisgaon in favour of (1) Shri. Devidas Kanhaiyalal Kasure and (2) Shri. Shri. Fulchand Kanhaiyalal Kasure in respect of agricultural land admeasuring 5 Hectare 47 R situated at Gat No.161 village Tisgaon, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad taken on the basis of registered sale deed No.2765 dated 13.06.1983 executed by (1) Shri. Samiullahkhan s/o. Gulam Mehboob Khan and (2) Shri. Gulam Gous Khan s/o. Gulam Mehboob Khan and Sale deeds No.2731 dated 02.05.1980 and No.5753 dated 09.12.1983 executed by (1) Shri. Irsad Khan s/o. Umardaraj Khan (2) Shri. Ahmed Khan s/o. Umardaraj Khan (3) Shri. Gulam Mustafa Khan s/o. Umardaraj Khan.	Photocopy.
3	That, mutation entry No.1528 dated 11.08.2004, approved by the competent authority on 31.08.2004 has been taken in record of rights by the talathi of sajja Tisgaon in favour of (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure, (4) Shri. Punam Devidas Kasure, (5) Smt. Dolabai Devidas Kasure, (6) Smt. Kausabai Narayan Sale, (7) Smt. Meenabai Ramchandra Suryawanshi, (8) Smt. Durgabai Tuljaram Kanicchhe, (9) Smt. Tarabai Hiralal Suryawanshi in respect of land at Gat No.105, 161 and 189 village Tisgaon, Taluka and District Aurangabad taken on account of death of previous owner late Devidas Kanhaiyalal Kasure.	Photocopy.
4	That, registered Relinquishment Deed No.AGG-2-161 dated 07.01.2016 has been executed by (1) Smt. Ramabai Bhopal Kanise, (2) Smt. Kousabai Narayan Sale, (3) Smt. Durgabai Tujiram Kanije, (4) Smt. Tarabai Hiralla Suryawanshi, (5-a) Shri. Pritpal Ramchandra Suryawanshi (5-b) Shri. Lakhan Ramchandra Suryawanshi, (5-c) Smt. Manda Tarachand Salampure, all legal heirs of Smt. Meenabai Ramchandra Suryawanshi, (6) Smt. Reena Ajay Salampure Thanage in respect of their undivided share in land situated at Gat No.105, 161, 189, 206 village Tisgaon, Taluka and District Aurangabad.	Photocopy.

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5	That, registered Partition Deed No.AGG-2-163 dated 07.01.2016 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure. As per the partition deed, land admeasuring 3.14 R situated at Gat No.161 village Tisgaon, Taluka and District Aurangabad has come to the share of Shri. Ramesh Devidas Kasure.	Photocopy.
6	That, mutation entry No.9495 dated 20.01.2016 approved by the competent authority on 05.03.2016 has been taken in record of rights by the talathi of sajja Kanchanwadi in favour of Shri. Ramesh Devidas Kasure in respect of land admeasuring 3.14 R situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad, taken on the basis of registered Partition Deed No.AGG-2-163 dated 07.01.2016.	Photocopy.
7	That, registered Correction Deed No.AGG-2-5630 dated 23.08.2016 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure. However, the said Correction Deed is in respect of share of other owners and not in respect of share of Shri. Ramesh Devidas Kasure.	Photocopy.
8	That, registered Correction Deed No.AGG-1-497 dated 17.01.2019 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure, thereby attaching symbolic map of land at Gat No.161 under partition.	Photocopy.
	(2) Documents of Shri. Punam Devidas Kasure :	
1	That, the agricultural land at situated at Gat No.161 village Tisgaon, Taluka and District Aurangabad, was originally owned & possessed by one Shri. Gulam Mehboob Khan which was inherited by 2 sons (1) Shri. Samiullahkhan s/o. Gulam Mehboob Khan and (2) Shri. Gulam Gous Khan s/o. Gulam Mehboob Khan since prior to year 1983. Similarly the names of (1) Shri. Irsad Khan s/o. Umardaraj Khan (2) Shri. Ahmed Khan s/o. Umardaraj Khan (3) Shri. Gulam Mustafa Khan s/o. Umardaraj Khan are appearing in the record of rights i.e. 7/12 extracts since year 1983.	Xerox copy perused by me.

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2	That, mutation entry No.112 dated 15.08.1984, approved by the competent authority on 10.09.1984 has been taken in record of rights by the talathi of sajja Tisgaon in favour of (1) Shri. Devidas Kanhaiyalal Kasure and (2) Shri. Shri. Fulchand Kanhaiyalal Kasure in respect of agricultural land admeasuring 5 Hectare 47 R situated at Gat No.161 village Tisgaon, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad taken on the basis of registered sale deed No.2765 dated 13.06.1983 executed by (1) Shri. Samiullahkhan s/o. Gulam Mehboob Khan and (2) Shri. Gulam Gous Khan s/o. Gulam Mehboob Khan and Sale deeds No.2731 dated 02.05.1980 and No.5753 dated 09.12.1983 executed by (1) Shri. Irsad Khan s/o. Umardaraj Khan (2) Shri. Ahmed Khan s/o. Umardaraj Khan (3) Shri. Gulam Mustafa Khan s/o. Umardaraj Khan.	Xerox copy perused by me.
3	That, mutation entry No.1528 dated 11.08.2004, approved by the competent authority on 31.08.2004 has been taken in record of rights by the talathi of sajja Tisgaon in favour of (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure, (4) Shri. Punam Devidas Kasure, (5) Smt. Dolabai Devidas Kasure, (6) Smt. Kausabai Narayan Sale, (7) Smt. Meenabai Ramchandra Suryawanshi, (8) Smt. Durgabai Tuljaram Kanicchhe, (9) Smt. Tarabai Hiralal Suryawanshi in respect of land at Gat No.105, 161 and 189 village Tisgaon, Taluka and District Aurangabad taken on account of death of previous owner late Devidas Kanhaiyalal Kasure.	Xerox copy perused by me.
4	That, registered Relinquishment Deed No.AGG-2-161 dated 07.01.2016 has been executed by (1) Smt. Ramabai Bhopal Kanise, (2) Smt. Kousabai Narayan Sale, (3) Smt. Durgabai Tujiram Kanije, (4) Smt. Tarabai Hiralla Suryawanshi, (5-a) Shri. Pritpal Ramchandra Suryawanshi (5-b) Shri. Lakhan Ramchandra Suryawanshi, (5-c) Smt. Manda Tarachand Salampure, all legal heirs of Smt. Meenabai Ramchandra Suryawanshi, (6) Smt. Reena Ajay Salampure Thanage in respect of their undivided share in land situated at Gat No.105, 161, 189, 206 village Tisgaon, Taluka and District Aurangabad.	Xerox copy perused by me.

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