SARIKA DESHPANDE (MANDLIK)
ADVOCATE

Plot No. 7,
Ashok Nagar,
Garkheda road,
AURANGABAD.

sarika.m.mandlik@gmail.com MOBILE NO. 9730071850

FORMAT – A

(Circular No.:- 28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title report for the Land Bearing Gut No. 227/1, Admeasuring 86 Hectare 25 Are Situated at Mouje -Tisgaon, Tq. & Dist. Aurangabad

I have investigated the title of the said plot on the request of : **UNITY DEVELOPER**

1. Name of Landowner : Municipal Corporation Chh.Sambhajinagar
2. **Description of the property**.- Land Bearing Gut No. 227/1, Admeasuring 86 Hectare 25 Are Situated at Mouje -Tisgaon, Tq. & Dist. Aurangabad.
3. **THE DOCUMENTS OF ALLOTMENT OF PLOT.-**

   a) Copy of 7/12 Extract of Land Bearing Gut No. 225/1, Admeasuring 15 Hectare 05 Are Situated at Mouje -Tisgaon, Tq. & Dist. Aurangabad.
   b) Copy of Order of The Collector bearing Letter No. JA. KRA. 2020 / MASHAKA / JAMIN -2/PRA. KRA. 02 / SHA. J. / KAWI -192 DATED 08.02.2022
   c) Copy of Mutation Entry No. 12080 Dated 17.02.2022
4. Search report for 30 years from 1994 till 08.11.2024
   GRN No. MH010890600202425E dated 08.11.2024

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Gut No. 225/1, Admeasuring 15 Hectare 05 Are Situated at Mouje -Tisgaon, Tq. & Dist. Aurangabad, that the said land is Class-2 Land. And as per the order of The Collector Order the said land is used under Scheme of Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP) for providing affordable houses to all eligible families/ beneficiaries not having pucca house in cities and towns

5. Qualifying comments/remarks if any nil
6. The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.
7. Whether the property is subject matter to any litigation / proceedings?- NIL
8. Whether the property is subject to any pending or proposed land acquisition proceedings?- No.
9. Whether property is subject to any charge/ encumbrance?- No

The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Sarika Deshpande (Mandlik)

Advocate .

Sarika mandlik
Digitally signed by Sarika mandlik
Date: 2025.03.24 14:18:51 +05'30'

Date:03.03.2025

SARIKA DESHPANDE (MANDLIK)
ADVOCATE

Plot No. 7,
Ashok Nagar,
Garkheda road,
AURANGABAD.

sarika.m.mandlik@gmail.com MOBILE NO. 9730071850

Dear Sir/ Madam,

Re: Title Search report on the Property/ ies

Property Bearing Land Gut No. 227/1 Admeasuring 86 H 25 R (862500 Sq. Mt.) (Govt. Gairan Land), :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Tisgaon, Tq. & Dist. Aurangabad.

With reference to the Authority, I, on the basis of the Search file of the property Certified Copies of title deeds forwarded to me pertaining to the said immovable property/ies and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under :-.

{1} Name (s) and Address (es) (s)/ Title holder(s): Municipal Corporation Chhatrapati Sambhajinagar

{2} Title Deeds in Original / Certified Seen by Me- Municipal Corporation Chhatrapati Sambhajinagar

Sr. No.	NAME OF THE DOCUMENT	SUBMITTED
1.	Copy of 7/12 Extract from the year 1985/86 to 2016	YES
2.	Copy of Mutation Entry No. 12357dated 07.08.2022	YES
3.	Copy of Order of The Collector, Aurangabad vide its Letter JA. KRA. 2020 / MASHAKA / JAMIN -2 / PRA. KRA. 91 / SHA J. / KAVI -344 DATED 02.03.2022	YES
4.	Copy OF Registered Work Contract bearing Daybook No. 4302/2024 dated 20.06.2024	YES

{3} **DESCRIPTION OF PROPERTY / PROPERTIES**

Item No.	Survey No.	Extent of Area	Location (Address)
1.	Gut No. 227/1	Admeasuring 86 H 25 R (862500 Sq. Mt.)	Property Bearing Land Gut No. 227/1 Admeasuring 86 H 25 R (862500 Sq. Mt.) (Govt. Gairan Land), :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Tisgaon, Tq. & Dist. Aurangabad

{4}: i):- Search in Sub-Registrar's Office

Property Bearing Land Gut No. 227/1 Admeasuring 86 H 25 R (862500 Sq. Mt.) (Govt. Gairan Land), :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Tisgaon, Tq. & Dist. Aurangabad.

(Particulars of the district/ Sub- District within which the property is located and the address of the registering Officer- In case the property is situated in more than on Sub-District, the particulars of all the concerned Sub-Districts/district, the particulars of all the concerned Sub-Districts and address of the registering offices to be given)

{4}:ii):- Investigation, flow/ tracing of Title and Search:

A search has been taken in respect of Property Bearing Land Gut No. 227/1 Admeasuring 86 H 25 R (862500 Sq. Mt.) (Govt. Gairan Land), :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Tisgaon, Tq. & Dist. Aurangabad.

The Search was taken for a period of 30 years, to find out on the title and to trace out the encumbrance if any, on the said property. The required search fee has been deposited in the Office of the joint District Aurangabad, for the Period of 1994 to 20.09.2024 vide GRN No. MH010890600202425E dated 08.11.2024.

For the purpose of taking of Search of Title, and for finding encumbrances if any on the said Property Bearing Land Gut No. 227/1 Admeasuring 86 H 25 R (862500 Sq. Mt.) (Govt. Gairan Land), :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Tisgaon, Tq. & Dist. Aurangabad. I have referred to the various Documents /records maintained by the Sub-Registrar at Aurangabad for the period from 1994 to till today. I have verified the Index-II register as well as day Book register and other records, along with the revenue record, registered deeds, P. R. Card etc. produced before me, for taking search.

On perusal of Documents and records produced before me, I am issuing this title-Cum Search report, as under:

1. Whereas, as per the records of and documents placed before me it appears that the Property Bearing Land Gut No. 227/1, Situated at Mouje Tisgaon, Tq. & Dist. Aurangabad is Class-2 Land of Government.

2. And as per the Government resolution Kra. JAMIN-2016/ PRA. KRA. 213 / J-1 dated 19.09.2016 the land comes under Scheme of Prime Minister Housing Scheme “SARVANSATHI GHARE-2022”, Scheme for the People who are Economically Weaker Section (EWS) or Low Income Groups (LIG), be resident of Maharashtra and not own pucca House anywhere in India.
3. And as per The Notification of Revenue and Forest Department of Govt. of Maharashtra dated 15/3/2018 Amendment of Maharashtra Land Revenue Code 1966 U/sec. 22 A (2) where for the Social Scheme : Section 22A (2) of the Maharashtra Land Revenue Code, 1966 states that the Gairan land can be diverted, granted, or leased for a public purpose or project if no other suitable government land is available. The Gairan land is the land set apart by the Collector for the free pasturage of village cattle. The Gairan land may be diverted, granted or leased for a public purpose or public project of the Central Government or the State Government or any statutory authority or any public authority or undertaking under the Central Government or the State Government (hereinafter in this section referred to as " Public Authority "), if no other suitable piece of Government land is available for such public purpose or public project.
4. And Whereas, The Hon’ble Collector, Aurangabad passed Order JA. KRA. 2020 / MASHAKA / JAMIN -2 / PRA. KRA. 91 / SHA J. / KAVI -344 DATED 02.03.2022 and thereby allotted the land to Aurangabad Municipal Corporation for the use of :SARVANSATHI GHARE”, Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), with respect of the Property Bearing Land Gut No. 227/1 Admeasuring 86 H 25 R (862500 Sq. Mt.) (Govt. Gairan Land), :SARVANSATHI GHARE”, Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Tisgaon, Tq. & Dist. Aurangabad.
5. The Said Order has been recorded by the Concern Authority vide Mutation Entry No. 12357dated 07.08.2022 and thereby Mutated the name of Aurangabad Municipal Corporation Property Bearing Land Gut No. 227/1 Admeasuring 86 H 25 R (862500 Sq. Mt.) (Govt. Gairan Land), :SARVANSATHI GHARE”, Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Tisgaon, Tq. & Dist. Aurangabad.
6. That, Registered Work Contract bearing Daybook No. 4302/2024 dated 20.06.2024 which has been issued by Municipal Corporation Aurangabad Through Mrs. Aparna Thete in favour of M/s Unity Developers Through Salim Ahmed Khan Mohammed

Bismilla Khan with respect of land bearing Property Bearing Land Gut No. 227/1, Admeasuring 12 H 55 R Situated at Mouje Tisgaon, Tq. & Dist. Aurangabad.

7. On perusal of the Documents and records it appears that the land Property Bearing Land Gut No. 227/1 Admeasuring 86 H 25 R (862500 Sq. Mt.) (Govt. Gairan Land), :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Tisgaon, Tq. & Dist. Aurangabad is to be allotted/ owned in the name of Municipal Corporation Aurangabad and which is to be used for Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP) "SARVANSATHI GHARE" for EWS and LIG Scheme.

{E} DECLARATION: -

In view of the above referred documents produced before me and as per the facts which came to my knowledge, during my exhaustive Search from the Sub-Registrar, Chhatrapati Sambhajinagar and have inspected the Documents provided to me and registered thereof GRN No. MH010890600202425E dated 08.11.2024 for period of 30 years .

For the Purpose of ascertaining the genuiness of the true Owner I have deposited Rs. 750 on IGR (Registrar of Pune Urban) and obtained Permission to take search of 30 years Index registers. I have carefully gone through the relevant registers & have not came across any entry and any transaction in respect & subject matter Property.

I hereby return the original documents forwarded to me vide your above said letter.

Yours sincerely,

Sarika mandlik

Digitally signed by Sarika mandlik
Date: 2025.03.24 14:19:06 +05'30'

Adv. Sarika Mandlik(Deshpande)