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: 16/07/2024

FORMAT – A
(Circular No. 28/2021)

To,
MAHA RERA
Mumbai.

FLOW OF THE TITLE OF THE SAID LAND

A. Copy of registered sale deed bearing day book No. AGG5-3106/2013 dtd. 23.04.2013 of Gut No.62/1 (Survey No.55) admeasuring 1H 53R (3 Acre 32 Guntha), and Gut No.62/2 (Survey No.56), admeasuring 99 R (2 Acre 18 Guntha) totally admeasuring area **2 Hector 52 R** situated at Itkheda, Aurangabad

B. Copy of 7/12 extract of Gut No. 62/1 village Itkheda, Tq. & Dist. Aurangabad.

C. Copy of 7/12 extract of Gut No. 62/2 village Itkheda, Tq. & Dist. Aurangabad.

D. Copy of mutation entry No. 2894.

E. Copy of building permission dtd. 06.12.2022 bearing permission No. 258/2022-23 in file No. 19/17/2021-22 in respect of gut No. 62/1 & 62/2 village Itkheda, Tq. & Dist. Aurangabad.

F. Development agreement bearing daybook No. AGG6-6194/2024 dtd. 21.06.2024 registered at the Sub Registrar office, Chhatrapati Sambhajinagar.

G. Irrevocable General Power of Attorney bearing daybook No. AGG3-6666/2024 dtd. 21.06.2024 registered at the Sub Registrar office, Chhatrapati Sambhajinagar.

H. Search report for 30 years from **25/02/1994 to 24/02/2024** taken from the Sub registrar office at Aurangabad the receipt attached herewith.

Vishal

I. I have taken the search of the all that part and parcel of the property land bearing Gut No.62/1 (Survey No.55) admeasuring 1H 53R (3 Acre 32 Guntha), and Gut No.62/2 (Survey No.56), admeasuring 99 R (2 Acre 18 Guntha) totally admeasuring area **2 Hector 52 R** situated at Itkheda, Aurangabad which is bounded as under:

Boundaries of survey No. 55Gut No. 62/1 is as under:

East	:	Gut No. 88
West	:	Paithan Road
South	:	Survey No. 56 (Gut No. 62/2)
North	:	Land of Trivedi

Boundaries of survey No. 56Gut No. 62/2 is as under:

East	:	Gut No. 88
West	:	Paithan Road
South	:	Nala
North	:	Survey No. 55 (Gut No. 62/1)

H. History of Gut No. 62/1

1. It is seen that, land survey No. 55, situated at Itkheda, Tq. & dist. Aurangabad was owned and possessed by one Mr. Javed Ahmad Khan. Thereafter said entire land is purchased from him by Mr. Mehmood Khan Hazi Abdul Rehman Khan in the year 1963. Accordingly his name is mutated in the 7/12 extract and the possession was also given to him. It is seen that subsequently this land is numbered as Gut No. 62/1.
2. It is seen that said Mr. Mehmood Khan Hazi Abdul Rehman Khan expired in the year 1986. After his death his legal heirs i.e. his wife namely Smt. Shakila Fahim Mehmood Khan and four sons namely Mr. Mujtaba Mehmood Khan and Mr. Mansoor Mehmood Khan and Mr. Farrukh Mehmood Khan and Mr. Mujaffar Mehmood Khan. That thereafter Shakila Fahim Mehmood Khan and Mr. Mujtaba Mehmood Khan and Mr. Mansoor Mehmood Khan and

Vishal

Mr. Farrukh Mehmood Khan and Mr. Mujaffar Mehmood Khan have partitioned said land Gut No. 62/1 in between themselves. Accordingly said land Gut No. 62/1 to the extent of 33 R is given to the share of Smt. Shakila Fahim Mehmood Khan, Gut No. 62/1 to the extent of 30 R is given to the share of Mr. Mujtaba Mehmood Khan, Gut No 62/1 to the extent of 30 R is given to the share of Mr. Farrukh Mehmood Khan, Gut No. 62/1 to the extent of 30 R is given to the share of Mansoor Mehmood Khan and lastly Gut No. 62/1 to the extent of 30 R is given to the share of Mr. Mujaffar Mehmood Khan. Accordingly the names of these respective persons have been recorded in the 7/12 extract vide mutation entry No. 2199, and the respective owners are in possession of the respective lands.

3. That thereafter Smt. Shakila Fahim Mahmood Khan, Mujtaba Mahmood Khan, Mansoor Mahmood Khan, Farukh Mahmood Khan & Mujaffar Mahmood Khan have sold the said property to 1. Dizziland Farms Pvt. Ltd., 2. Narayan Infra - Ventures Pvt. Ltd. Represented by Shri Ulhas S/o Narayan Gaoli, 3. Mr. Milind Dinkarrao Kelkar, 4. Mrs. Mohini Milind Kelkar, 5. Mrs. Rajlaxmi Satish Lodha and 6. Shri. Kaustubh Manoj Kumar Lohiya **(owner/ developer)** vide registered sale Deed bearing daybook No 3106 dated 25.04.2013 and as such the 1. Dizziland Farms Pvt. Ltd., 2. Narayan Infra - Ventures Pvt. Ltd. Represented by Shri Ulhas S/o Narayan Gaoli, 3. Mr. Milind Dinkarrao Kelkar, 4. Mrs. Mohini Milind Kelkar, 5. Mrs. Rajlaxmi Satish Lodha and 6. Shri. Kaustubh Manoj Kumar Lohiya **(owner/ developer)** became the owner of property being agricultural land bearing Gut No.62/1 (Survey No.55) admeasuring 1H 53R (3 Acre 32 Guntha) situated at Itkheda, Aurangabad.

4. That the names of 1. Dizziland Farms Pvt. Ltd., 2. Narayan Infra - Ventures Pvt. Ltd. Represented by Shri Ulhas S/o Narayan Gaoli, 3. Mr. Milind Dinkarrao Kelkar, 4. Mrs. Mohini Milind Kelkar, 5. Mrs. Rajlaxmi Satish Lodha and 6. Shri. Kaustubh Manoj Kumar

Lohiya **(owner/ developer)** were taken on revenue record on the basis of above mentioned sale deed by mutation entry No. 2894.

I. History of Gut No. 62/2

1. It is seen that, land survey No. 56, situated at Itkheda, Tq. & dist. Aurangabad was owned and possessed by one Ganpat Limbaji Korke. That the said property was transferred by him in favour of Mr. Mehmood Khan Hazi Abdul Rehman Khan by way of registered sale deed bearing document No. 121 dtd. 13.01.1966 registered at the Sub Registrar office, Aurangabad. Accordingly his name is mutated in the 7/12 extract and the possession was also given to him. It is seen that subsequently this land is numbered as Gut No. 62/2.
2. That Mehmood Khan Hazi Abdul Rehman Khan during his lifetime have transferred the said property in name of his son namely Mansoor Mahemood Khan in the year 1983-84.
3. It is seen that said Mr. Mehmood Khan Hazi Abdul Rehman Khan expired in the year 1986. After his death his legal heirs i.e. his wife namely Smt. Shakila Fahim Mehmood Khan and four sons namely Mr. Mujtaba Mehmood Khan and Mr. Mansoor Mehmood Khan and Mr. Farrukh Mehmood Khan and Mr. Mujaffar Mehmood Khan have compromise in respect of properties owned and possessed by him and also of the family. As such the property bearing Gut No. 62/2 at village Itkheda was been partitioned between brothers. That Gut No. 62/2 to the extent of 28 R is given to the share of Mr. Mujtaba Mehmood Khan, Gut No 62/3 to the extent of 28 R is given to the share of Mr. Farrukh Mehmood Khan, Gut No. 62/3 to the extent of 28 R is given to the share of Mansoor Mehmood Khan and lastly Gut No. 62/3 to the extent of 27 R is given to the share of Mr. Mujaffar Mehmood Khan. Accordingly the names of these respective persons have been recorded in the 7/12 extract vide mutation entry No. 2199, and the respective owners are in possession of the respective lands.

Vcahed.

4. That thereafter Mujtaba Mahmood Khan, Mansoor Mahmood Khan, Farukh Mahmood Khan & Mujaffar Mahmood Khan have sold the said property to 1. Dizziland Farms Pvt. Ltd., 2. Narayan Infra - Ventures Pvt. Ltd. Represented by Shri Ulhas S/o Narayan Gaoli, 3. Mr. Milind Dinkarrao Kelkar, 4. Mrs. Mohini Milind Kelkar, 5. Mrs. Rajlaxmi Satish Lodha and 6. Shri. Kaustubh Manoj Kumar Lohiya **(owner/ developer)** vide registered sale Deed bearing daybook No 3106 dated 25.04.2013 and as such the 1. Dizziland Farms Pvt. Ltd., 2. Narayan Infra - Ventures Pvt. Ltd. Represented by Shri Ulhas S/o Narayan Gaoli, 3. Mr. Milind Dinkarrao Kelkar, 4. Mrs. Mohini Milind Kelkar, 5. Mrs. Rajlaxmi Satish Lodha and 6. Shri. Kaustubh Manoj Kumar Lohiya **(owner/ developer)** became the owner of property being agricultural land bearing Gut No.62/2 (Survey No.56) admeasuring 99 R (2 Acre 18 Guntha) situated at Itkheda, Aurangabad.
5. That the names of 1. Dizziland Farms Pvt. Ltd., 2. Narayan Infra - Ventures Pvt. Ltd. Represented by Shri Ulhas S/o Narayan Gaoli, 3. Mr. Milind Dinkarrao Kelkar, 4. Mrs. Mohini Milind Kelkar, 5. Mrs. Rajlaxmi Satish Lodha and 6. Shri. Kaustubh Manoj Kumar Lohiya **(owner/ developer)** were taken on revenue record on the basis of above mentioned sale deed by mutation entry No. 2894.

J. Common of Gut No. 62/1 & 62/2

i. That 1. Dizziland Farms Pvt. Ltd., 2. Narayan Infra - Ventures Pvt. Ltd. Represented by Shri Ulhas S/o Narayan Gaoli, 3. Mr. Milind Dinkarrao Kelkar, 4. Mrs. Mohini Milind Kelkar, 5. Mrs. Rajlaxmi Satish Lodha and 6. Shri. Kaustubh Manoj Kumar Lohiya **(owner/ developer)** vide registered sale Deed bearing daybook No 3106 dated 25.04.2013 purchased the said properties jointly and accordingly mutation of the same is been done by mutation entry No. 2894.
ii. That the Municipal Corporation has issued joint building permission dtd. 06.12.2022 bearing permission No. 258/2022-23

Vishal:

in file No. 19/17/2021-22 in respect of gut No. 62/1 & 62/2 village Itkheda, Tq. & Dist. Aurangabad.

iii. Development agreement bearing daybook No. AGG6-6194/2024 dtd. 21.06.2024 registered at the Sub Registrar office, Chhatrapati Sambhajinagar.

iv. Irrevocable General Power of Attorney bearing daybook No. AGG3-6666/2024 dtd. 21.06.2024 registered at the Sub Registrar office, Chhatrapati Sambhajinagar.

K. 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 1. Dizziland Farms Pvt. Ltd., 2. Narayan Infra - Ventures Pvt. Ltd. Represented by Shri Ulhas S/o Narayan Gaoli, 3. Mr. Milind Dinkarrao Kelkar, 4. Mrs. Mohini Milind Kelkar, 5. Mrs. Rajlaxmi Satish Lodha and 6. Shri. Kaustubh Manoj Kumar Lohiya **(owner/ developer)** are owners and possessors of property bearing Gut No.62/1 (Survey No.55) admeasuring 1H 53R (3 Acre 32 Guntha), and Gut No.62/2 (Survey No.56), admeasuring 99 R (2 Acre 18 Guntha) totally admeasuring area 2 Hector 52 R situated at Itkheda, Aurangabad is owned by the Owners and the said property is having clear title upon the property.

L. No any litigation is pending.

Hence this report.

Report Submitted by

Vishal

(Adv. Vishal A Bagdiya)

विशाल अ. बागडीया
बी.एस.एल,एल.एल.बी,एम.बी.ए.
ॲडव्होकेट
ऑफिस : फ्लॅट नं.ए-8,प्राईड टॉवर,एम.आय.डी.सी 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: 16/07/2024

FORMAT – A
(Circular No. 28/2021)

To,
MAHA RERA
Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to property bearing Gut No.62/1 (Survey No.55) admeasuring 1H 53R (3 Acre 32 Guntha), and Gut No.62/2 (Survey No.56), admeasuring 99 R (2 Acre 18 Guntha) totally admeasuring area 2 Hector 52 R situated at Itkheda, Aurangabad is owned by the Owners.

I have investigated the title of the said plot on the request owner 1. Dizziland Farms Pvt. Ltd., 2. Narayan Infra - Ventures Pvt. Ltd. Represented by Shri Ulhas S/o Narayan Gaoli, 3. Mr. Milind Dinkarrao Kelkar, 4. Mrs. Mohini Milind Kelkar, 5. Mrs. Rajlaxmi Satish Lodha and 6. Shri. Kaustubh Manoj Kumar Lohiya **(owner/ developer)** and following documents.

1. **Description of the property as under :**
   The property bearing Gut No.62/1 (Survey No.55) admeasuring 1H 53R (3 Acre 32 Guntha), and Gut No.62/2 (Survey No.56), admeasuring 99 R (2 Acre 18 Guntha) totally admeasuring area 2 Hector 52 R situated at Itkheda, Aurangabad is owned by the Owner.

2. **The documents of allotment of Land as under :**

2.1 Copy of registered sale deed bearing day book No. AGG5-3106/2013 dtd. 23.04.2013 of Gut No.62/1 (Survey No.55) admeasuring 1H 53R (3 Acre 32 Guntha), and Gut No.62/2 (Survey No.56), admeasuring 99 R (2 Acre 18 Guntha) totally

Vishal

admeasuring area **2 Hector 52 R** situated at Itkheda, Aurangabad.

2.2 Copy of 7/12 extract of Gut No. 62/1 village Itkheda, Tq. & Dist. Aurangabad.

2.3 Copy of 7/12 extract of Gut No. 62/2 village Itkheda, Tq. & Dist. Aurangabad.

2.4 Copy of mutation entry No. 2894.

2.5 Copy of building permission dtd. 06.12.2022 bearing permission No. 258/2022-23 in file No. 19/17/2021-22 in respect of gut No. 62/1 & 62/2 village Itkheda, Tq. & Dist. Aurangabad.

2.6 Development agreement bearing daybook No. AGG6-6194/2024 dtd. 21.06.2024 registered at the Sub Registrar office, Chhatrapati Sambhajinagar.

2.7 Irrevocable General Power of Attorney bearing daybook No. AGG3-6666/2024 dtd. 21.06.2024 registered at the Sub Registrar office, Chhatrapati Sambhajinagar.

2.8 Search report for 30 years from **25/02/1994 to 24/02/2024** 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 1. Dizziland Farms Pvt. Ltd., 2. Narayan Infra - Ventures Pvt. Ltd. Represented by Shri Ulhas S/o Narayan Gaoli, 3. Mr. Milind Dinkarrao Kelkar, 4. Mrs. Mohini Milind Kelkar, 5. Mrs. Rajlaxmi Satish Lodha and 6. Shri. Kaustubh Manoj Kumar Lohiya **(owner/ developer)** is clear, marketable and without any encumbrances.

That, on perusal of the above mentioned documents it appears that the present applicant namely 1. Dizziland Farms Pvt. Ltd., 2. Narayan Infra - Ventures Pvt. Ltd. Represented by Shri Ulhas S/o Narayan Gaoli, 3. Mr. Milind Dinkarrao Kelkar, 4. Mrs. Mohini Milind Kelkar, 5. Mrs.

Vishal

Rajlaxmi Satish Lodha and 6. Shri. Kaustubh Manoj Kumar Lohiya **(owner/ developer)** have not taken any loan on the said property.

Owner of the land :

1. Dizziland Farms Pvt. Ltd., 2. Narayan Infra - Ventures Pvt. Ltd. Represented by Shri Ulhas S/o Narayan Gaoli, 3. Mr. Milind Dinkarrao Kelkar, 4. Mrs. Mohini Milind Kelkar, 5. Mrs. Rajlaxmi Satish Lodha and 6. Shri. Kaustubh Manoj Kumar Lohiya **(owner/ developer)**

Land : Property bearing Gut No.62/1 (Survey No.55) admeasuring 1H 53R (3 Acre 32 Guntha), and Gut No.62/2 (Survey No.56), admeasuring 99 R (2 Acre 18 Guntha) totally admeasuring area 2 Hector 52 R situated at Itkheda, Aurangabad.

The report reflecting the flow of the title of the 1. Dizziland Farms Pvt. Ltd., 2. Narayan Infra - Ventures Pvt. Ltd. Represented by Shri Ulhas S/o Narayan Gaoli, 3. Mr. Milind Dinkarrao Kelkar, 4. Mrs. Mohini Milind Kelkar, 5. Mrs. Rajlaxmi Satish Lodha and 6. Shri. Kaustubh Manoj Kumar Lohiya **(owner/ developer)** on the said land is enclosed herewith as annexure.

Encl : Annexure

Vishal

(VISHAL A. BAGDIYA)
Advocate

विशाल अ. बागडीया
बी.एस.एल,एल.एल.बी,एम.बी.ए.
ॲडव्होकेट
ऑफिस : फ्लॅट नं.ए-6,प्राईड टॉवर,एम.आय.डी.सी. 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: 16/07/2024

To,
MAHA RERA
Mumbai.

NON ENCUMBRANCE CERTIFICATE

This is to certify that the property mentioned in schedule below is free from any encumbrances and there is no any pending litigation on the property mentioned in schedule.

Hence this Non-Encumbrance certificate.

SCHEDULE OF PROPERTY

All the piece and parcel of property land bearing Gut No.62/1 (Survey No.55) admeasuring 1H 53R (3 Acre 32 Guntha), and Gut No.62/2 (Survey No.56), admeasuring 99 R (2 Acre 18 Guntha) totally admeasuring area 2 Hector 52 R situated at Itkheda, Aurangabad which is bounded as under:

Boundaries of survey No. 55Gut No. 62/1 is as under:

East	:	Gut No. 88
West	:	Paithan Road
South	:	Survey No. 56 (Gut No. 62/2)
North	:	Land of Trivedi

Boundaries of survey No. 56Gut No. 62/2 is as under:

East	:	Gut No. 88
West	:	Paithan Road
South	:	Nala
North	:	Survey No. 55 (Gut No. 62/1)

Submitted by

Vishal

(Adv. Vishal A Bagdiya)
विशाल अ. बागडीया
बी.एस.एल,एल.एल.बी,एम.बी.ए.
ॲडव्होकेट
ऑफिस : फ्लॅट नं.ए-6,प्राईड टॉवर,एम.आय.डी.सी. रोड,वेदांत नगर,औरंगाबाद

CHALLAN
MTR Form Number-6

GRN	MH016204231202324E	BARCODE		Date	26/02/2024-10:40:54	Form ID	

Department	Inspector General Of Registration	Payor 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 62-1 AND 62-2
		Premises/Building	
		Road/Street	VILLAGE ITKHEDA
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SEARCH FEE FOR 30 YEARS
		Amount In Words	Seven Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024022656261	IK0CQRSEU9
Cheque/DD No.		Bank Date	RBI Date	26/02/2024-10:24:42	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9823051498

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 लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Vishal

विशाल अ. बागडीया
बी.एस.एल,एल.एल.बी,एम.बी.ए.
ॲडव्होकेट
ऑफिस : फ्लॅट नं.ए-6,प्राईड टॉवर,एम.आय.डी.सी
रोड,वेदांत नगर,औरंगाबाद

Print Date 26-02-2024 10:42:11