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: 19/11/2024

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to property land Gut no. 91, admeasuring area 40 R (4000 Sq . meter) situated at Pisadevi, Chhatrapati Sambhajinagar, Tq & Dist. Chhatrapati Sambhajinagar is owned by the Owner.

I have investigated the title of the said plot on the request owner viz. **Arun Vitthal Kale** (owner) and **M/s. SHRINIVASA INFRA** (developer) and following documents.

1. **Description of the property as under :**
property land Gut no. 91, admeasuring area 40 R (4000 Sq . meter) situated at Pisadevi, Chhatrapati Sambhajinagar, Tq & Dist. Chhatrapati Sambhajinagar.

2. The documents of allotment of Land as under :

2. 1. 7/12 extract of Gut No. 91 Pisadevi, Chhatrapati Sambhajinagar.

2.2 Registered relinquishment deed registered at the Sub Registrar office, Chhatrapati Sambhajinagar bearing day book No. AGG1-2406-2022 dtd. 24.03.2022.

2.3 The construction permission in the name of owner on dated 28/04/2022 bearing permission no. CIDCO/TPO/AFA(LP&BP-GH)/2022/71.

2.4 N. A. permission is granted by the Tehsil office Chhatrapati Sambhajinagar on 20/01/2022.

2.5 Registered development agreement bearing day book No. AGG-5-6159-2024 dtd. 13/08/2024.

2.6 Irrevocable General Power of Attorney bearing daybook No. AGG-5-6161-2024 dtd. 13/08/2024 is registered at the Sub Registrar office, Chhatrapati Sambhajinagar.

Vishal

2.7 The Deed of Declaration bearing daybook No. AGG5-6162-2024 dtd. 13/08/2024 registered at the Sub Registrar office, Chhatrapati Sambhajinagar.

2.8 The mutation entry No. 2459 dtd. 08.05.2021.

3. 7/12 Extract :

The Xerox copy of 7/12 extract in respect property land Gut no. 91, admeasuring area 40 R (4000 Sq . meter) situated at Pisadevi, Chhatrapati Sambhajinagar, Tq & Dist. Chhatrapati Sambhajinagar.

4. **Search report for 30 years from 19/11/1995 to 18/11/2024 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 **Arun Vitthal Kale (owner) and M/s. SHRINIVASA INFRA (developer)** is clear, marketable and without any encumbrances.

That, on perusal of the above mentioned documents it appears that the present applicant namely **Arun Vitthal Kale** (owner) and **M/s. SHRINIVASA INFRA** (developer) have not taken any loan on the said property.

Owner of the land : Arun Vitthal Kale (owner)

Land : property land Gut no. 91, admeasuring area 40 R (4000 Sq . meter) situated at Pisadevi, Chhatrapati Sambhajinagar, Tq & Dist. Chhatrapati Sambhajinagar.

The report reflecting the flow of the title of the **Arun Vitthal Kale (owner) and M/s. SHRINIVASA INFRA (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. ८-३,ग्रँड टॉवर,एन.आय.डी.सी. रोड,पेठान नगर,औरंगाबाद

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FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extract of Gut No. 91 Pisadevi, Chhatrapati Sambhajinagar.
2. Registered relinquishment deed registered at the Sub Registrar office, Chhatrapati Sambhajinagar bearing day book No. AGG1-2406-2022 dtd. 24.03.2022.
3. The construction permission in the name of owner on dated 28/04/2022 bearing permission no. CIDCO/TPO/AFA(LP&BP-GH)/2022/71.
4. N. A. permission is granted by the Tehsil office Chhatrapati Sambhajinagar on 20/01/2022.
5. Registered development agreement bearing day book No. AGG-5-6159-2024 dtd. 13/08/2024.
6. Irrevocable General Power of Attorney bearing daybook No. AGG-5-6161-2024 dtd. 13/08/2024 is registered at the Sub Registrar office, Chhatrapati Sambhajinagar.
7. The Deed of Declaration bearing daybook No. AGG5-6162-2024 dtd. 13/08/2024 registered at the Sub Registrar office, Chhatrapati Sambhajinagar.
8. The mutation entry No. 2459 dtd. 08.05.2021.
9. **Search report for 30 years from 19/11/1995 to 18/11/2024 taken from the Sub registrar office at Aurangabad the receipt attached herewith.**
10. I have taken the search of the All that part and parcel of the Property land Gut no. 91, admeasuring area 40 R (4000 Sq . meter) situated at Pisadevi, Chhatrapati Sambhajinagar, Tq & Dist. Chhatrapati Sambhajinagar. The said development agreement is as per the construction permission dated 28/04/2022 bearing permission no. CIDCO/TPO/AFA(LP&BP-GH)/2022/71 having Built up area 2960.27 Sq. meter which is bounded as under:

Vishal

EAST: Land of Gut no. 45

WEST : Land of Gut no. 92

SOUTH : Part of Land of Gut no. 91

NORTH: Land of Gut no. 40

11. Record placed in my hands indicates that, the said property was initially belonging to Bhaurao Kale since last many years. That Bhaurao Kale expired and the name of his wife namely Hausabai, son Vitthal and daughter Yamuna and Kalabai is recorded in the 7/12 extract of Gut No. 91, Pisadevi, Chhatrapati Sambhajinagar by way of mutation entry No. 245 dtd. 26.09.2000. That the son Vitthal was died as such name of the legal heirs i.e. Mandabai, Arun and Gangasagar is recorded as legal heirs of Vitthal in the 7/12 extract of Gut No. 91, Pisadevi, Chhatrapati Sambhajinagar by way of mutation entry No. 245 dtd. 26.09.2000.

12. That the property bearing Gut No. 91 Pisadevi, Tq. & Dist. Chhatrapati Sambhajinagar totally adm. area 1 Hector 5 R is partitioned between Arun Vitthal Kale and Mandabai Vitthal Kale with consent of Yamuna, Kalabai and Gangasagar. The Arun Vitthal Kale is allotted with 40 R area and Mandabai Vitthal Kale is allotted with 65 R area. The mutation of the said partition is recorded in the 7/12 extract of Gut No. 91 Pisadevi, Chhatrapati Sambhajinagar bay way of mutation entry No. 2459 dtd. 08.05.2021.

13. That the Hausabai died on 09.03.2004 and the Yamuna Tukaram Kale, Kalabai Nana Autade and Gangasagar Pundlik Bhosle has executed the registered relinquishment deed in favour of Arun Vitthal Kale and Mandabai Vitthal Kale registered at the Sub Registrar office, Chhatrapati Sambhajinagar bearing day book No. AGG1-2406-2022 dtd. 24.03.2022.

14. That the N. A. permission is granted by the Tehsil office Chhatrapati Sambhajinagar on 20/01/2022.

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15. That the CIDCO has granted the construction permission in the name of owner on dated 28/04/2022 bearing permission no. CIDCO/TPO/AFA(LP&BP-GH)/2022/71.

16. That the owner has executed the registered development agreement bearing day book No. AGG-5-6159-2024 dtd. 13/08/2024 and Irrevocable General Power of Attorney bearing daybook No. AGG-5-6161-2024 dtd. 13/08/2024 is registered at the Sub Registrar office, Chhatrapati Sambhajinagar in favour of the developer i.e. M/s. SHRINIVASA INFRA. That the developer and owner have executed the Deed of Declaration bearing daybook No. AGG5-6162-2024 dtd. 13/08/2024 registered at the Sub Registrar office, Chhatrapati Sambhajinagar.

17. 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 **Arun Vitthal Kale** is owner and possessor of property land Gut no. 91, admeasuring area 40 R (4000 Sq. meter) situated at Pisadevi, Chhatrapati Sambhajinagar, Tq & Dist. Chhatrapati Sambhajinagar is having clear title upon the property.

18. No any litigation is pending.

Hence this report.

Report Submitted by

Vishal

(Adv. Vishal A Bagdiya)

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To,
MAHA RERA
Mumbai.

NON ENCUMBRANCE CERTIFICATE

This is to certify that the property mentioned in schedule below is not having any encumbrance further the said property is free from all types of encumbrances and loan there is no any pending litigation on the property mentioned in schedule.

Hence this Non-Encumbrance certificate.

SCHEDULE OF PROPERTY

All that part and parcel of the Property land Gut no. 91, admeasuring area 40 R (4000 Sq . meter) situated at Pisadevi, Chhatrapati Sambhajinagar, Tq & Dist. Chhatrapati Sambhajinagar. The said development agreement is as per the construction permission dated 28/04/2022 bearing permission no. CIDCO/TPO/AFA(LP&BP-GH)/2022/71 having Built up area 2960.27 Sq. meter which is bounded as under:

EAST:	Land of Gut no. 45
WEST :	Land of Gut no. 92
SOUTH :	Part of Land of Gut no. 91
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Submitted by

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CHALLAN
MTR Form Number-6

GRN	MH011282329202425E	BARCODE		Date	18/11/2024-19:54:07	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	CSN1 _HQR SUB REGI CH SAMBHAJINAGAR	Full Name	ADV VISHAL A BAGADIYA
Location	CHHATRAPATI SAMBHAJINAGAR		
Year	2024-2025 One Time	Flat/Block No. Premises/Building	GUT NO. 91 PISADEVI CHH SAMBHAJINAGAR
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	750.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SEARCH FOR 30 YEARS
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024111825989	IK0CZYTXS0
Cheque/DD No.		Bank Date	RBI Date	18/11/2024-19:24:54	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. : 9403816842

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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

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