



Sharad L Rakhonde

B.A. L.L.B.

District & Session Court, Buldana-443001

Date : 06/03/2024

FORMAT- A (Circular No. 28/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Plot no. 8 CTS No. 41/3** situated at **Buldana Taluka : District Buldana** (hereinafter referred as the said plot " ").

I have investigated the title of the said plot on the request of **Jitendra Ajit Asrani, Manju Ajit Asrani and Jaya Mukesh Motwani** (owner/s) and following documents i.e.:-

1) Description of the property:

Plot No 8, CTS No. 41/3, Situated At Buldana Tq. dist. Buldana

2) The documents of allotment of plot:

Sr. No	Nature of Documents	Dated / Registered	Parties to the document	Document No.	Original/ Copy
1.	Sale Deed	25/08/1984	Executed by Ramchandra Pandurang Lande in favour of Ajitkumar Revachand Asrani, Meena Arjundas Asrani, Vanita Haridas Keswai and Manisha Anup Asrani	No. 1261	Certified
2.	Mutation Entry	20/05/1993	Issued by Talathi Buldana	No. 1507	Certified
3.	Mutation Entry	20/05/1993	Issued by Talathi Buldana	No. 1508	Certified
4	Mutation Entry	20/05/1993	Issued by Talathi Buldana	No. 1509	Certified
5.	N.A. Order	17/08/2001	N. A. Order passed by Additional Collector	NAP/34/Bu Idana/16/1	Xerox Copy



			Buldana	999-2000	
6.	Mutation Entry	10/07/2019	Issued by Talathi Buldana	No. 23695	Certified
7.	Development Agreement	19/04/2021	Development Agreement in between Padmaraj Structures and Jitendra Ajit Asrani, Manju Ajit Asrani and Jaya Mukesh Motwani	No. 3047	Xerox Copy
8.	Commencement Letter with Approved Map	11/11/2021	Issued by Municipal Council Buldana	No. CBBBM / B/ 2021/ APL/00301	Xerox Copy
9.	7/12 extract Khodtod Nakkal	Latest	Issued by Talathi Buldana	No.--	Extract Copy
10.	7/12 extract	Latest	Issued by Talathi Buldana	No. --	Extract Copy
11.	Tax Receipt	Latest	Issued by Revenue Department	No.--	Xerox Copy

3) 7 /12 extract or property card issued by **Talathi Buldana**

Mutation Entry Dt 10/07/2019 No. 23695

4) Search report for 30 years from **26/10/1994 till 13/11/2023**

5) 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 **Jitendra Ajit Asrani, Manju Ajit Asrani and Jaya Mukesh Motwani** (owner/s) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

(1) **Jitendra Ajit Asrani, Manju Ajit Asrani and Jaya Mukesh Motwani**

Plot No. 8 CTS No. 41/3,

(2) CTS/C.S. No.

(3) CTS/C.S. No.

(4) Qualifying comments/remarks if any

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.





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District & Session Court, Buldana-443001

Date : 06/04/2023

FORMAT- A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

DESCRIPTION OF PROPERTY

"Within the limits of Buldana Municipal Council, situated at Mauje Buldana, Tq. & Dist. Buldana within the jurisdiction of Buldana Sub Registrar Buldana, bearing field layout Plot no. 8 CTS No. 41/3, which admeasuring 1540.49 sq.mtr. which is bounded as under:

- Towards east - Plot No. 18 and 7
- Towards west - Plot No. 12 and 15
- Towards north - 15 Mtr D P Road
- Towards south - 9 Mtr Road

TITLE HISTORY OF THE SUBJECT PROPERTY

That on the basis of documents supplied to me it seen that originally The Agricultural in CTS No. 41/3 admn. O H 95 R originally own and possessed by Ramchandra Pandurang Lande. Thereafter I found that Ramchandra Pandurang Lande sold out the subject agricultural property in favour of Ajitkumar Revachand Asrani, Meena Arjundas Asrani, Vanita Haridas Keswani and Manisha Anup Asrani by registered sale deed on dt. 25/05/1984 Sr. No. 1261. Thereafter I found that Meena Arjundas Asrani, Vanita Haridas Keswani and Manisha Anup Asrani released their undivided share in favour of Ajitkumar Revachand Asrani Vide mutation entry No. 1507, 1508 and 1509 on dt. No. 20/05/1993. Thereafter Ajitkumar Revachand Asrani applied to Additional Collector Buldana vide revenue case no. NAP34/ Buldana/ 16/ 1999-2000 to conversion the agricultural land in to non agricultural used i.e. residential purpose. After necessary inquiry Additional Collector granted permission on dt. 17/08/2001.

Thereafter I found that Ajit Revachand Asrani died on 15/12/2018. After the death of Ajit Revachand Asrani his legal heirs Jitendra Ajit Asrani, Manju Ajit Asrani and Jaya Mukesh Motwani came on revenue record. Vide mutation entry no. 23695 dt. 10/07/2019.



Thereafter I found that Jitendra Ajit Asrani, Manju Ajit Asrani and Jaya Mukesh Motwani applied to Chief Officer, Municipal Council Buldana to Amalgamation of Plot No. 8, Plot No. 9, Plot No. 10, Plot No. 11, Plot No. 16 and Plot No. 17 after due inquiry Chief Officer Municipal Council Buldana Passed order Vide Ltr No Sa.Ba.Vi/ Na.Pa.Bu./ 336/ 2021 -2022Dt. 03/11/2021. As per this order Plot No. 8 tp 11 and 16 and 17 amalgamated in Plot No. 8 i.e. 1540.49 Sq.Mtr. Since then they are the absolute owner and possessor of the said plot.

Thereafter Jitendra Ajit Asrani, Manju Ajit Asrani and Jaya Mukesh Motwani executed registered development agreement in respect of to develop the said plot with construction of Raksha Residency with Padmaraj Structures Buldana partner Suvarna Shrikant Deshmukh on dt. 19/04/2021 Sr. No. 3047.

So also I was made available with the copy of partnership deed dt. 12/06/2020 entered in between the partners of M/s. Padmaraj Structures Buldana i.e. Sau. Suvarna Shrikant Deshmukh, Parag Anantrao Saraf and Sandesh Chordiya and by said partnership deed has also given authority to one of the partners named Mrs. Suvarna Shrikant Deshmukh to enter into transactions on behalf of two other partners.

Thereafter it is seen that Jitendra Ajit Asrani, Manju Ajit Asrani and Jaya Mukesh Motwani granted permission by Chief Officer, Municipal Council, Buldana dt. 11/11/2021 bearing Permit No. CBBBM/B/2021/APL/00301.

SEARCH REPORT COVERING THE PERIOD OF 30 YEARS PRIOR TO SCRUTINY OF TITLE

That I have taken search of Index No. II Register, in the Sub Registrar Office, Buldana the period of last 30 years from the 1995 to 2024. I have to cause the search with Sub Registrar office vides Search receipt No. 2230, dated 06/03/2024. I have also cause search of the computerized Index with the Sub Registrar, Buldana. I have also got confirmed that the said property is not the subject matter of any acquisition proceedings and is not covered under or affected by the Urban Land Ceiling Regulation Act, Bombay Land Requisition Act or Enactment providing for restoration of the land to the persons belonging to Schedule Tribes or any other enactment for the time being in force or sanctioned development plan of Municipal Council, Buldana.

That on the basis search taken by me and after scrutinizing documents as mentioned above and produced before me, I am of the opinion and accordingly I certify that Jitendra Ajit Asrani, Manju Ajit Asrani and Jaya Mukesh Motwani are the recorded owner and holder of said property described in para No. II nd has got clear and marketable title free from all encumbrances. Hence, I am the opinion that the aforesaid property can be accepted as a security for advancing the loan to the applicant by creating equitable mortgage or any other type of mortgage of the of the said property, which bank deem fit.



OPINION

In result I have to state that, I have personally visited the office of Sub-Registrar / Revenue Authorities and personally search and verified the information furnished in this report. I have compared the Sale Deed / Documents given to me with the copy of it available in the office of Sub Registrar and have found that both tallying with each other. I also stated that the title deeds in respect of the captioned properties are genuine, original and properly executed.

Sr.No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No.
- 3) Search report for 30 years from Taken from 1995 - 2024 Sub-Registrar' office at **Buldana**
- 4) Any other relevant title, As per above mentioned title history.
- 5) Prima Facie no litigation found over the property.

Date: 06/03/2024



251/0

इतर पावती

Original/Duplicate

Wednesday, 06 March 2024 4:25 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2230 दिनांक: 06/03/2024

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: बलन-0-2024

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड शरद म राखोडे

वर्णन शोध अर्ज क्र. 67 मौजे बुलडाणा येथील नझुल शिट नं. 41/3 प्लॉट नं. 8 सन 1995 ते 2024 असे एकूण 30 वर्षांचा शोध घेणेबाबत

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Buldhana

1); देयकाचा प्रकार: eChallan रक्कम: रु. 750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016810227202324E दिनांक: 06/03/2024

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक वगैरे
बुलडाणा.

3/6/2024