

Vishal A. Bagdiya

Advocate High Court

Add. Flat No. A-6, Pride Towers, MIDC Road,
Vedant Nagar, Aurangabad- 431005.

Mob. 9823051498.

Email : vishal_bagdiya@yahoo.com

Date: 18/07/2024

FORMAT - A
(Circular No. 28/2021)

To,
MAHA RERA
Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to property bearing Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajinagar and more particularly as per building permission dtd. 09.05.2024 granted by the Cidco authorities. As per the said building permission the proposed gross builtup area is 13145.192 sq.mtr. on the Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajinagar.

I have investigated the title of the said plot on the request owner viz. **Miss. Ravija Ravindra Sigal & M/s. Sara Infrastructure (owner/developer)** and following documents.

1. Description of the property as under :

property bearing Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajinagar and more particularly as per building permission dtd. 09.05.2024 granted by the Cidco authorities. As per the said building permission the proposed gross builtup area is 13145.192 sq.mtr. on the Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajinagar.

2. The documents of allotment of Land as under :

1. Mutation entry No. 998, 1043, 1078, 1165 & 1426
2. Registered Sale Deed No.AGG-5-8673 dated 26.10.2010.
3. Registered Sale Deed No.AGG-5-980 dated 03.02.2011.
4. Registered Sale Deed No.AGG-5-3050 dated 26.04.2011.
5. Registered Sale Deed No.AGG-2-6826 dated 14.11.2011.

Vishal

6. Registered Sale Deed No.AGG-1-5472 dated 05.12.2011.
7. Registered Sale Deed No.AGG-3-2795 dated 16.07.2013.
8. Registered Sale Deed No.AGG-5-1074 dated 02.02.2021.
9. That the Approved "Tentative Layout Permission" No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (TLP)/ 53 dated 30.11.2023 has been issued by the CIDCO in favour of Miss. Ravija Ravindra Singal in respect of Plot No.01 admeasuring 4893.97 sq.mtrs. and Plot No.02 admeasuring 5221.355 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajinagar.
10. That the Approved "Final Layout Permission" No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (TLP)/ 58 dated 08.04.2024 has been issued by the CIDCO in favour of Miss. Ravija Ravindra Singal in respect of Plot No.01 admeasuring 4893.97 sq.mtrs. and Plot No.02 admeasuring 5221.355 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajinagar.
11. That the building permission dtd. 09.05.2024 granted by the Cidco authorities. As per the said building permission the proposed gross builtup area is 13145.192 sq.mtr. on the Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajinagar.
12. Registered development agreement bearing daybook No. AGG6-6865/2024 dtd. 15.07.2024 registered at Sub Registrar office, Chhatrapati Sambhajinagar.
13. Registered irrevocable general power of attorney bearing daybook No. AGG6-6866 dtd. 15.07.2024 registered at Sub Registrar office, Chhatrapati Sambhajinagar.
14. Copy of 7/12 extract baring gut No. 57, village Wadgaon Kolhati, Tq. & Dist. Chhatrapati Sambhajinagar

3. 7/12 Extract :

The Xerox copy of 7/12 extract of Gut No. 57, Wadgaon Kolhati, Tq. & Dist. Chh. Sambhajinagar,

Vishal

4. Search report for 30 years from 15/07/1994 to 14/07/2024 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 **Miss. Ravija Ravindra Sigal & M/s. Sara Infrastructure (owner/ developer)** is clear, marketable and without any encumbrances.

That, on perusal of the above mentioned documents it appears that the present applicant namely **Miss. Ravija Ravindra Sigal & M/s. Sara Infrastructure (owner/ developer)** have not taken any loan on the said property.

Owner of the land : Miss. Ravija Ravindra Sigal & M/s. Sara Infrastructure (owner/ developer)

Land : property bearing Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajinagar and more particularly as per building permission dtd. 09.05.2024 granted by the Cidco authorities. As per the said building permission the proposed gross builtup area is 13145.192 sq.mtr. on the Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajinagar

The report reflecting the flow of the title of the **Miss. Ravija Ravindra Sigal & M/s. Sara Infrastructure (owner/ developer)** on the said land is enclosed herewith as annexure.

Encl : Annexure



(VISHAL A. BAGDIYA)

Advocate

विशाल अ. बागडीया
बी.एस.एल,एल.एल.बी,एम.बी.ए.
अॅडवोकेट
ऑफिस : फ्लॅट नं. ६-६, प्राईड टॉवर, एम.आय.डी.
रोड, वेदांत नगर, औरंगाबाद

Date: 18/07/2024

FORMAT - A
(Circular No. 28/2021)

To,
MAHA RERA
Mumbai.

FLOW OF THE TITLE OF THE SAID LAND

1. Mutation entry No. 998, 1043, 1078, 1165 & 1426
2. Registered Sale Deed No.AGG-5-8673 dated 26.10.2010.
3. Registered Sale Deed No.AGG-5-980 dated 03.02.2011.
4. Registered Sale Deed No.AGG-5-3050 dated 26.04.2011.
5. Registered Sale Deed No.AGG-2-6826 dated 14.11.2011.
6. Registered Sale Deed No.AGG-1-5472 dated 05.12.2011.
7. Registered Sale Deed No.AGG-3-2795 dated 16.07.2013.
8. Registered Sale Deed No.AGG-5-1074 dated 02.02.2021.
9. That the Approved "Tentative Layout Permission" No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (TLP)/ 53 dated 30.11.2023 has been issued by the CIDCO in favour of Miss. Ravija Ravindra Singal in respect of Plot No.01 admeasuring 4893.97 sq.mtrs. and Plot No.02 admeasuring 5221.355 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajinagar.
10. That the Approved "Final Layout Permission" No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (TLP)/ 58 dated 08.04.2024 has been issued by the CIDCO in favour of Miss. Ravija Ravindra Singal in respect of Plot No.01 admeasuring 4893.97 sq.mtrs. and Plot No.02 admeasuring 5221.355 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajinagar.
11. That the building permission dtd. 09.05.2024 granted by the Cidco authorities. As per the said building permission the proposed gross builtup area is 13145.192 sq.mtr. on the Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajinagar.

Vishal

12. Registered development agreement bearing daybook No. AGG6-6865/2024 dtd. 15.07.2024 registered at Sub Registrar office, Chhatrapati Sambhajanagar.
13. Registered irrevocable general power of attorney bearing daybook No. AGG6-6866 dtd. 15.07.2024 registered at Sub Registrar office, Chhatrapati Sambhajanagar.
14. Copy of 7/12 extract bearing gut No. 57, village Wadgaon Kolhati, Tq. & Dist. Chhatrapati Sambhajanagar
15. Search report for 30 years from 15/07/1994 to 14/07/2024 taken from the Sub registrar office at Aurangabad the receipt attached herewith.

I have taken the search of that part and parcel of the property bearing Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajanagar and more particularly as per building permission dtd. 09.05.2024 granted by the Cidco authorities. As per the said building permission the proposed gross builtup area is 13145.192 sq.mtr. on the Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajanagar with all rights, interest, claims, easement rights and all such rights passing with said property, which property / Land is the subject of the present sale deed and same is bounded as :

East : Open Space & 9.0 Mtr. Internal Road
West : Land from Gut No. 57
North: Land in No Urbanisation Zone of the Owner
South: 12.0 Mtr. Wide Road

Record placed in my hands indicates that,

Registered Sale Deed No.AGG-5-8673 dated 26.10.2010 has been executed by Shri. Mukund Bhagwan Joshi in favour of (1) Shri. Dnyandeo Chandrakant Badhe, (2) Shri. Jagannath Pandharinath Kinage, (3) Smt. Sharmila Kashinath Falak, (4) Shri. Jayendra Hemchandra Bhirud and (5) Shri. Madhukar Bhagwat Sarode in respect of Land totally admeasuring 1

V. Chheda

Hectare 08 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad. The Sale Deed has been signed by Shri. Vinay Pundalik Chaudhary as a "consenting party".

That, mutation entry No.998 dated 26.10.2010, approved by the Competent Authority on 13.11.2010, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Dnyandev Chandrakant Badhe, (2) Shri. Jagannath Pandharinath Kinage, (3) Smt. Sharmila Kashinath Falak, (4) Shri. Jayendra Hemchandra Bhirud and (5) Shri. Madhukar Bhagwat Sarode in respect of Land totally admeasuring 1 Hectare 08 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-5-8673 dated 26.10.2010 executed by Shri. Mukund Bhagwan Joshi in their favour.

That, Registered Sale Deed No.AGG-5-980 dated 03.02.2011 has been executed by Shri. Mukund Bhagwan Joshi in favour of (1) Shri. Shashikant Vinay Chaudhary and (2) Shri. Ruchit Bharat Jain in respect of Land admeasuring 30 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad.

That, mutation entry No.1043 dated 04.03.2011, approved by the Competent Authority on 28.03.2011, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Shashikant Vinay Chaudhary and (2) Shri. Ruchit Bharat Jain in respect of Land admeasuring 30 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-5-980 dated 03.02.2011 executed by Shri. Mukund Bhagwan Joshi in their favour.

That, Registered Sale Deed No.AGG-5-3050 dated 26.04.2011 has been executed by (1) Shri. Shashikant Vinay Chaudhary and (2) Shri. Ruchit Bharat Jain in favour of (1) Shri. Rushikesh Arun Patil, (2) Shri. Nilesh Dilip Bhandarkar and (3) Shri. Gangadhar Mitharam Patil in respect of Land admeasuring 30 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad.

V. Joshi

That, mutation entry No.1078, approved by the Competent Authority on 21.05.2011, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Rushikesh Arun Patil, (2) Shri. Nilesh Dilip Bhandarkar and (3) Shri. Gangadhar Mitharam Patil in respect of Land admeasuring 30 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-5-3050 dated 26.04.2011 executed by (1) Shri. Shashikant Vinay Chaudhary and (2) Shri. Ruchit Bharat Jain in their favour.

That, Registered Sale Deed No.AGG-2-6826 dated 14.11.2011 has been executed by (1) Shri. Dnyandev Chandrakant Badhe, (2) Shri. Jagannath Pandharinath Kinage, (3) Smt. Sharmila Kashinath Falak, (4) Shri. Jayendra Hemchandra Bhirud and (5) Shri. Madhukar Bhagwat Sarode in favour of (1) Shri. Shashikant Chandrakant Dhamdhere, (2) Shri. Sanjay Uttamchand Sancheti, (3) Shri. Paras Popatlal Katariya and (4) Shri. Kiran Kantilal Bothra in respect of Land totally admeasuring 1 Hectare 01 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad.

That, mutation entry No.1165 dated 15.11.2011, approved by the Competent Authority on 30.11.2014, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Shashikant Chandrakant Dhamdhere, (2) Shri. Sanjay Uttamchand Sancheti, (3) Shri. Paras Popatlal Katariya and (4) Shri. Kiran Kantilal Bothra in respect of Land totally admeasuring 1 Hectare 01 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-2-6826 dated 14.11.2011 executed by (1) Shri. Dnyandev Chandrakant Badhe, (2) Shri. Jagannath Pandharinath Kinage, (3) Smt. Sharmila Kashinath Falak, (4) Shri. Jayendra Hemchandra Bhirud and (5) Shri. Madhukar Bhagwat Sarode in their favour.

That, Registered Sale Deed No.AGG-1-5472 dated 05.12.2011 has been executed by (1) Shri. Rushikesh Arun Patil, (2) Shri. Nilesh Dilip Bhandarkar and (3) Shri. Gangadhar Mitharam Patil in favour of (1) Shri. Ashok Yashwant Suryawanshi and (2) Shri. Shashikant Chandrakant

Vishal

Dhamdhere in respect of Land admeasuring 30 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad.

That, Registered Sale Deed No.AGG-3-2795 dated 16.07.2013 has been executed by (1) Shri. Ashok Yashwant Suryawanshi, (2) Shri. Shashikant Chandrakant Dhamdhere, (3) Shri. Sanjay Uttamchand Sancheti, (4) Shri. Paras Popatlal Katariya and (5) Shri. Kiran Kantilal Bothra in favour of Shri. Ravindra Champalal Khinvasara in respect of Land totally admeasuring 1 Hectare 31 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad.

That, mutation entry No.1426 dated 16.07.2013, approved by the Competent Authority on 13.08.2013, has been taken in record of rights by the Concerned Talathi in favour of Shri. Ravindra Champalal Khinvasara in respect of Land totally admeasuring 1 Hectare 31 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-3-2795 dated 16.07.2013 executed by (1) Shri. Ashok Yashwant Suryawanshi, (2) Shri. Shashikant Chandrakant Dhamdhere, (3) Shri. Sanjay Uttamchand Sancheti, (4) Shri. Paras Popatlal Katariya and (5) Shri. Kiran Kantilal Bothra in his favour.

That, Registered Special Power of Attorney (for Presentation & Admission) No.AGG-5-7483 dated 18.12.2020 has been executed by Shri. Ravindra Champalal Khinvasara in favour of Shri. Rajendra Dinkarrao Pathak in respect of Land admeasuring 1 Hectare 31 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad.

That, Registered Special Power of Attorney (for Presentation & Admission) No.BBE-4-90 dated 04.01.2021 has been executed by Miss. Ravija Ravindra Singal in favour of Shri. Navin Shankar Godse.

That, Registered Sale Deed No.AGG-5-1074 dated 02.02.2021 has been executed by Shri. Ravindra Champalal Khinvasara through his SPA Holder Shri. Rajendra Dinkarrao Pathak (vide Registered SPA No.AGG-5-7483 dated 18.12.2020) in favour of Miss. Ravija Ravindra Singal through her SPA Holder Shri. Navin Shankar Godse (vide Registered SPA No.BBE-4-90 dated

V. Shinde

04.01.2021) in respect of Land admeasuring 1 Hectare 31 R situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad.

That, Approved "Tentative Layout Permission" No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (TLP)/ 53 dated 30.11.2023 has been issued by the CIDCO in favour of Miss. Ravija Ravindra Singal in respect of Plot No.01 admeasuring 4893.97 sq.mtrs. and Plot No.02 admeasuring 5221.355 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad.

That, Approved "Final Layout Permission" No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (TLP)/ 58 dated 08.04.2024 has been issued by the CIDCO in favour of Miss. Ravija Ravindra Singal in respect of Plot No.01 admeasuring 4893.97 sq.mtrs. and Plot No.02 admeasuring 5221.355 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad.

That, accordingly, Miss. Ravija Ravindra Singal is the absolute Owner and possessor of Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Aurangabad, Which is more particularly described in Schedule-I and hereinafter collectively referred to as the "said Plot".

1. That the building permission dtd. 09.05.2024 granted by the Cidco authorities. As per the said building permission the proposed gross builtup area is 13145.192 sq.mtr. on the Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajinagar.
2. That the owner have executed the registered development agreement bearing daybook No. AGG6-6865/2024 dtd. 15.07.2024 registered at the Sub Registrar office, Chhatrapati Sambhajinagar in favour of the developer and the owner have also executed the registered irrevocable general power of attorney bearing daybook No. AGG6-6866/2024 dtd. 15.07.2024 registered at the Sub Registrar office, Chh. Sambhajinagar in favour of the developer more particularly on the terms and conditions mentioned in the said agreement.

Vishal

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 13 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 **Miss. Ravija Ravindra Sigal & M/s. Sara Infrastructure (owner/ developer)** is having clear and good marketable title over the said property mentioned in the schedule.

10. No any litigation is pending.

Hence this report.

Report Submitted by



(Adv. Vishal A Bagdiya)

विशाल अ. बागडीया

बी.एस.एल.एल.एल.बी.एम.बी.ए.

अॅडवोकेट

ऑफिस : फ्लॅट नं. ६-६, प्राईड टॉवर, एम.आय.डी. २
रोड, वेदांत नगर, औरंगाबाद

Vishal A. Bagdiya

Advocate High Court

Add. Flat No. A-6, Pride Towers, MIDC Road,
Vedant Nagar, Aurangabad- 431005.
Mob. 9823051498.
Email : vishal_bagdiya@yahoo.com

Date: 18/07/2024

To,
MAHA RERA
Mumbai.

NON- ENCUMBRANCE CERTIFICATE

All piece and parcel of Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajinagar and more particularly as per building permission dtd. 09.05.2024 granted by the Cidco authorities. As per the said building permission the proposed gross builtup area is 13145.192 sq.mtr. on the Plot No.01 admeasuring 4893.97 sq.mtrs., situated at Gat No.57, Village Wadgaon (Kolhati), Taluka and District Chh. Sambhajinagar which is bounded as under :

East : Open Space & 9.0 Mtr. Internal Road
West : Land from Gut No. 57
North: Land in No Urbanisation Zone of the Owner
South: 12.0 Mtr. Wide Road

That the property mentioned above is free from encumbrances and charge.

Hence this certificate.



(VISHAL A. BAGDIYA)

Advocate

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

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