

CHETAN D. CHAVAN
B.Com. LL.B., D.L.L.
Advocate

"DINUSHA"
Plot No. 60, New S.B.H. Colony
Shahanoorwadi, Aurangabad- 431 005.
Cell .: 98220 77332

FORMAT-A
 (Circular No.:28/2021)

To,
 MAHA RERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to the Plot No. 8 admeasuring 309.40 Sq. Meters in Gut No. 193, situated at village Satara Dist. Aurangabad. (Hereinafter referred as the said plots register in Maha Rera).

I have investigated title of the on the request of M/s Gayatri Developers through its Partners Mr. Ananad Rahakrishna Satarkar and Mrs. Gayatri Ananad Satarkar and perused the documents placed before me in respect of property bearing Plot No. 8 admeasuring 306.40 Sq. Meters and Plot No. 9 admeasuring 306.39 Sq. Meters in Gut No. 193, situated at village Satara Dist. Aurangabad. Please find below report based on the record and the documents supplied to us and the search taken by us in pursuance of the same.

Description of Property: Plot No. 8 admeasuring 306.40 Sq. Meters and Plot No. 9 admeasuring 306.39 Sq. Meters in Gut No. 193, situated at village Satara Dist. Aurangabad.

List of Documents

1. Copy of 7/12 extract bearing Gut No. 193 Satara Aurangabad.
2. Copy of Registered Sale Deed bearing No. 1517 dated 23.03.1981.
3. Copy of mutation entry bearing No. 56 dated 24.03.1981.
4. Copy of mutation entry bearing No. 1035 dated 28.12.1991.
5. Copy of mutation entry bearing No. 989 dated 30.10.1991.
6. Copy of Registered Sale Deed bearing No. 785 dated 13.02.2009.
7. Copy of mutation entry bearing No. 15712 dated 26.02.2009
8. Copy of layout letter bearing No. CIDCO/Planning/FLP/AFA/2010/122 dated 08.02.2010
9. Copy of layout plan dated 08.02.2010.
10. Copy of Collector Aurangabad issued N.A. Order bearing No. 2009/MASHA/LAND-1/NA/CR- 103/09 dated 04.05.2010.



11. Copy of Registered Sale Deed No. 4097 dated 31/05/2010.
12. Copy of Registered Sale Deed No. 4098 dated 31/05/2010.
13. Copy of Registered Development Agreement bearing No. 5576 dated 10/06/2024.
14. Copy of Registered Irrevocable General Power of Attorney bearing No. 5577 dated 10/06/2024.
15. Copy of Registered Deed of Transfer of Development Rights bearing No. 7397 dated 28/10/2022

Search Report for 30 Years from 1994 to 2024 taken from sub Registrar office at Aurangabad I have Deposited Search fees for last thirty years through CHALLAN No. MH004989674202425E dated 10/07/2024.

On perusal of the above mentioned documents relating to title of the said property I am of the opinion that the title of Mrs. Neelam Sanjay Mehra and Mr. Sanjay Sambhuprasad Mehra (Owner) and M/s Gayatri Developers through its Partners Mr. Ananad Rahakrishna Satarkar and Mrs. Gayatri Ananad Satarkar (Developer) having clear, marketable without any encumbrances.

Property bearing Plot No. 8 admeasuring 306.40 Sq. Meters and Plot No. 9 admeasuring 306.39 Sq. Meters in Gut No. 193, situated at village Satara Dist. Aurangabad.

ON OR TOWARDS EAST : 6.00 Meter Wide Road

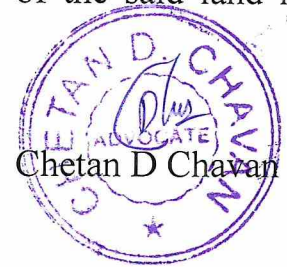
ON OR TOWARDS WEST : Plot No. 05 and 06

ON OR TOWARDS NORTH : 9.00 Meter Wide Road

ON OR TOWARDS SOUTH: Plot No. 07.

The report reflecting the flow of title of (Owner/Developer) of the said land is enclosed herewith as annexure

Encl: Annexure
Date: 10/07/2024
Advocate



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FLOW OF THE TILE OF THE SAID LAND/PLOT

Perusal to the request and instructions received from M/s Gayatri Developers through its Partners Mr. Ananad Rahakrishna Satarkar and Mrs. Gayatri Ananad Satarkar to conduct a due diligence verifying owner's title of the property, I conducted the exercise in order to evaluate the property based on the documents set out hereinabove.

I conducted a due diligence of the documents provided by M/s Gayatri Developers through its Partners Mr. Ananad Rahakrishna Satarkar and Mrs. Gayatri Ananad Satarkar, inspection of original / photo copy documents based on the search conducted by me in the office of the sub registrar of assurance Aurangabad The 30 Years (1994 to 2024) title flow is as follow.

It appears from the record that, 7/12 extract bearing Gut No. 193 Satara Aurangabad

That, Registered Sale Deed bearing No. 1517 dated 23.03.1981 executed by Purushottam Krushnarao Dixit in favour of Mr. Panditrao Martandrao Satarkar with respect of Land admeasuring 02 Hector 38 R in Gut No. 193 Satara Aurangabad.

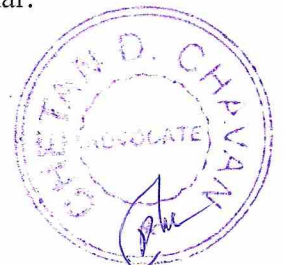
That, in view of mutation entry bearing No. 56 dated 24.03.1981 issued by concern Talathi in the name of Mr. Panditrao Martandrao Satarkar to the extent of land admeasuring 02 Hector 38 R in Gut No. 193 Satara Aurangabad on the basis of Registered Sale Deed bearing No. 1517 dated 23.03.1981 executed by Purushottam Krushnarao Dixit.

That, in view of mutation entry bearing No. 1035 dated 28.12.1991 issued by concern Talathi in the name of Mr. Sudhakar Panditrao (to the extent of land admeasuring 74 R), Mr. Radhakrushna Panditrao (to the extent of land admeasuring 74 R) Mr. Balkrushna Panditrao (to the extent of land admeasuring 73 R) in Gut No. 193 Satara Aurangabad on the basis of family partition executed by Panditrao Martandrao.

That the mutation entry bearing No. 989 dated 30.10.1991 issued by concern Talathi by removing the name of Ragnath Bhavani in other rights column on the basis of letter bearing No. 91/ Kulvibhag/Wari/152 dated 04.10.1991 with respect of land bearing Gut No. 124 & 193 situated at Satara Aurangabad.

That the Registered Sale Deed bearing No. 785 dated 13.02.2009 executed by Mr. Sudhakar Panditrao Satarkar (Kulkarni) and Mr. Balkrushna Panditrao Satarkar in favour of Mr. Radhakrushna Panditrao Satarkar to the extent of land admeasuring 01 Hector 58 R Gut No. 193 situated at Satara Dist. Aurangabad.

That, in view of mutation entry bearing No. 15712 dated 26.02.2009 issued by concern Talathi in the name of Mr. Radhakrushna Panditrao Satarkar to the extent of land admeasuring 01 Hector 58 R on the basis of Registered Sale Deed bearing No. 785 dated 13.02.2009 executed by Mr. Sudhakar Panditrao Satarkar (Kulkarni) and Mr. Balkrushna Panditrao Satarkar.



That the layout letter bearing No. CIDCO/Planning/FLP/AFA/2010/122 dated 08.02.2010 issued by Town Planning Officer Aurangabad Fringe Area Project CIDCO New Aurangabad in the name of Mr. Radhakrushna Panditrao Satarkar with respect of Gut No. 193 situated at Satara Aurangabad.

That the layout plan dated 08.02.2010 issued by Town Planning Officer Aurangabad Fringe Area Project CIDCO New Aurangabad in the name of Mr. Radhakrushna Panditrao Satarkar with respect of Gut No. 193 situated at Satara Aurangabad.

That in the year 2010 Collector Aurangabad issued N.A. Order bearing No. 2009/MASHA/LAND-1/NA/CR- 103/09 dated 04.05.2010 in favour of Mr. Radhakrushna Panditrao Satarkar to the extent of 23800.00 Sq. Meters in Gut No. 193 situated at Satara Aurangabad

That in the year 2010 Registered Sale Deed No. 4098 dated 31/05/2010 executed by Mr. Radhakrushna Panditrao Satarkar (HUF) in favour of Mrs. Neelam Sanjay Mehra and Mr. Sanjay Sambhuprasad Mehra with respect of Plot No. 8 admeasuring 309.40 Sq. Meters and in Gut No. 193, situated at village Satara Dist. Aurangabad.

Registered Sale Deed No. 4097 dated 31/05/2010 executed by Mr. Radhakrushna Panditrao Satarkar (HUF) in favour of Mr. Sanjay Shambhuprasad Mehra and Mrs. Neelam Sanjay Mehra with respect of Plot No. 9 admeasuring 306.39 Sq. Meters and in Gut No. 193, situated at village Satara Dist. Aurangabad.

That Registered Development Agreement bearing No. 5576 dated 10/06/2024 executed by Mrs. Neelam Sanjay Mehra and Mr. Sanjay Sambhuprasad Mehra in favour of M/s Gayatri Developers through its Partners Mr. Ananad Rahakrishna Satarkar and Mrs. Gayatri Ananad Satarkar with respect of Plot No. 8 admeasuring 306.40 Sq. Meters and Plot No. 9 admeasuring 306.39 Sq. Meters in Gut No. 193, situated at village Satara Dist. Aurangabad.

That Registered Irrevocable General Power of Attorney bearing No. 5577 dated 10/06/2024 executed by Mrs. Neelam Sanjay Mehra and Mr. Sanjay Sambhuprasad Mehra in favour of M/s Gayatri Developers through its Partners Mr. Ananad Rahakrishna Satarkar and Mrs. Gayatri Ananad Satarkar with respect of Plot No. 8 admeasuring 306.40 Sq. Meters and Plot No. 9 admeasuring 306.39 Sq. Meters in Gut No. 193, situated at village Satara Dist. Aurangabad.

That Registered Deed of Transfer of Development Rights bearing No. 7397 dated 28/10/2022 executed by M.s Atharwa Infra Developers through its Partners Mr. Manoj Babulal Jain, Mr. Pravin Deojibhai Patel, and Mr. Ravindra Babulal Jain, Mr. Ashish Tejmalji Mugdiya and Mr. Sandeep Subhash Sokiya I favour of Mrs. Neelam Sanjay Mehra and Mr. Sanjay Sambhuprasad Mehra to the extent of TDR of the FSI admeasuring 37.90 Sq. Meters on Plot No. 8 and 75.43 Sq. Meters on Plot No. 09.

3. Search Report for 30 Years from 1994 to 2024 taken from sub Registrar office at Aurangabad I have Deposited Search fees for last thirty years through CHALLAN No. MH004989674202425E dated 10/07/2024

4. Any other relevant title : NIL

5. Litigation if any: No search entry found on 7/12 extract

Date: 10/07/2024


Chetan D Chavan
Advocate



CHALLAN
MTR Form Number-6



GRN	MH004989674202425E	BARCODE			Date	10/07/2024-12:00:10		Form ID			
Department				Inspector General Of Registration							
Type of Payment				Payer Details							
Search Fee				TAX ID / TAN (If Any)							
Other Items				PAN No.(If Applicable)							
Office Name				Full Name		Adv Chetan D Chavan					
CSN1 _HQR SUB REGI CH SAMBHAJINAGAR											
Location				Flat/Block No.		60 New SBH Colony					
CHHATRAPATI SAMBHAJINAGAR											
Year				Premises/Building							
2024-2025 One Time											
Account Head Details			Amount In Rs.		Road/Street		Shahanoorwadi				
0030072201 SEARCH FEE			750.00								
					Area/Locality		Aurangabad				
					Town/City/District						
					PIN		4 3 1 0 0 5				
					Remarks (If Any)						
					30 years Plot No. 8 and Plot No. 9 Gut No. 193 village Satara Dist.						
					Aurangabad						
					Amount In						
					Seven Hundred Fifty Rupees Only						
Total			750.00		Words						
Payment Details				FOR USE IN RECEIVING BANK							
STATE BANK OF INDIA											
Cheque-DD Details				Bank CIN		Ref. No.		00040572024071036206		IK0CVGCHS2	
Cheque/DD No.				Bank Date		RBI Date		10/07/2024-12:24:01		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 :

Mobile No. : 9822077332

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 करावयाच्या दस्तांसाठी लागू नाही.

