

FORMAT – A

(Circular No.:- 28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title report for the Project JAGDALE RESIDENCY Constructed on Plot No. 1 to 16 is admeasuring 1053.41 Sq. Mt. and Permissible Built up area is admeasuring 1262.92 Sq. Mt. Situated at Gut No. 165, Village Savangi, Taluka and Dist. Chhatrapati Sambhajinagar.

I have investigated the title of the said plot on the request of Landowner : **Shri Shivkumar Kanhoji Jagdale (Land Owner) And M/s V. J. Builders Through Proprietor Mr. Vaibhav Arun Jagdale (Developer/ Builder)**

1. Description of the property.-

Project JAGDALE RESIDENCY Constructed on Plot No. 1 to 16 is admeasuring 1053.41 Sq. Mt. and Permissible Built up area is admeasuring 1262.92 Sq. Mt. Situated at Gut No. 165, Village Savangi, Taluka and Dist. Chhatrapati Sambhajinagar.

2. THE DOCUMENTS OF ALLOTMENT OF LAND AS UNDER.-

- a) Copy of 7/12 Extract from 1979 to 2016
- b) Copy of Mutation Entry No. 1599 dated 20.10.2004
- c) Copy of Registered Sale Deed bearing Daybook No. 3341/2010 dated 21.04.2010
- d) Copy of registered Sale Deed bearing Daybook No. 4372/2022 dated 29.07.2022
- e) Copy of Tentative Layout Permission for ‘Plotted Development” vide Letter No. CIDCO / TPO / CSNFA-TLP/2023 /98 dated 02.11.2023
- f) Copy of N. A. Order No. 2023 / JAMA -2 / PR. KR. 365 dated 21.11.2023
- g) Copy of Final Layout Permission Layout No. CIDCO / TPO/ CSNFA (FLP)/2024/340 dated 26.02.2024
- h) Copy of Commencement Certificate No. CIDCO / TPO / CSNFA (BP)/ 2024/431 dated 22.07.2024
- i) Copy of Registered Development Agreement bearing Daybook No. CSN-5/743/2025 dated 21.01.2025
- j) Copy of Registered General Irrevocable Power of Attorney bearing Daybook No. CSN-5/746/2025 dated 21.01.2025

k) Copy of Registered Deed of Declaration U/Sec. 2 (A) of Maharashtra Apartment of Act of 1970 bearing Daybook No. CSN-1/1222/2025 dated 24.02.2025

3. 7/12 Extract:

The Xerox Copy of 7/12 Extract Property Bearing Gut No. 165 totally Admeasuring 0 H 99 R, Akar 3 Rs. 39 Ps., Situated at sawangi, Tq. & Dist. Aurangabad

4. Search report for 30 years from 1994 till 05.03.2025 taken from Sub-registrar Office at Aurangabad the receipt attached Herewith.

GRN No. MH017224819202425Edated 05.03.2025

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 Landowner : **Shri Shivkumar Kanhoji Jagdale Developer/ Builder: M/s V. J. Builders Through Proprietor Mr. Vaibhav Arun Jagdale**, is clear, marketable and without any encumbrances.

That, on perusal of the above mentioned documents it appears that, the present applicant namely Landowner : **Shri Shivkumar Kanhoji Jagdale, & the Developer/ Builder: M/s V. J. Builders Through Proprietor Mr. Vaibhav Arun Jagdale** have not take any loan on the said property.

That, as per the documents it appears that the property is not subject matter to any litigation / proceedings.

The Property is not subject to any pending or proposed land acquisition proceedings

Owner of the Land: Shri Shivkumar Kanhoji Jagdale

Land: Plot No. 1 to 16 is admeasuring 1053.41 Sq. Mt. and Permissible Built up area is admeasuring 1262.92 Sq. Mt. Situated at Gut No. 165, Village Savangi, Taluka and Dist. Chhatrapati Sambhajnagar

The report reflecting the flow of the title of the (Landowner : **Shri Shivkumar Kanhoji Jagdale, & the Developer/ Builder: M/s V. J. Builders Through Proprietor Mr. Vaibhav Arun Jagdale** have) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Sarika Deshpande (Mandlik)

SARIKA M. MANDLIK
ADVOCATE

Plot No. 7,
 Ashok Nagar,
 Garkheda road,
 Chhatrapati Sambhajnagar

MOBILE NO. 9730071850

Date: 07.04.2025

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract from 1979 to 2016
2. Mutation Entry No. 1599 dated 20.10.2004
3. Registered Sale Deed bearing Daybook No. 3341/2010 dated 21.04.2010
4. registered Sale Deed bearing Daybook No. 4372/2022 dated 29.07.2022
5. Tentative Layout Permission for 'Plotted Development" vide Letter No. CIDCO / TPO / CSNFA-TLP/2023 /98 dated 02.11.2023
6. N. A. permission bearing Order No. 2023 / JAMA -2 / PR. KR. 365 dated 21.11.2023
7. Final Layout Permission Layout No. CIDCO / TPO/ CSNFA (FLP)/2024/340 dated 26.02.2024
8. Commencement Certificate No. CIDCO / TPO / CSNFA (BP)/ 2024/431 dated 22.07.2024
9. Registered Development Agreement bearing Daybook No. CSN-5/743/2025 dated 21.01.2025
10. Registered General Irrevocable Power of Attorney bearing Daybook No. CSN-5/746/2025 dated 21.01.2025
11. Registered Deed of Declaration U/Sec. 2 (A) of Maharashtra Apartment of Act of 1970 bearing Daybook No. CSN-1/1222/2025 dated 24.02.2025
12. **SEARCH REPORT FOR 30 YEARS 1994 till 05.03.2025 TAKEN FROM Sub-Registrar Office At Aurangabad And Search Receipt And Challan attached herewith.**
13. I have taken search All that piece and Parcel of Plot No. 1 to 16 is admeasuring 1053.41 Sq. Mt. and Permissible Built up area is admeasuring 1262.92 Sq. Mt. Situated at Gut No. 165, Village Savangi, Taluka and Dist. Chhatrapati Sambhajnagar. The Said Development Agreement is as per the Construction Permission dated 22.07.2024 bearing Permission No. CIDCO / TPO / CSNFA (BP)/ 2024/431 having Built up area is admeasuring 1262.92 Sq. Mt. as under:

Boundaries:

EAST : SWANGI GAOTHAN
WEST: GUT NO. 167
SOUTH: REAMINING LAND OF SAME GUT NO. 165/PART
NORTH : KAKASAHEB LEMBHE AND OTHERS

14. Whereas, as per the records of 7/12 Extract 1975, it appears that, the Property bearing Gut No. 165 totally Admeasuring 0 H 99 R, Akar 3 Rs. 39 Ps., Situated at sawangi, Tq. & Dist. Aurangabad is originally in the name of Kanhu Shivaji Jagdale.
15. That, after the death of Kanhu Shivaji jagdale the name of Heirs 1. Kushivartabai Kanhuji Jagdale 2. Shivkumar Kanhuji Jagdale 3. Ashabai Janardhan Shinde 4. Chayabai Subhash Chavan are recorded as a Successor/ Owner of the Property of Land Gut No. 165, Savangi, Tq. & Dist. Aurangabad vide Mutation Entry No. 1599 dated 20.10.2004 and the 7/12 Extract issued with respect of the said Property.
16. That, it appears from the record that, Shivkumar Kanhoji Jagdale, transfer the property land admeasuring 30 R in favour of Kushivartabai Kanhoji Kagdale by Registered Sale Deed bearing Daybook No. 3341/2010 dated 21.04.2010 which is registered at the Sub-Registrar Office at Aurangabad. Accordingly, on the basis of the said Sale deed the Kushivartabai Kanhoji Jagdale mutated her name on the revenue record through Mutation Entry No. 2452.
17. And Whereas, Shivkumar Kanhoji Jagdale sold the Property land admeasuring 88 Sq. Mt. of Gut No. 165, Savangi, Tq. & Dist. Aurangabad to Rohini Sanjay Rothe and Umesh Jagannath Hingvane by registered Sale Deed bearing Daybook No. 4372/2022 dated 29.07.2022 which is registered at the Sub-Registrar Office at Aurangabad. That the name Rohini Sanjay Rothe and Umesh Jagannath Hingvane mutated in the 7/12 Extract bearing Mutation Entry no. 5704 with respect of the said property.
18. That, as per the above records the property admeasuring 21.12 R remain in the Ownership and possession of Shivkumar Kanhoji jagdale.
19. That, the Owner Mr. Shivkumar Kanhoji Jagdale desires to develop the property and therefore he applied for the Tentative Layout Permission before the CIDCO Authority.
20. That, the Tentative Layout Permission for 'Plotted Development" vide Letter No. CIDCO / TPO / CSNFA-TLP/2023 /98 dated 02.11.2023 issued by CIDCO in faovur of Mr. Shivkumar

Kanhoji Jagdale with respect of 2112.00 Sq. Mt. Gut No. 165, Savangi, Tq. & Dist. Aurangabad.

21. And Whereas, the N. A. Order No. 2023 / JAMA -2 / PR. KR. 365 dated 21.11.2023 issued by Tahsildar, Aurangabad in the name of Mr. Shivkumar Kanhoji Jagdale in respect of land Admeasuring 2112.00 Sq. Mt., Situated at Gut No. 165, Village Savangi, Taluka and Dist. Chhatrapati Smabhajinagar.
22. And Whereas, Final Layout Permission Layout No. CIDCO / TPO/ CSNFA (FLP)/2024/340 dated 26.02.2024 issued by CIDCO in faovur of Mr. Shivkumar Kanhoji Jagdale in respect of land Admeasuring 2112.00 Sq. Mt., out of which area under Plot is admeasuring 1051.47 Sq. Mt. and permissible area is admeasuring 1319.27 Sq. Mt. i. e. 16 plots Situated at Gut No. 165, Village Savangi, Taluka and Dist. Chhatrapati Smabhajinagar.
23. And Whereas, the Commencement Certificate No. CIDCO / TPO / CSNFA (BP)/ 2024/431 dated 22.07.2024 issued by CIDCO in respect of Plot No. 1 to Plot No. 16, Situated at Gut No. 165, Village Savangi, Taluka and Dist. Chhatrapati Smabhajinagar.
24. And Whereas, Owner Mr. Shivkumar Kanhoji Jagdale absolute Owner and Possessor of Plot No. 1 to 16 total area under Plot admeasuring 1051.47 Sq. Mt. Situated at Gut No. 165, Village Savangi, Tq. & Dist. Chhtrapati Sambhajinagar. Howeverwith intent to develop the Property the Owner Mr. Shivkumar Kanhoji Jagdale executed the Registered Development Agreement bearing Daybook No. CSN-5/743/2025 dated 21.01.2025 in favor of M/s J. V. Builders Through its Proprietor Mr. Vaibhav Arun Jagdale with respect of Plot No. 1 to 16 consideration of 55 % share in the proposed construction i. e. row House No. 1, 3, 5, 7, 8, 9, 10, 13 and 14 in proposed construction and the owner accepted the request of the developer. That, it is agreed to share the proposed construction on the demised property in 45 : 55 proportion between Owner and the Developer. That, 45 % share of the Construction area will be retained by the Owner i. e. row House No. 2, 4, 6, 11, 12, 15, and 16 and 55 % construction area will be retained by the developer i. e. Row House No. 1, 3, 5, 7, 8, 9, 10, 13 and 14.
25. That, Registered General Irrevocable Power of Attorney bearing Daybook No. CSN-5/746/2025 dated 21.01.2025 issued by Mr. Shivkumar Kanhoji Jagdale in favor of M/s J. V. Builders Through its Proprietor Mr. Vaibhav Arun Jagdale with respect of All that piece and Parcel of Plot No. 1 to 16 is admeasuring 1053.41 Sq. Mt. and Permissible Built up area is admeasuring 1262.92 Sq. Mt. Situated at Gut No. 165, Village Savangi, Taluka and Dist. Chhatrapati Sambhajinagar.

26. That, Registered Deed of Declaration U/Sec. 2 (A) of Maharashtra Apartment of Act of 1970 bearing Daybook No. CSN-1/1222/2025 dated 24.02.2025 issued by Mr. Shivkumar Kanhoji Jagdale AND M/s J. V. Builders Through its Proprietor Mr. Vaibhav Arun Jagdale with respect of All that piece and Parcel of Plot No. 1 to 16 is admeasuring 1053.41 Sq. Mt. and Permissible Built up area is admeasuring 1262.92 Sq. Mt. Situated at Gut No. 165, "JAGDALE RESIDENCY", Village Savangi, Taluka and Dist. Chhatrapati Sambhajnagar.
27. 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 had taken Search for last 30 years on record made available to me during the Course of the Search. That, I had gone through the relevant record therefore it can be said that, **Mr. Shivkumar Kanhoji Jagdale** is the Owner and possessor of the property Plot No. 1 to 16 is admeasuring 1053.41 Sq. Mt. and Permissible Built up area is admeasuring 1262.92 Sq. Mt. Situated at Gut No. 165, "JAGDALE RESIDENCY", Village Savangi, Taluka and Dist. Chhatrapati Sambhajnagar is having clear title upon the property.
28. No any litigation is pending.

Hence this report.

**Sarika
mandlik**
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by Sarika
mandlik
Date:
2025.05.20
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Yours sincerely,

Adv. Sarika Mandlik(Deshpande)