# Vishal V. Nimodiya

ADVOCATE

FLAT NO. 304, A WING , OPP. MIT COLLEGE, BEED BYPASS ROAD , Aurangabad- 431005.

Mob. No. 8275285984, 9767172425 Email ID: vvnimodiya@gmail.com


# FORMAT – A

(Circular No.:- 28 / 2021)

To

MahaRERA

Mumbai

## LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Plot at Gut No. 110, Adm 18 R situated at Shendra Jahagir, Taluka & District Aurangabad.

I have investigated the title of the said plot on the request of owner viz. M/s. Shree Creators and Developers through its partners Mr. Ashish S. Agrawal and Mr.Girish N. Agrawal and following documents i.e.:-

**1) Description of the property :**

property land Gut No. 110 totally admeasuring 4 Hector 48 R, Pothkharab 0 R situated at Shendra Jahagir, Tq & Dist. Aurangabad to the Extent of adm area 18 R is owned by the Owner.

**2) The documents of allotment of Plot :**

2. 1 Copy of registered sale deed at serial No. Doc. No. 1409/2007 Dated 15/03/2007.

2. 2 Copy of registered sale deed at serial No. 3983/2023 Dated 25/05/2023.

2.3 Copy of 7/12 extract of Gut No. 110, total adm. 4 Hector 48 R and Potkharab 0 R OF Village Shendra Jahagir Aurangabad.

2.4 Mutation entry Numbers 1631,6575.

VISHAL VINOD NIMODIYA ADVOCATE Aurangabad

3. **7/12 Extract issued online dated 26/07/203, mutation entry no. 6575.**

The online copy of 7/12 extract in respect property land Gut No. 110 totally admeasuring 4 Hector 48 R, Pothkharab 0 R situated at Shendra Jahagir, Tq & Dist. Aurangabad to the Extent of adm area 18 R is owned by the Owner.

**4) Search report for 30 years from 26/09/1994 to 25/09/2024** taken from the Sub registrar office at Aurangabad the receipt attached herewith.

**2/-** 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 M/s. Shree Creators and Developers through its partners Mr. Ashish S. Agrawal and Mr.Girish N. Agrawal is clear, marketable and without any encumbrances.

**Owner of the land**

**(1) M/s. Shree Creators and Developers through its partners Mr. Ashish S. Agrawal and Mr.Girish N. Agrawal (owner) Gut No. 110** totally admeasuring 4 Hector 48 R, Pothkharab 0 R situated at Village Shendra Jahagir, Tq & Dist. Aurangabad to the Extent of adm area 18 R is owned by the Owner.

**(2)** Qualifying comments / remarks if any : Nil

**3/-** The report reflecting the flow of the title of the M/s. Shree Creators and Developers through its partners Mr. Ashish S. Agrawal and Mr.Girish N. Agrawal on the said land is enclosed herewith as annexure.

Encl : Annexure

VISHAL VINOD NIMODIYA ADVOCATE Aurangabad

**Date:- 25/09/2024**

**VISHAL V. NIMODIYA**

Advocate

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FORMAT A
(Circular No.:28 / 2021)

## FLOW OF THE TITLE OF THE SAID LAND

**1) 7/12 Extract as on date of application for registration :**

The online copy of 7/12 extract in respect property land Gut No. 110 totally admeasuring 4 Hector 48 R, Pothkharab 0 R situated at Village Shendra Jahagir, Tq & Dist. Aurangabad to the Extent of adm area 18 R is owned by the Owner.

**2) The Mutation entry no. 6575.**

**3) Search report for 30 years from 26/09/1994 to 25/09/2024 taken from the Sub registrar office at Aurangabad.**

**4) Other relevant title:**

I have taken the search of the All that part and parcel of the Property land Gut No. 110 totally admeasuring 4 Acre 48 R, Pothkharab 0 R situated at Shendra Jahagir, Tq & Dist. Aurangabad to the Extent of adm area 18 R owned by the Owner. which is bounded as under:

| | | |
|---|---|---|
| East | : | Remaining Land of Same Gut |
| West | : | Land of Jaiswal |
| South | : | Land of Nivrutti Kute |
| North | | : Road |

Record placed in my hands indicates that,

It is seen from the documents & revenue records such as 7/12 extract of Gut No. 110, Copy of registered sale deeds at serial Nos. 1409/2007 and 3983/2023 .

Copy of Mutation entry Nos. 1631 and 6575 and on perusal of these documents I found following entries.

That , initially the said land Gut No. 110 Situated at Mauje Shendra Jahagir , Tal. and Dist Aurangabad is owned and possessed by Kondiba Rajaram Kute

That, thereafter Kondiba Rajaram Kute had sold the said land Adm 18 R to 1)Yogesh Kunjbihari Agrawal and 2) Girish Nandkishor Agrawal by way of registered sale deed bearing Doc. No. 1409 Dated 15/03/2007 at Sub Registrar Aurangabadn and his name was mutated accordingly on 7/12 extract bearing mutation entry no.1631.

That, thereafter 1)Yogesh Kunjbihari Agrawal and 2) Girish Nandkishor Agrawal had sold the said Land Adm. 18 R to Shree Creators and Developers a Partnership Firm Through Its Partners 1) Mr. Ashish Satyanarayan Agrawal and 2) Girish Nandkishor Agrawal by way of registered sale deed bearing Doc. No. 3983 Dated 25/05/2023 at Sub Registrar Aurangabad and its name was mutated accordingly on 7/12 extract bearing mutation entry no. 6575.

That, thereafter M/s Shree Creators and Developers a Partnership Firm Through Its Partners 1) Mr. Ashish Satyanarayan Agrawal and 2) Girish Nandkishor Agrawal had applied for NA (Non agricultural) order to Tahsildar at Tahsil Karyalay Chh. Sambhajinagar (Aurangabad) and got the NA order for the same U/s 42 of MLRC ,1966. order outwad No. and date is as follow JA.Kr.2024/jma-2/Pr.kr.408 dated 02/02/2024.

That, thereafter Shree Creators and Developers a Partnership Firm Through Its Partners 1) Mr. Ashish Satyanarayan Agrawal and 2) Girish Nandkishor Agrawal had applied for construction permission on the said land which is adm. 18 R for row Houses project and got the same from the concerned authority (Chh. Sambhajinagar Metropolitan Reginal Development Authority) Dated 20/4/2024 bearing approval No. AMRDA/LF/2024/APL/00372.

That, I have not found any adverse entry over Gut No. 110 situated at Village Shendra Jahagir , Taluka and District Aurangabad to the extent of land admeasuring 18 R of thereafter M/s Shree Creators and Developers a Partnership Firm Through Its Partners 1) Mr. Ashish Satyanarayan Agrawal and 2) Girish Nandkishor Agrawal, and the owner is having clear, absolute and marketable title.

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 M/s. Shree Creators and Developers through its partners Mr. Ashish S. Agrawal and Mr.Girish N. Agrawal is owner and possessor of property land Gut No. 110 totally admeasuring 4 HECTOR 48 R, Pothkharab 0 R situated at Shendra Jahagir, Tq & Dist. Aurangabad to the Extent of adm area 18 R is owned by the Owner are having clear title upon the property.

5. **Litigations if any : No any litigation is pending.**

**Hence this report.**

**Date:-25/09/2024**

VISHAL VINOD NIMODIYA ADVOCATE Aurangabad

**Adv. Vishal V. Nimodiya**

# CHALLAN

## MTR Form Number-6

| GRN | MH008795215202425E | BARCODE | | Date | 25/09/2024-19:21:05 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Department** | Inspector General Of Registration | **Payer Details** | |
| **Type of Payment** | Search Fee<br>Other Items | **TAX ID / TAN (If Any)** | |
| | | **PAN No.(If Applicable)** | |
| **Office Name** | PND1_JT DISTT REGISTRAR PUNE URBAN | **Full Name** | AVD VISHAL VINOD NIMODIYYA |
| **Location** | PUNE | | |
| **Year** | 2024-2025 One Time | **Flat/Block No.** | |
| | | **Premises/Building** | |

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

| | |
|---|---|
| **Road/Street** | |
| **Area/Locality** | |
| **Town/City/District** | |
| **PIN** | |
| **Remarks (If Any)** | |
| **Amount In Words** | Seven Hundred Fifty Rupees Only |

| **Payment Details** | STATE BANK OF INDIA |
|---|---|

| Cheque-DD Details | |
|---|---|
| Cheque/DD No. | |
| Name of Bank | |
| Name of Branch | |

**FOR USE IN RECEIVING BANK**

| | | | |
|---|---|---|---|
| Bank CIN | Ref. No. | 00040572024092545546 | IK0CYHOEI7 |
| Bank Date | RBI Date | 25/09/2024-19:24:22 | Not Verified with RBI |
| Bank-Branch | | STATE BANK OF INDIA | |
| Scroll No. , Date | | Not Verified with Scroll | |

Department ID : 542777908

Mobile No. : 9767172425

**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 .

# CHALLAN

## MTR Form Number-6

| GRN | MH008795215202425E | BARCODE | | Date | 25/09/2024-19:21:05 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Department** | Inspector General Of Registration | **Payer Details** | |
| **Type of Payment** | Search Fee<br>Other Items | **TAX ID / TAN (If Any)** | |
| | | **PAN No.(If Applicable)** | |
| **Office Name** | PND1_JT DISTT REGISTRAR PUNE URBAN | **Full Name** | AVD VISHAL VINOD NIMODIYYA |
| **Location** | PUNE | | |
| **Year** | 2024-2025 One Time | **Flat/Block No.** | |
| | | **Premises/Building** | |
| | | **Road/Street** | |
| | | **Area/Locality** | |
| | | **Town/City/District** | |
| | | **PIN** | |
| | | **Remarks (If Any)** | |

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

DEFACED ₹575.00 DEFACED

**Amount In Words:** Seven Hundred Fifty Rupees Only

| Payment Details | STATE BANK OF INDIA |
|---|---|

| Cheque-DD Details | |
|---|---|
| Cheque/DD No. | |
| Name of Bank | |
| Name of Branch | |

**FOR USE IN RECEIVING BANK**

| | | | |
|---|---|---|---|
| Bank CIN | Ref. No. | 00040572024092545546 | IK0CYHOEI7 |
| Bank Date | RBI Date | 25/09/2024-07:22:47 | Not Verified with RBI |
| Bank-Branch | | STATE BANK OF INDIA | |
| Scroll No. , Date | | 270 , 26/09/2024 | |

Mobile No. : 9767172425

Department ID : 542777908

**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**

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## Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|---|---|---|---|---|---|
| 1 | | 0004880732202425 | 26/09/2024-14:56:09 | IGR002 | 575.00 |
| | | | **Total Defacement Amount** | | **575.00** |