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 clearance certificate with respect to All the Part and Parcel of the Property Plot No. 13, Admeasuring 420.40 Sq. Mt., Plot No. 14, Admeasuring 274.72 Sq. Mt. Plot No. 15, Admeasuring 271.37 Sq. Mt., Situated at Gut No. 168, The New Triveni Sangam Sahakari Gruh Nirman Sanstha, Village- Tisgaon, CIDCO, Waluj Mahanagar-I, Tal. & Dist. Aurangabad (hereinafter referred as the said plot ")

I have investigated the title of the said plot on the request of : **Name of the Owner:-1)Mrs. Puspa Suresh Tarodekar 2)Mrs. Kanchan Suresh Kale 3)Mr. Milind Eknath Bhagat4) Mrs. Riyanka Milind Bhagat 5) Mr. Ripal Milind Bhagat and Through GPA Holder/ Developer M/s Avinya Developers Through Partner 1. Mr. Ganesh Bhaurao Gawali 2. Mr. Suresh Gajanan Gawande**

1) **Description of the property**.- Plot No. 13, Admeasuring 420.40 Sq. Mt., Plot No. 14, Admeasuring 274.72 Sq. Mt. Plot No. 15, Admeasuring 271.37 Sq. Mt., Situated at Gut No. 168, The New Triveni Sangam Sahakari Gruh Nirman Sanstha, Village- Tisgaon, CIDCO, Waluj Mahanagar-I, Tal. & Dist. Aurangabad

2) **THE DOCUMENTS OF ALLOTMENT OF PLOT.-**

1. Copy of N. A. Order NO. RB. DESK . II. CAA /ABD /CR / 3360/ 86 dated 28.11.1986
2. Copy of Registered Sale Deed bearing Daybook No. 2403 dated 12.12.1995
3. Copy of Society Registration Certificate dated 18.06.1996
4. Copy of Registered Sale Deed bearing Daybook No. 1689 dated 20.06.1996.
5. Copy of Allotment Certificate dated 21.10.1996 in the name of Mrs. Pushpa Suresh Tarodekar with respect of Plot No. 13, Admeasuring 420.40 Sq. Mt. Gut No. 168, Situated at Mouje-Tisgaon, Aurangabad.
6. Coy of Share Certificate dated 11.07.1996
7. Copy of Allotment Letter dated 21.10.1996 in the name of Mrs. Kanchan Suresh Kale
8. Copy of Share Certificate dated 11.07.1996
9. Copy of Allotment Letter dated 21.10.1996 in the name of Mrs. Sunita Milind Bhagat

10. Copy of Copy of Share Certificate dated 11.07.1996

11. Copy of Mutation Entry No. 12184

12. Copy of Registered Development Agreement bearing Daybook no. AGG-3/5059/2024 dated 11.05.2024

13. Copy of Registered Power of Attorney Holder bearing Daybook No. AGG-3/5060/2024 dated 11/05/2024

14. Copy of Approved the Development Final Layout Permission on dated 18/08/2020

15. Copy of Development Permission (Final Layout Permission) For Plotted Development Vide Letter No. CIDCO / ATPO / BP / AUR (WLJ)/ 2020 (LP)/ 32 dated 18.08.2020

16. Copy of Commencement Certificate Vide Letter No. CIDCO / ATPO / BP / AUR (WLJ)/ 2020 (LP)/ 32 dated 18.08.2020

17. Copy of Development Permission and Commencement Certificate vide Letter No. CIDCO / ATPO / BP /WLJ/2024/432 dated 06.06.2024

18. Copy of registered Deed of Declaration bearing Daybook No. 7217/2024 dated 05.07.2024

4) Search report for 30 years from 1994 till 24.07.2024

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.

Owners of the land

(1) 1. Mrs. Pushpa Suresh Tarodkar 2. Mrs. Kanchan Suresh Kale 3. Mr. Milind Eknath Bhagat 4. Mrs. Riyanka Milind Bhagat 5. Mr. Ripal Milind Bhagat though GPA holder/ Developer M/s Avinya developers Through Authorized Partner 1. Mr. Ganesh Bhaurao Gawali 2, Mr. Suresh Gajanan Gawande with respect of Plot No. 13, Admeasuring 420.40 Sq. Mt., Plot No. 14, Admeasuring 274.72 Sq. Mt. Plot No. 15, Admeasuring 271.37 Sq. Mt., Situated at Gut No. 168, The New Triveni Sangam Sahakari Gruh Nirman Sanstha, Village-Tisgaon, CIDCO, Waluj Mahanagar-I, Tal. & Dist. Aurangabad.

(4) 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 herewith as annexure.

Encl: Annexure.

Sarika Makarand Mandlik

Digitally signed by Sarika Makarand Mandlik
Date: 2024.07.23 15:14:22 +05'30'

Sarika Deshpande (Mandlik)

Advocate .

Date:18.07.2024

MRS. SARIKA M. MANDLIK (DESHPANDE)

ADVOCATE

7, Ashoknagar, Garkheda Road, Aurangabad

Contact. No. Off. 0240-2356781, Mob. 9730071850

TITLE CLEARANCE CERTIFICATE

VIGHNAHARTA RESIDENCY

PROPERTY

All the Part and Parcel of the Property Plot No. 13, Admeasuring 420.40 Sq. Mt., Plot No. 14, Admeasuring 274.72 Sq. Mt. Plot No. 15, Admeasuring 271.37 Sq. Mt., Situated at Gut No. 168, The New Triveni Sangam Sahakari Gruh Nirman Sanstha, Village- Tisgaon, CIDCO, Waluj Mahanagar-I, Tal. & Dist. Aurangabad.

SARIKA M. MANDLIK
ADVOCATE

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

MOBILE NO. 9730071850

Date: 18.07.2024

PROJECT SEARCH REPORT FOR 30 YEARS
TO WHOMSOEVER CONCERN

Dear Sir,
I have perused the documents placed before us in respect of above referred property the All the Part and Parcel of the Property Plot No. 13, Admeasuring 420.40 Sq. Mt., Plot No. 14, Admeasuring 274.72 Sq. Mt. Plot No. 15, Admeasuring 271.37 Sq. Mt., Situated at Gut No. 168, The New Triveni Sangam Sahakari Gruh Nirman Sanstha, Village- Tisgaon, CIDCO, Waluj Mahanagar-I, Tal. & Dist. Aurangabad including the revenue record Hence, herewith I have certified the title clearance of the said property as under.

{A} Name of the concern: Owner:-1)Mrs. Puspa Suresh Tarodekar 2)Mrs. Kanchan Suresh Kale 3)Mr. Milind Eknath Bhagat4) Mrs. Riyanka Milind Bhagat 5) Mr. Ripal Milind Bhagat Through GPA Holder/ Developer M/s Avinya Developers Through Partner 1. Mr. Ganesh Bhaurao Gawali 2. Mr. Suresh Gajanan Gawande

Name of the Project: "VIGHNAHARTA RESIDENCY"

DESCRIPTION OF PROPERTY / PROPERTIES

Item No.	Survey No.	Extent of Area	Location (Address)
1.	Gut No. 168	Plot No. 13, Admeasuring 420.40 Sq. Mt., Plot No. 14, Admeasuring 274.72 Sq. Mt. Plot No. 15, Admeasuring 271.37 Sq. Mt.,	All the Part and Parcel of the Property Plot No. 13, Admeasuring 420.40 Sq. Mt., Plot No. 14, Admeasuring 274.72 Sq. Mt. Plot No. 15, Admeasuring 271.37 Sq. Mt., Situated at Gut No. 168, The New Triveni Sangam Sahakari Gruh Nirman Sanstha, Village- Tisgaon, CIDCO, Waluj Mahanagar-I, Tal. & Dist. Aurangabad

Boundaries:

EAST: PART OF GUT NO. 168
WEST: 7 MT. ROAD
SOUTH: PART OF GUT NO. 168
NORTH: 7.00 MT. ROAD.

{B} OWNERSHIP INFORMATION/TITLE HISTORY:-

1. Whereas on the basis of Documents placed before me, and records of registry the land at Gut No. 168 totally Admeasuring 7 Hector 46 R Akar Rs. 5.72 Paise Situated at Village Tisgaon, Tq. & Dist. Aurangabad was owned and possessed by Mrs. Janakibai Laxmanrao Ubale.
2. That, N. A. Order NO. RB. DESK . II. CAA /ABD /CR / 3360/ 86 dated 28.11.1986 issued by Additional Tahsildar (N. A. Assessement) Collectorate, Aurangabad Under Section 44 of MLRC Code 1966 in favour of Mrss. Alka Satish Mehata and Others in respect of land at Gut No. 168, Tisgaon, Aurangabad.
3. That, in the year 1995 Mrs. Jankibai Laxmanrao Ubale sold the land at Gut No. 168, Totally Admeasuring 7 H 46 R Land Revenue Rs. 5.72 Paise to the extent of its area Admeasuring 00 H 16 Are Situated at Village Tisgaon, Tq. & Dist. Aurangabad in favour of Proposed The New Triveni Sangam Co-Operative Housing Society Ltd. Tisgaon Through its Chief Promoter Mr. Deelip Bhagwat Jagtap Vide Registered Sale Deed bearing Daybook No. 2403 dated 12.12.1995 which was registered at the Sub Registrar Office At Aurangabad.
4. Copy of Society Registration Certificate dated 18.06.1996 issued by Deputy- Registrar of Co-Op. Housing Society Ltd. Aurangabad in the name of The New Triveni Sangam Co- Operative Housing Society Ltd. Registration No. AGD / AGD / HSG / (TO)/ 961 / 96 .
5. Thereafter, Mrs. Jankibai Laxmanrao Ubale Sold the Land at Gut No. 168 Totally Admeasuring 7 Hector 46 Are Land revenue Rs. 5. 78 Paise to the extent of its Area Admeasuring 00 H. 71 Are, Situated at Village Tisgaon, Tq. & Dist. Aurangabad in favour of The New Triveni Sangam Co- Operative Housing Society Ltd. Through its Chief Promoter Mr. Deelip Bhagwat Jagtap Vide Registered Sale Deed bearing Daybook No. 1689 dated 20.06.1996 which was registered at Sub-registrar Office Aurangabad.
6. Whereas, it appears that, after purchasing the land the society made plotting on it and issued Allotment Certificate dated 21.10.1996 in the name of Mrs. Pushpa Suresh Tarodekar with respect of Plot No. 13, Admeasuring 420.40 Sq. Mt. Gut No. 168, Situated at Mouje-Tisgaon, Aurangabad. And the Share Certificate dated 11.07.1996 also issued in her name by the society.
7. And Whereas, Plot No. 14, Admeasuring 274.72 Sq. Mt., Gut No. 168, Tisgaon Aurangabad Allotted by the Society The New Triveni Sangam Shakari Gruhnirman Sanstha Maryadit in the name of Mrs. Kanchan Suresh Kale vide Allotment Letter dated 21.10.1996, and Share Certificate dated 11.07.1996 also issued in her Name.

8. And Whereas, Plot No. 15, Admeasuring 271.37 Sq. Mt., Gut No. 168, Tisgaon, Aurangabad Allotted by the Society The New Triveni Sangam Shakari Gruhnirman Sanstha Maryadit in the name of Mrs. Sunita Milind Bhagat vide Allotment Letter dated 21.10.1996, and Share Certificate dated 11.07.1996 also issued in her Name.
9. And Whereas, after the death of Mrs. Sunita Milind Bhagat her Heirs name mutated their names in the 7/12 Extract as Heirs vide Mutation Entry No. 12184 with respect of Plot No. 15, Admeasuring 271.37 Sq. Mt., Gut No. 168, Tisgaon, Aurangabad.
10. Registered Development Agreement bearing Daybook no. AGG-3/5059/2024 dated 11.05.2024 and Registered Power of Attorney Holder bearing Daybook No. AGG-3/5060/2024 dated 11/05/2024 executed by 1. Mrs. Pushpa Suresh Tarodkar 2. Mrs. Kanchan Suresh Kale 3. Mr. Milind Eknath Bhagat 4. Mrs. Riyanka Milind Bhagat 5. Mr. Ripal Milind Bhagat in favour of the Developer M/s Avinya developers Through Authorized Partner 1. Mr. Ganesh Bhaurao Gawali 2, Mr. Suresh Gajanan Gawande with respect of the development of Plot No. 14, Admeasuring area 274.72 Sq. Mt., Situated at Gut No. 168 (p) Village Tisgaon in the New Triveni Sangam Sahakari Gruhnirman Sanstha Maryadit, Tisgaon, Tq. – & registration District- Aurangabad.
11. And Whereas, Addl. Town Planning Officer CIDCO Waluj Mahangar, Aurangabad granted the and Approved the Development Final Layout Permission on dated 18/08/2020 in the name of M/s The New Triveni Sangam Co-op Housing Society Ltd. For the Approved for the Plot No. 04, 05, 07, 09, 10 & 13 to 15, of Gut No. 168 (p), Tisgaon, Tq. & Dist. Aurangabad.
12. That, Development Permission (Final Layout Permission) For Plotted Development Vide Letter No. CIDCO / ATPO / BP / AUR (WLJ)/ 2020 (LP)/ 32 dated 18.08.2020 issued by Addl. Town Planning Officer CIDCO Waluj Mahanagar Aurangabad in favour of The New Triveni Sangam Co- Operative Housing Society Ltd. in respect of Land at Gut No. 168 (P), Village- Tisgaon, CIDCO, Waluj Mahanagar-I, Tal. & Dist. Aurangabad.
13. That, Commencement Certificate Vide Letter No. CIDCO / ATPO / BP / AUR (WLJ)/ 2020 (LP)/ 32 dated 18.08.2020 issued by Addl. Town Planning Officer CIDCO Waluj Mahanagar Aurangabad in favour of The New Triveni Sangam Co- Operative Housing Society Ltd. in respect of Land at Gut No. 168 (P), Layout on Approved for the Plot No. 04, 05, 07, 09, 10 & 13 to 15 Village- Tisgaon, CIDCO, Waluj Mahanagar-I, Tal. & Dist. Aurangabad.
14. That, Development Permission and Commencement Certificate vide Letter No. CIDCO / ATPO / BP /WLJ/2024/432 dated 06.06.2024 executed by Addl. Town Planning Officer (New Town), CIDCO, New Chhatrapati Sambhajinagar in the name of 1. Mrs. Pushpa Suresh Tarodkar 2. Mrs. Kanchan Suresh Kale 3. Mr. Milind Eknath Bhagat 4. Mrs. Riyanka Milind

Bhagat 5. Mr. Ripal Milind Bhagat with respect of Plot No. 13 to 15, Gut No. 168/p, Tisgaon, Aurangabad.

15. That, the registered Deed of Declaration bearing Daybook No. 7217/2024 dated 05.07.2024 executed by the Owners 1. Mrs. Pushpa Suresh Tarodkar 2. Mrs. Kanchan Suresh Kale 3. Mr. Milind Eknath Bhagat 4. Mrs. Riyanka Milind Bhagat 5. Mr. Ripal Milind Bhagat though GPA holder/ Developer M/s Avinya developers Through Authorized Partner 1. Mr. Ganesh Bhaurao Gawali 2, Mr. Suresh Gajanan Gawande with respect of VIGHNAHARTA RESIDENCY Plot No. 13 to 15, Gut No. 168/p, Tisgaon, Aurangabad. The Project to be constructed on the property referred under the Schedule is nomenclature as "VIGHNAHARTA RESIDENCY", which consist of OF Dwelling Units A1 to A10 2BHK row House and Units No. B1 to B15 (1BHK and 2BHK Flats) Plot No. 13 to 15, Gut No. 168/p, Tisgaon, Aurangabad.

{C}DOCUMENTS SEEN.:- (ORIGINAL SEEN VERIFIED)

1. Copy of N. A. Order NO. RB. DESK . II. CAA /ABD /CR / 3360/ 86 dated 28.11.1986
2. Copy of Registered Sale Deed bearing Daybook No. 2403 dated 12.12.1995
3. Copy of Society Registration Certificate dated 18.06.1996
4. Copy of Registered Sale Deed bearing Daybook No. 1689 dated 20.06.1996.
5. Copy of Allotment Certificate dated 21.10.1996 in the name of Mrs. Pushpa Suresh Tarodekar with respect of Plot No. 13, Admeasuring 420.40 Sq. Mt. Gut No. 168, Situated at Mouje-Tisgaon, Aurangabad.
6. Coy of Share Certificate dated 11.07.1996
7. Copy of Allotment Letter dated 21.10.1996 in the name of Mrs. Kanchan Suresh Kale
8. Copy of Share Certificate dated 11.07.1996
9. Copy of Allotment Letter dated 21.10.1996 in the name of Mrs. Sunita Milind Bhagat
10. Copy of Copy of Share Certificate dated 11.07.1996
11. Copy of Mutation Entry No. 12184
12. Copy of Registered Development Agreement bearing Daybook no. AGG-3/5059/2024 dated 11.05.2024
13. Copy of Registered Power of Attorney Holder bearing Daybook No. AGG-3/5060/2024 dated 11/05/2024

14. Copy of Approved the Development Final Layout Permission on dated 18/08/2020

15. Copy of Development Permission (Final Layout Permission) For Plotted Development Vide Letter No. CIDCO / ATPO / BP / AUR (WLJ)/ 2020 (LP)/ 32 dated 18.08.2020

16. Copy of Commencement Certificate Vide Letter No. CIDCO / ATPO / BP / AUR (WLJ)/ 2020 (LP)/ 32 dated 18.08.2020

17. Copy of Development Permission and Commencement Certificate vide Letter No. CIDCO / ATPO / BP /WLJ/2024/432 dated 06.06.2024

18. Copy of registered Deed of Declaration bearing Daybook No. 7217/2024 dated 05.07.2024

{D} WHETHER THERE ARE ANY PENDING TENANCY DISPUTES AND ANY COMPENSATION CLAIMS ARE PAYABLE IN RESPECT OF THE PROPERTY TO BE MORTGAGED:- Nil

E} DECLARATION:-

In view of the above referred documents produced before me and as per the facts which came to my knowledge, I perused the record of the office of the Sub-Registrar, Aurangabad and have inspected the Documents provided to me and registered thereof under online Receipt No. MH005368342202425E, dated 18.07.2024 for period of 30 years 1992 to 2024 and the title of the ownership of the 1. Mrs. Pushpa Suresh Tarodkar 2. Mrs. Kanchan Suresh Kale 3. Mr. Milind Eknath Bhagat 4. Mrs. Riyanka Milind Bhagat 5. Mr. Ripal Milind Bhagat though GPA holder/ Developer M/s Avinya developers Through Authorized Partner 1. Mr. Ganesh Bhaurao Gawali 2, Mr. Suresh Gajanan Gawande with respect of Property Plot No. 13, Admeasuring 420.40 Sq. Mt., Plot No. 14, Admeasuring 274.72 Sq. Mt. Plot No. 15, Admeasuring 271.37 Sq. Mt., Situated at Gut No. 168, The New Triveni Sangam Sahakari Gruh Nirman Sanstha, Village- Tisgaon, CIDCO, Waluj Mahanagar-I, Tal. & Dist. Aurangabad is clear, marketable and free from all encumbrances & the Bank concerned can create the Equitable Mortgage by depositing the Original Title deeds for the respective Units.

CETRIFICATE:-

1) The property is of non-Agricultural use [being within the outside the Municipal Corporation area].
2) There is no charge/Encumbrance on the immovable property.
3) The Concerned owner & developer have availed all permissions from the concerned departments for construction over the said land.
4) I have not gone through the technical report pertaining to the properties.

Hence this Search report.

Place: Aurangabad
Date: 18.07.2024

Sarika Makarand Mandlik
Digitally signed by Sarika Makarand Mandlik
Date: 2024.07.23 15:13:07 +05'30'

Yours sincerely,

Adv. Sarika Mandlik

CHALLAN
MTR Form Number-6

GRN	MH005368342202425E	BARCODE		Date	18/07/2024-12:50:05	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	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	Sarika Makarand Mandlik
Location	PUNE		
Year	2024-2025 One Time	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

DEFACED ₹575.00 DEFACED

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024071856252	IK0CVPKZR3
Cheque/DD No.		Bank Date	RBI Date	18/07/2024-12:24:52	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 473607798 Mobile No. : 9730071850

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0002901222202425	18/07/2024-13:11:39	IGR002	575.00
			Total Defacement Amount		**575.00**

Print Date 18-07-2024 01:12:30