

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 VASTU NX" being constructed on Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajnagar (Aurangabad) (hereinafter referred to as the "said land").

I have investigated the Title of the said Property on the request of (1) Shri. Vitthal s/o. Dada Sale (UID: 8126 5511 5478) viz. the "Owner" and (2) M/s. Sai Shraddha Builders (PAN NO. AQTPJ 7406Q), Chh. Sambhajnagar (Aurangabad), through its Proprietor Shri. Sajansing Motilal Jarwal viz. the "Developer" and the following documents :

- 1) Copy of Registered Relinquishment Deed No.AGG-2-6220 dated 17.10.2011 executed by Smt. Asha d/o. Dada Sale @ Rukhmanbai w/o. Ramrao Bhagat in favour of Shri. Vitthal s/o. Dada Sale in respect of her undivided share and right, title interest in land at Gat No.152 Village Tisgaon, Taluka and District Chh. Sambhajnagar (Aurangabad).
- 2) Copy of Registered Development Agreement No.AGG-3-887 dated 27.01.2024 has been executed by Shri. Vitthal Dada Sale in favour of Shri. Sajansing Motilal Jarwal, Proprietor of M/s. Sai Shraddha Builders in respect of Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajnagar (Aurangabad). The Development Agreement has been signed by (1) Shri. Ramesh Vitthal Sale and (2) Smt. Shital Krushna Sale as a "consenting party".
- 3) Copy Registered General Power of Attorney (GPA) No.AGG-3-889 dated 27.01.2024 has been executed by Shri. Vitthal Dada Sale in favour of Shri. Sajansing Motilal Jarwal, Proprietor of M/s. Sai Shraddha Builders in respect of Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajnagar



(Aurangabad). The Development Agreement has been signed by (1) Shri. Ramesh Vitthal Sale and (2) Smt. Shital Krushna Sale as a "consenting party".

4) Search Report for 30 years from 1995 till 2024.

2. On the basis of Documents produced before me, I am of the opinion that, the Title of (1) Shri. Vitthal s/o. Dada Sale (UID: 8126 5511 5478) viz. the "Owner" and (2) M/s. Sai Shraddha Builders (PAN NO. AQTPJ 7406Q), Chh. Sambhajnagar (Aurangabad), through its Proprietor Shri. Sajansing Motilal Jarwal viz. the "Developer" to the said property, is clear, marketable free of encumbrances.

Owners of the Land : (1) Shri. Vitthal s/o. Dada Sale (UID: 8126 5511 5478) viz. the "Owner" and (2) M/s. Sai Shraddha Builders (PAN NO. AQTPJ 7406Q), Chh. Sambhajnagar (Aurangabad), through its Proprietor Shri. Sajansing Motilal Jarwal viz. the "Developer".

(1) Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajnagar (Aurangabad).

3. The report reflecting the Flow of the Title of (1) Shri. Vitthal s/o. Dada Sale (UID: 8126 5511 5478) viz. the "Owner" and (2) M/s. Sai Shraddha Builders (PAN NO. AQTPJ 7406Q), Chh. Sambhajnagar (Aurangabad), through its Proprietor Shri. Sajansing Motilal Jarwal viz. the "Developer" on the said land is enclosed herewith as annexure,

Encl : Annexure

Place : Chh. Sambhajnagar (Aurangabad).

Date : 26.04.2024



P. B. Paithankar
P. B. Paithankar.
Advocate.

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

"Vishnuvardhan"
Plot No. 2, Mayanagar,
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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

A	Name of the owner	(1) Shri. Vitthal s/o. Dada Sale (UID: 8126 5511 5478) 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	That, Land situated at Gat No.152 Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad), was originally owned by Shri. Dada Dashrath Sale since prior to year 1979 and his name is appearing in record of rights i.e. 7/12 extract mutated vide mutation entry No.1.	Xerox copy perused by me.
2	That, after the death of Shri. Dada Dashrath Sale, the name of his Legal Heirs (1) Shri. Vitthal s/o. Dada Sale, (2) Smt. Asha d/o. Dada Sale @ Rukhmanbai w/o. Ramrao Bhagat, (3) Smt. Parvatabai w/o. Dada Sale (since deceased) and (4) Smt. Kanvarbai w/o. Dada Sale (since deceased), were taken in record of rights by the Concerned Talathi, vide mutation entry No.4 dated 30.04.1979.	Xerox copy perused by me.



3	That, Smt. Asha d/o. Dada Sale @ Rukhmanbai w/o. Ramrao Bhagat executed Registered Relinquishment Deed No.AGG-2-6220 dated 17.10.2011 in favour of Shri. Vitthal s/o. Dada Sale in respect of her undivided share and right, title interest in Land situated at Gat No.152 Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad). Accordingly, Shri. Vitthal Dada Sale became the absolute owner & possessor of aforesaid land.	Xerox copy perused by me.
4	That, No.JA.KRA. 2021/ ABHILEKH/ NAKAL/ KAVI dated 12.04.2021 has been issued by the Tahsildar, Chh. Sambhajinagar (Aurangabad) advising that, the record in respect of Gat No.161, 152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad) for the period 1990 to 2010 is not traceable/ available in their office.	Xerox copy perused by me.
5	That, Shri. Vitthal Dada Sale has obtained N. A. Permission No.JA.KRA.2021/ MASHAKA/ JAMIN-1/ NAP-34/ MOUJE TISGAON, TA. CHH. SAMBHAJINAGAR (AURANGABAD)/PRA.KRA.343 dated 02.09.2011 from the Collector, Chh. Sambhajinagar (Aurangabad) in respect of Land totally admeasuring 9700.00 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Xerox copy perused by me.
6	That, "No Objection Certificate" (NOC) No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2021 (NOC)/ 36 dated 02.06.2021 has been issued by the CIDCO in favour of Shri. Vitthal Dada Sale for sale of Plot No.27 and 28 situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Xerox copy perused by me.
7	That, Approved Final Layout Order No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2021(LP)/ 53 dated 02.06.2021 has been issued by the CIDCO in favour of Shri. Vitthal Dada Sale in respect of Land admeasuring 9700.00 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Xerox copy perused by me.
8	That, "Commencement Certificate" No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2021(LP)/ 53 dated 02.06.2021 has been issued by the CIDCO in favour of Shri. Vitthal Dada Sale in respect of Land admeasuring 9700.00 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Xerox copy perused by me.



9	That, Approved Map attached to the "Commencement Certificate" No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2021(LP)/ 53 dated 02.06.2021 has been issued by the CIDCO in favour of Shri. Vitthal Dada Sale in respect of Land admeasuring 9700.00 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Xerox copy perused by me.
10	That, "Development Permission" No.CIDCO/ ATPO/ BP/ WL/ 2023/ 206 dated 20.10.2023 has been issued by the CIDCO in favour of Shri. Vitthal Dada Sale in respect of Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Xerox copy perused by me.
11	That, Approved Map attached to the "Development Permission" No.CIDCO/ ATPO/ BP/ WL/ 2023/ 206 dated 20.10.2023 has been issued by the CIDCO in favour of Shri. Vitthal Dada Sale in respect of Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Xerox copy perused by me.
12	That, "Commencement Certificate" No.CIDCO/ ATPO/ BP/ WL/ 2023/ 206 dated 20.10.2023 has been issued by the CIDCO in favour of Shri. Vitthal Dada Sale in respect of Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Xerox copy perused by me.
13	That, Approved Map attached to the "Commencement Certificate" No.CIDCO/ ATPO/ BP/ WL/ 2023/ 206 dated 20.10.2023 has been issued by the CIDCO in favour of Shri. Vitthal Dada Sale in respect of Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Xerox copy perused by me.
14	That, Registered Development Agreement No.AGG-3-887 dated 27.01.2024 has been executed by Shri. Vitthal Dada Sale in favour of Shri. Sajansing Motilal Jarwal, Proprietor of M/s. Sai Shraddha Builders in respect of Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad). The Development Agreement has been signed by (1) Shri. Ramesh Vitthal Sale and (2) Smt. Shital Krushna Sale as a "consenting party". The break-up of Units to be constructed on the said Plot retained by the (1) Owner and (2) Developer are as follows :	Original perused by me.



Units retained by the Owner :

Sr. No.	Building Name/ No.	Unit Remark/ Type	Unit No.	Floor	Built/up area in sq.mtrs.	Carpet area in sq.mtrs.
1	Building A	Shop	S1	Ground Floor	19.13	17.29
2	Building A	Shop	S2	Ground Floor	14.09	12.91
3	Building A	Shop	S3	Ground Floor	16.69	15.81
4	Building A	Shop	S4	Ground Floor	16.69	54.90
5	Building A	2-BHK Flat	A1	First Floor	70.35	54.90
6	Building A	2-BHK Flat	A2	First Floor	70.35	54.90
7	Building A	2-BHK Flat	A3	First Floor	70.35	54.90
8	Building A	2-BHK Flat	A4	First Floor	70.35	54.90
9	Building A	2-BHK Flat	A7	Second Floor	70.35	54.90
10	Building A	2-BHK Flat	A10	Third Floor	70.35	54.90
11	Building A	2-BHK Flat	A13	Fourth Floor	70.35	54.90
12	Building A	2-BHK Flat	A14	Fourth Floor	70.35	54.90
13	Building A	2-BHK Flat	A15	Fourth Floor	70.35	54.90
14	Building A	2-BHK Flat	A16	Fourth Floor	70.35	54.90
15	Building B	2-BHK Flat	B5	Second Floor	70.35	54.90
16	Building B	2-BHK Flat	B6	Second Floor	70.35	54.90
17	Building B	2-BHK Flat	B7	Second Floor	62.57	49.57



18	Building B	2-BHK Flat	B8	Second Floor	70.35	54.90
19	Building B	2-BHK Flat	B9	Third Floor	70.35	54.90
20	Building B	2-BHK Flat	B10	Third Floor	70.35	54.90
21	Building B	2-BHK Flat	B11	Third Floor	62.57	49.57
22	Building B	2-BHK Flat	B15	Third Floor	70.35	54.90
23	Building B	2-BHK Flat	B15	Fourth Floor	62.57	49.57
24	Building C	Row House	C2	Ground + 2	83.29	70.48
25	Building C	Row House	C3	Ground + 2	83.29	70.48

Units retained by the Developer :

Sr. No.	Building Name/ No.	Unit Remark/ Type	Unit No.	Floor	Built/up area in sq.mtrs.	Carpet area in sq.mtrs.
1	Building A	Shop	S5	Ground Floor	14.09	12.91
2	Building A	Shop	S6	Ground Floor	19.13	17.29
3	Building A	2-BHK Flat	A5	Second Floor	70.35	54.90
4	Building A	2-BHK Flat	A6	Second Floor	70.35	54.90
5	Building A	2-BHK Flat	A8	Second Floor	70.35	54.90
6	Building A	2-BHK Flat	A9	Third Floor	70.35	54.90
7	Building A	2-BHK Flat	A11	Third Floor	70.35	54.90
8	Building A	2-BHK Flat	A12	Third Floor	70.35	54.90
9	Building B	2-BHK	B1	First	70.35	54.90



		Flat		Floor		
10	Building B	2-BHK Flat	B2	First Floor	70.35	54.90
11	Building B	2-BHK Flat	B3	First Floor	62.57	49.57
12	Building B	2-BHK Flat	B4	First Floor	70.35	54.90
13	Building B	2-BHK Flat	B13	Fourth Floor	70.35	54.90
14	Building B	2-BHK Flat	B14	Fourth Floor	70.35	54.90
15	Building B	2-BHK Flat	B16	Fourth Floor	70.35	54.90
16	Building C	Row House	C1	Ground + 2	100.04	75.32
17	Building C	Row House	C4	Ground + 2	83.29	70.48
18	Building C	Row House	C5	Ground + 2	83.29	70.48
19	Building C	Row House	C6	Ground + 2	83.29	70.48
20	Building C	Row House	C7	Ground + 2	83.29	70.48
21	Building C	Row House	C8	Ground + 2	83.29	70.48
22	Building C	Row House	C9	Ground + 2	93.34	70.48
15	That, Registered General Power of Attorney (GPA) No.AGG-3-889 dated 27.01.2024 has been executed by Shri. Vitthal Dada Sale in favour of Shri. Sajansing Motilal Jarwal, Proprietor of M/s. Sai Shraddha Builders in respect of Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad). The Development Agreement has been signed by (1) Shri. Ramesh Vitthal Sale and (2) Smt. Shital Krushna Sale as a "consenting party".					Original perused by me.



16	That, Registered Deed of Declaration No.AGG-6-4080 dated 19.04.2024 has been executed by Shri. Vitthal Dada Sale in favour of Shri. Sajansing Motilal Jarwal, Proprietor of M/s. Sai Shraddha Builders in respect of housing project known as "TIRUPATI VASTU NX" being constructed on Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).		Original perused by me.
C	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/registered mortgage	A Project known as "TIRUPATI VASTU NX" to be constructed on Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad), having a total Approved built/up area of 3320.19 sq.mtrs.	
i	Survey No.	Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	
ii	Door no. (in case of house property)	Plot No.27.	
iii	Extent/Areas including plinth/built up area in case of house property	1486.75 sq.mtrs. plot area.	
iv	Locations like name of the place, village, city, registration, sub-district etc.	Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	
v	BOUNDARIES OF PLOT NO.27 (PROJECT LAND) (As mentioned in the Registered Development Agreement) ON OR TOWARDS EAST : 15 MTRS. WIDE ROAD. ON OR TOWARDS WEST : 7 MTRS. WIDE ROAD. ON OR TOWARDS NORTH : LAYOUT OPEN SPACE. ON OR TOWARDS SOUTH : 15 MTRS. WIDE ROAD.		

FLOW OF THE TITLE

That, Land situated at Gat No.152 Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad), was originally owned by Shri. Dada Dashrath Sale since prior to year 1979 and his name is appearing in record of rights i.e. 7/12 extract mutated vide mutation entry No.1.



That, after the death of Shri. Dada Dashrath Sale, the name of his Legal Heirs (1) Shri. Vitthal s/o. Dada Sale, (2) Smt. Asha d/o. Dada Sale @ Rukhmanbai w/o. Ramrao Bhagat, (3) Smt. Parvatahai w/o. Dada Sale (since deceased) and (4) Smt. Kanvarbai w/o. Dada Sale (since deceased), were taken in record of rights by the Concerned Talathi, vide mutation entry No.4 dated 30.04.1979.

That, Smt. Asha d/o. Dada Sale @ Rukhmanbai w/o. Ramrao Bhagat executed Registered Relinquishment Deed No.AGG-2-6220 dated 17.10.2011 in favour of Shri. Vitthal s/o. Dada Sale in respect of her undivided share and right, title interest in Land situated at Gat No.152 Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad). Accordingly, Shri. Vitthal Dada Sale became the absolute owner & possessor of aforesaid land.

That, No.JA.KRA. 2021/ ABHILEKH/ NAKAL/ KAVI dated 12.04.2021 has been issued by the Tahsildar, Chh. Sambhajinagar (Aurangabad) advising that, the record in respect of Gat No.161, 152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad) for the period 1990 to 2010 is not traceable/ available in their office.

That, Shri. Vitthal Dada Sale has obtained N. A. Permission No.JA.KRA.2021/ MASHAKA/ JAMIN-1/ NAP-34/ MOUJE TISGAON, TA. CHH. SAMBHAJINAGAR (AURANGABAD)/PRA.KRA.343 dated 02.09.2011 from the Collector, Chh. Sambhajinagar (Aurangabad) in respect of Land totally admeasuring 9700.00 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

That, "No Objection Certificate" (NOC) No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2021 (NOC)/ 36 dated 02.06.2021 has been issued by the CIDCO in favour of Shri. Vitthal Dada Sale for sale of Plot No.27 and 28 situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

That, Approved Final Layout Order No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2021(LP)/ 53 dated 02.06.2021 has been issued by the CIDCO in favour of Shri. Vitthal Dada Sale in respect of Land admeasuring 9700.00 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

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That, Approved Map attached to the "Commencement Certificate" No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2021(LP)/ 53 dated 02.06.2021 has been issued by the CIDCO in favour of Shri. Vitthal Dada Sale in respect of Land admeasuring 9700.00 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).



That, "Development Permission" No.CIDCO/ ATPO/ BP/ WL/ 2023/ 206 dated 20.10.2023 has been issued by the CIDCO in favour of Shri. Vitthal Dada Sale in respect of Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

That, Approved Map attached to the "Development Permission" No.CIDCO/ ATPO/ BP/ WL/ 2023/ 206 dated 20.10.2023 has been issued by the CIDCO in favour of Shri. Vitthal Dada Sale in respect of Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

That, "Commencement Certificate" No.CIDCO/ ATPO/ BP/ WL/ 2023/ 206 dated 20.10.2023 has been issued by the CIDCO in favour of Shri. Vitthal Dada Sale in respect of Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

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That, Registered Development Agreement No.AGG-3-887 dated 27.01.2024 has been executed by Shri. Vitthal Dada Sale in favour of Shri. Sajansing Motilal Jarwal, Proprietor of M/s. Sai Shraddha Builders in respect of Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad). The Development Agreement has been signed by (1) Shri. Ramesh Vitthal Sale and (2) Smt. Shital Krushna Sale as a "consenting party". The break-up of Units to be constructed on the said Plot retained by the (1) Owner and (2) Developer are as follows :

Units retained by the Owner :

Sr. No.	Building Name/ No.	Unit Remark/ Type	Unit No.	Floor	Built/up area in sq.mtrs.	Carpet area in sq.mtrs.
1	Building A	Shop	S1	Ground Floor	19.13	17.29
2	Building A	Shop	S2	Ground Floor	14.09	12.91
3	Building A	Shop	S3	Ground Floor	16.69	15.81
4	Building A	Shop	S4	Ground Floor	16.69	54.90



5	Building A	2-BHK Flat	A1	First Floor	70.35	54.90
6	Building A	2-BHK Flat	A2	First Floor	70.35	54.90
7	Building A	2-BHK Flat	A3	First Floor	70.35	54.90
8	Building A	2-BHK Flat	A4	First Floor	70.35	54.90
9	Building A	2-BHK Flat	A7	Second Floor	70.35	54.90
10	Building A	2-BHK Flat	A10	Third Floor	70.35	54.90
11	Building A	2-BHK Flat	A13	Fourth Floor	70.35	54.90
12	Building A	2-BHK Flat	A14	Fourth Floor	70.35	54.90
13	Building A	2-BHK Flat	A15	Fourth Floor	70.35	54.90
14	Building A	2-BHK Flat	A16	Fourth Floor	70.35	54.90
15	Building B	2-BHK Flat	B5	Second Floor	70.35	54.90
16	Building B	2-BHK Flat	B6	Second Floor	70.35	54.90
17	Building B	2-BHK Flat	B7	Second Floor	62.57	49.57
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24	Building C	Row House	C2	Ground + 2	83.29	70.48
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Units retained by the Developer :

Sr. No.	Building Name/ No.	Unit Remark/ Type	Unit No.	Floor	Built/up area in sq.mtrs.	Carpet area in sq.mtrs.
1	Building A	Shop	S5	Ground Floor	14.09	12.91
2	Building A	Shop	S6	Ground	19.13	17.29



				Floor		
3	Building A	2-BHK Flat	A5	Second Floor	70.35	54.90
4	Building A	2-BHK Flat	A6	Second Floor	70.35	54.90
5	Building A	2-BHK Flat	A8	Second Floor	70.35	54.90
6	Building A	2-BHK Flat	A9	Third Floor	70.35	54.90
7	Building A	2-BHK Flat	A11	Third Floor	70.35	54.90
8	Building A	2-BHK Flat	A12	Third Floor	70.35	54.90
9	Building B	2-BHK Flat	B1	First Floor	70.35	54.90
10	Building B	2-BHK Flat	B2	First Floor	70.35	54.90
11	Building B	2-BHK Flat	B3	First Floor	62.57	49.57
12	Building B	2-BHK Flat	B4	First Floor	70.35	54.90
13	Building B	2-BHK Flat	B13	Fourth Floor	70.35	54.90
14	Building B	2-BHK Flat	B14	Fourth Floor	70.35	54.90
15	Building B	2-BHK Flat	B16	Fourth Floor	70.35	54.90
16	Building C	Row House	C1	Ground + 2	100.04	75.32
17	Building C	Row House	C4	Ground + 2	83.29	70.48
18	Building C	Row House	C5	Ground + 2	83.29	70.48
19	Building C	Row House	C6	Ground + 2	83.29	70.48
20	Building C	Row House	C7	Ground + 2	83.29	70.48
21	Building C	Row House	C8	Ground + 2	83.29	70.48
22	Building C	Row House	C9	Ground + 2	93.34	70.48

That, Registered General Power of Attorney (GPA) No.AGG-3-889 dated 27.01.2024 has been executed by Shri. Vitthal Dada Sale in favour of Shri. Sajansing Motilal Jarwal, Proprietor of M/s. Sai Shraddha Builders in respect of Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad). The Development Agreement has been signed by (1) Shri. Ramesh Vitthal Sale and (2) Smt. Shital Krushna Sale as a "consenting party".

That, Registered Deed of Declaration No.AGG-6-4080 dated 19.04.2024 has been executed by Shri. Vitthal Dada Sale in favour of Shri. Sajansing Motilal Jarwal, Proprietor of M/s. Sai Shraddha Builders in respect of housing project known as "TIRUPATI VASTU NX" being constructed on Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).



On the basis of Documents produced before me, I am of the opinion that, Shri. Vitthal s/o. Dada Sale (UID: 8126 5511 5478) is the absolute Owner and M/s. Sai Shraddha Builders (PAN NO. AQTPJ 7406Q), Chh. Sambhajinagar (Aurangabad), through its Proprietor Shri. Sajansing Motilal Jarwal is the Developer, GPA Holder and Possessor of a Project known as "TIRUPATI VASTU NX" being constructed on Plot No.27 admeasuring 1486.75 sq.mtrs., situated at Gat No.152, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad). Their title is perfect, clear, marketable and free from all encumbrances.

I have inspected the record of registry and Index - II of the Office of Sub-Registrar, Chh. Sambhajinagar (Aurangabad) for last 30 years made available to me through "online search" and have deposited the requisite charges towards search fees "online" vide receipt GRN No.MH001192428202425E dated 26.04.2024 which are annexed hereto.

Place : Chh. Sambhajinagar (Aurangabad).

Date : 26.04.2024


P.B. Patil
Advocate.



CHALLAN
MTR Form Number-6



GRN	MHD01192426202425E	BARCODE			Date	26/04/2024-09:44:04		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)		ACAPP3905M			
Office Name ARB6_AURANGABAD NO 6 SUB REGISTRAR					Full Name		PRAKASH B PAITHANKAR			
Location CHHATRAPATI SAMBHAJINAGAR										
Year 2024-2025 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE				750.00		Road/Street				
						Area/Locality		AURANGABAD		
						Town/City/District				
						PIN		431003		
						Remarks (If Any)				
						PLOT NO.27 TIRUPATI VASTU NX GAT NO.152 VILLAGE TISGAON				
						TALUKA AND DISTRICT AURANGABAD				
						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.		00040572024042687177 JKDCSTICZ7	
Cheque/DD No.					Bank Date		RBI Date		26/04/2024-09:24:44 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
खट्टर चालन "सदप ऑफ पेमेंट" जख्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9823270026

