

FORMAT – A

(Circular No.:- 28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title report for the Property Bearing Land Gut No. 216, Admeasuring to the extent of 1 H 02 R (10200 Sq. Mt.), :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Harsul, Tq. & Dist. Aurangabad.

I have investigated the title of the said plot on the request of : Sara Infrastructures

1. Name of Landowner : Municipal Corporation Chh. Sambhajinagar
2. **Description of the property.**- Property Bearing Land Gut No. 216, Admeasuring to the extent of 1 H 02 R (10200 Sq. Mt.), :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Harsul, Tq. & Dist. Aurangabad.
3. **THE DOCUMENTS OF ALLOTMENT OF PLOT.**
 - a) Copy of 7/12 Extract of Land Gut No. 216, Admeasuring to the extent of 1 H 02 R (10200 Sq. Mt.), Situated at Mouje -harsul 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 -190 DATED 08.02.2022
 - c) Copy of Mutation Entry No. Mutation Entry No. 35799 dated 09.08.2023
4. Search report for 30 years from 1994 till 05.04.2025
GRN No. MH000240325202526E dated 05.04.2025

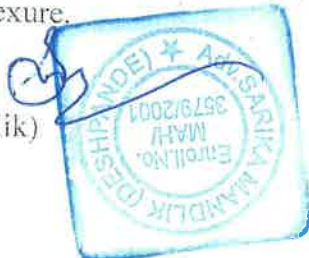
On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Property Land Gut No. 216, Admeasuring to the extent of 1 H 02 R (10200 Sq. Mt.), :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Harsul, 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)



SARIKA DESHPANDE (MÁNDLIK) ADVOCATE	Plot No. 7, Ashok Nagar, Garkheda road, Chhatrapati Sambhajanagar
sarika.m.mandlik@gmail.com	MOBILE NO. 9730071850

Date: -5.04.2025

Dear Sir/ Madam,

Re: Title Search report on the Property/ ies
Property Bearing Land Gut No. 216, Admeasuring to the extent of 1 H 02 R (10200 Sq. Mt.),
:SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP),
Situating at Mouje Harsul, 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 Sambhajanagar

Name of the Developer: Sara Infrastructures

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

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. 19581 dated 14.08.2013	YES
3.	Copy of Order of The Collector, Aurangabad vide its Letter JA. KRA. 2019/ MASHAKA / JAMIN -2 / PRA. KRA. 91 / SHA J. / KAVI -190 DATED 08.02.2022	YES
4.	Copy of Work Order vide Letter No. / AMC / PMAY / 263 / 2023 Dated 19.12.2023	YES
5.	Copy of Mutation Entry No. 35799 dated 09.08.2023	YES
6.	Copy of Registered Work Contract bearing Daybook No. CSN-1/3702/2024 dated 10.06.2024	YES

{3} DESCRIPTION OF PROPERTY / PROPERTIES

Item No.	Survey No.	Extent of Area	Location (Address)
1.	Gut No. 216	Admeasuring 1 H 02 R (10200 Sq. Mt.),	Property Bearing Land Gut No. 216, Admeasuring to the extent of 1 H 02 R (10200 Sq. Mt.), :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Harsul, Tq. & Dist. Aurangabad



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

Property Bearing Land Gut No. 216, Admeasuring to the extent of 1 H 02 R (10200 Sq. Mt.), :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Harsul, 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:

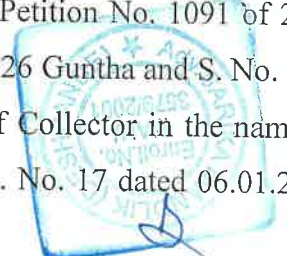
A search has been taken in respect of Property Bearing Land Gut No. 216, Admeasuring to the extent of 1 H 02 R (10200 Sq. Mt.), :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Harsul, Tq. & Dist. Aurangabad.

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. MH000240325202526E E dated 05.04.2025.

For the purpose of taking of Search of Title, and for finding encumbrances if any on the said Property Bearing Land Gut No. 216, Admeasuring to the extent of 1 H 02 R (10200 Sq. Mt.), :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Harsul, 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 bearing Gut No. 216, totally Admeasuring 10 H 17 R, Situated at Village Harsul, Tq. & Dist. Aurangabad are shown in the records of 7/12 Extract as a cattle land for peoples..
2. That, as per the Records of Mutation Entry No. 19581 dated 14.08.2013 issued by Talathi Sajja, Approved by the competent Authority taken on the record of right register on the basis of Court Order for the land bearing Gut No. 216, Admeasuring 22 Acre 26 Guntha and Gut No. 217, 8 Acre 12 Guntha, Situated at Mouje Harsul Tq. & Dist. Aurangabad.
3. That, as per the Records of Tahsil Office Order bearing Letter JA. KRA. 2013 / JAMA -1/ KAVI 870 dated 12.08.2013 and as per the Order of The Collector dated 10.05.2013 and as per the Order passed by Hon'ble High Court Bench at Aurangabad in Writ Petition No. 1091 of 2013 dated 31.07.2013, that, the land of Gut No. 216, Admeasuring 22 Acre 26 Guntha and S. No. 217, Admeasuring 8 Acre 12 Guntha has been allotted as per the Order of Collector in the name of Municipal Corporation Aurangabad, And the Registered Sale Deed Sr. No. 17 dated 06.01.2025



- executed by Municipal Corporation, Aurangabad in favour of 1. Shital Sudhakar Dahale 2. Sunita shital Dahale 3. Sudhakar Ratanlal Dahale 4. Latika Sudhakar Dahale with respect of land Admeasuring to the extent of 7285 Sq. Mt., Gut No. 216, Harsul, Tq. & Dist. Aurangabad. And thereby the 7/12 Extract noted the area in their names as per the Mutation Entry with respect of the said Property.
4. 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.
 5. 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.
 6. And Whereas, The Hon'ble Collector, Aurangabad passed Order JA. KRA. 2019 / MASHAKA / JAMIN -2 / PRA. KRA. 91 / SHA J. / KAVI -190 DATED 08.02.2022 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. 216, Admeasuring to the extent of 1 H 02 R (10200 Sq. Mt.), :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Harsul, Tq. & Dist. Aurangabad.
 7. That, Mutation Entry No. 35799 dated 09.08.2023 has been recorded by the Concern Authority on the basis of the Order passed by the Hon'ble Collector, Aurangabad vide No. RB / DESK /II / IND / CR-LND / 131 OFFICE OF THE COLLECTOR AURANGABAD dated 08.03.1984 and Letter of Municipal Corporation of Aurangabad JA. KRA. 660 / 2022 dated 26.04.2022 and Order of Hon'ble Uppar Tahsildar Aurangabad Order Kra. 2022 / Jama -1/ ROR / CR dated 12.07.2022 and thereby Allotted the land at Survey No. 216 land of Cttle land of Public admeasuring to the extent of 1 H 02 R, Situated at Mouje Harsul, Tq. & Dist. Aurangabad in the name of Muncipal Corporation, and 0.42 R land hold in the name of Shital Sudhakar Dahale and 0 H 60 R land and land at Gut No. 217, Admeasuring to the extent of 4 H 60 R, Harsul, Aurangbad allotted to Municipal Corporation and thereby the land Gut No. 216 and Gut No. 217 converted in Class-1 land. Accordingly, the Municipal Corporation Aurangabad became the Owner and Possessor of land Gut No. 216 and 217 Harsul Aurangabad and their name reflected in the Ownership column of 7/12 Extract.
 8. That, Work Order vide Letter No. / AMC / PMAY / 263 / 2023 Dated 19.12.2023 issued by Commissioner & Administrator Chhatrapati Sambhajinagar in the name of Sara Infrastructures for the Development of a Project under PMAY (U) in public Private Partnership (PPP) mode on



- public land based model No. 5 (DROH) @ Mauje Harsul Gut No. 216 having area 0.84 H. R. Approx. (Green Zone) under Affordable Housing in Partnership (AHP).
9. That, Registered Work Contract bearing Daybook No. CSN-1/3702/2024 dated 10.06.2024 which has been issued by Municipal Corporation Chh. Sambhajinagar Through Mrs. Aparna Thete in favour of M/s Sara Infrastructure through Partner Mr. Nilesh Sitaram Agrawal with respect of Property Bearing Land Gut No. 216, Admeasuring to the extent of 0 H 84 R, :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Harsul, Tq. & Dist. Aurangabad.
10. On perusal of the Documents and records it appears that the land Property Bearing Land Gut No. 216, Admeasuring to the extent of 0 H 84 R, :SARVANSATHI GHARE", Prime Minister Housing Scheme (Urban) Internal Ghatak Kra. 3 (AHP), Situated at Mouje Harsul, Tq. & Dist. Aurangabad is to be allotted/ owned in the name of Municipal Corporation Chh. Sambhajinagar 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. MH000240325202526E dated 05.04.2024 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 Records & have not come across any entry and any transaction in respect & subject matter Property.

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

Yours sincerely,

Adv. Sarika Mandlik(Deshpande)

