

**FORMAT A
(Circular No. 28/2021)**

To
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No.12, 13, 14, 15, 16 & 17, **total admeasuring 532.44 Sq. Mt.** situated at Gut No. 89,Village Deolai, Beed Bye Pass Road, Dist. Chhatrapati Sambhajnagar – 431005(Hereinafter referred as the "said plot").

1) I have investigated the title of the said plot on the request of M/s Adiyogi Construction and following documents i.e.:-

- i) Description of the property.
- ii) The documents of allotment of plot.
- iii) 7 /12 extract and mutation entry no. 17498
- iv) Search report for 30 years from 1994 till 2024

2) 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 (following owner/ promoter/ developer/ company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land:

- i) Mr. Ashok Wagh and Mr. Amol Wagh (Partners of M/s Adiyogi Construction)
- ii) _____ CTS/C.S. No.
- iii) _____ CTS/C.S. No.
- iv) Qualifying comments/remarks if any : Nil

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

Encl: Annexure

Yours Faithfully

Date: 18.03.2025

Adv
Yogesh
Rameshji
Pallod

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FLOW OF THE TITLE OF THE SAID LAND.

From the documents made available to me in the form of 7/12 extract, Gut Statement, Mutation Entries, Sale Deeds and other documents above mentioned, it appears that, Property bearing Gut No.89, (Old Survey No.37/2), total admeasuring 1H 83R situated at Deolai, Tq. & Dist. Chhatrapati Sambhajnagar was originally owned and possessed by **Mr. Shahanoor Dada** as per Gut Statement Extract.

WHEREAS, it appears that, after the demise of Mr. Shahanoor Dada name of his Legal Heirs Mr. Shaikh Nawab Sk. Shahanoor (0.30R), Mr. Shaikh Hussain Sk. Shahanoor (0.30R), **Mr. Shaikh Ismail Sk. Shahanoor (0.31R)**, Mr. Shaikh Galef Sk. Babulal & Mr. Shaikh Minaz Sk. Babulal (0.31R), Mr. Shaikh Ibrahim Sk. Shahanoor (0.30R) and Mr. Shaikh Hasan Sk. Shahanoor (0.31R) had succeeded the said property. Accordingly, their names were mutated on 7/12 extract i.e. revenue record vide mutation entry bearing No.8790 on date 16/10/2010.

THAT, Mr. Mr. Shaikh Ismail Shaikh Shahnoor decided to develop his portion of land into plots and for this purpose he had obtained the sanctioned layout permissions vide letter no. जा क्र / मनपा / नरवी / उसनरं / २०२३ / ११४ - १७ भुखंड dated 11/10/2023 and N. A. Order for non agricultural use purpose vide letter no. अकृषी वापर परवानगी - २०२२/जमा-२ / परी ब / सि आर / ३४५ dated 07/10/2023

THAT, it appears that, Mr. Shaikh Ismail Shaikh Shahnoor had executed Registered GPA in favour of **Mr. Shaikh Mujahid Ismail** vide Registered GPA bearing No.7892/2023 of Aurangabad Sub Registrar office on Date 07/09/2023.

THEREAFTER, it appears that, Mr. Shaikh Ismail Shaikh Shahnoor through GPA Holder Mr. Shaikh Mujahid Ismail had executed Registered Sale Deeds bearing No. 470/2024, 472/2024 and 474/2024 on date 12/01/2024 at Sub-Registrar Office-6, Chhatrapati Sambhajinagar of **Plot No. 12, Plot No. 13 and Plot No. 14** Adm. 117.31 Sq. Meter, 80.26 Sq. Meter and 80.26 Sq. Meter respectively situated at Gut No. 89, Deolai, Tq. And Dist. Chhatrapati Sambhajinagar in favour of **Mr. Amol Ashok Wagh**. Accordingly, name of Mr. Amol Ashok Wagh was mutated on 7/12 extract of Land Gut No. 89 vide mutation entry bearing No. 17498.

THEREAFTER, it appears that, Mr. Shaikh Ismail Shaikh Shahnoor Through GPA Holder Mr. Shaikh Mujahid Ismail had executed Registered Sale Deeds bearing No. 469/2024, 471/2024 and 473/2024 on date 12/01/2024 at Sub-Registrar Office-6, Chhatrapati Sambhajinagar of **Plot No. 15, Plot No. 16 and Plot No. 17** Adm. 80.26 Sq. Meters, 80.26 Sq. Meters and 94.03 Sq. Mt. respectively situated at Gut No. 89, Deolai, Tq. And Dist. Chhatrapati Sambhajinagar in favour of **Mr. Ashok Ankushrao Wagh**. Accordingly, name of Mr. Ashok Ankushrao Wagh was mutated on 7/12 extract of Land Gut No. 89 vide mutation entry bearing No. 17498.

From the documents made available to me in the form of 7/12 extract of Land Gut No.89, Sale Deed and other documents above mentioned, after taking search of documents and on the portal of Govt. Department of Registration for Thirty Years 1994-2010, 2011-2023 and 2023-2024, there are no prior mortgage charges, whatsoever over the property i.e. Plot No. 12, 13, 14, 15, 16 & 17, Gut No. 89, Village Deolai, Beed Bye Pass Road, Dist. Chhatrapati Sambhajinagar – 431005 **total admeasuring 532.44 sq. m.** It is free from all types of other encumbrances over above described property.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 17498
- 3) Search report for 30 years from 1994-2024 taken from Sub-Registrar Office at Chhatrapati Sambhajinagar
- 4) Any other relevant title.
- 5) Litigations if any.

Date: 18.03.2025

Through

Adv Yogesh
Rameshji Pallod

Digitally signed by Adv Yogesh Rameshji
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YOGESH R. PALLOD
ADVOCATE