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ADVOCATE

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### TITLE - REPORT

WHEREAS, M/s Amrut Developers through its partner Mr. Vijay Ramdas Sakkarwar approached me and requested to issue title report in respect of the property CTS No. 14813 totally admeasuring 11860.5 Sq.Mt. out of which to the extent of 1871.74 Sq.Mt. Sheet No. 138 and after sub division CTS no. 14813/121 admeasuring 1782.74 Sq.Mt., Situated at Pannalal Nagar, Aurangabad.

### **DESCRIPTION OF THE PROPERTY:-**

All the part and parcel of property CTS No. 14813 totally admeasuring 11860.5 Sq.Mt. out of which to the extent of 1782.74 Sq.Mt. along with additional FSI 986 Sq.Mt. Sheet No. 138 and after sub-division CTS no. 14813/121 situated at Pannalalnagar, Aurangabad.

That in pursuance to request and authorisation of Shri. M/s Amrut Developers through its partner Vijay Ramdas Sakkarwar, I have submitted Search Application and deposited fees in the office of Sub-Registrar Aurangabad vide receipt no. MH001178676201617E dated 21.05.2016 for the purpose of title in respect of above property since last 13 years and submits my title report as under: -

1. I have gone through the available revenue record and papers and from the perusal of the same, it has been revealed that the property Land Survey no. 48, totally admeasuring 21 Acre 25 Gunthas Land Revenue Rs. 35.63 ps., situated at Osmanpura Aurangabad was originally owned and possessed by Pannalal Dwarkadas Vakil and he purchased the same under the registered sale deed bearing no. 74/1326 Fasli dated 10 Khurdada 1326 Fasli.
2. That Pannalal Vakil died and after his death names of his legal heirs Sureshchandra Pannalal, Prafull Pannalal, Rameshchandra Pannalal, and

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Ravinchandra Pannalal recorded in revenue record whereas Sureshchandra Pannalal name came to be recorded as Karta in revenue record as owner and possessor in respect of land Gut no. 48 as per mutation entry no. 44 and his name reflatd in revenue record as owner and possessor.

3. That in the year 1964 by the order of the Collector Aurangabad the property is converted to the non-agriculture use as per order no. RB/WS/VIII/CR/9/64 dated 04.05.1964.
4. That in the year 1970 Sureshchandra Pannalal, Prafull Pannalal, Rameshchandra Pannalal, and Ravinchandra Pannalal partitioned Land Survey no. 48, totally admeasuring 21 Acre 25 Gunthas Land Revenue Rs. 35.63 ps., situated at Aurangabad between Sureshchandra Pannalal, Prafull Pannalal, Rameshchandra Pannalal, and Ravinchandra Pannalal to the extent of 0-4-0 each and on the basis of the family partition their names came to be recorded to the revenue record as owners and possessors vide mutation entry no. 228.
5. That in the year 1972 Sureshchandra Pannalal and Ravinchandra Pannalal transferred plot on Land Survey no. 48, admeasuring East West 26.82 Meter South North 24.99 Meter, situated at Osmanpura, Aurangabad to one Mangala Nanasaheb Shinde under the registered sale deed bearing registration no. 577/1972 dated 15.03.1972 registered at the office of Sub-registrar Aurangabad accordingly her name came to be recorded to the CTS record as owner and possessor.
6. That in the year 1974 Ravindrachandra Pannalal and other filed Regular Civil Suit no. 719/1974 in the Court of Civil Judge Junior Division at Aurangabad regarding the property Land Survey No. 48 against Ramesh Laxman And others and the suit is partly allowed by the Hon'ble 2<sup>nd</sup> joint Civil Judge Junior Division Aurangabad. On 28<sup>th</sup> April 1980.

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7. That at the time of implementation of city survey scheme in Aurangabad City Property Survey no. 48 allotted CTS no. 14813 sheet no 138, however name of owners was recorded in CTS record.
8. That in the year 1988 name of Rameshchandra Pannalal Vakil, Ravindrachandra Pannalal Vakil, Satishchandra Sureshchandra Vakil, Maheshchandra Sureshchandra Vakil and Shirishchandra Sureshchandra Vakil Name came to be recorded in the CTS record on the basis of the order of Hon'ble Civil Judge Junior Division in RCS No. 719/1974 dated 28.04.1980 and 7/12 extract and as per the Measurement of the area their name came to be recorded CTS record record as owners and possessors on 09.12.1988.
9. That in the year 1996 Waman Laxman and other filed petition in SLR Aurangabad against Rameshchandra Pannalal and Others the same was rejected by the SLR Aurangabad, and Waman Laxman and other filed an appeal in DDLR Aurangabad that also rejected by DDLR Aurangabad, thereafter appellant filed an revision application before Principal Secretary And Officer On Special Duty(Appeals), Revenue And Forest Department Government of Maharashtra, Mumbai same was also rejected on 27.07.2004.
10. That in the year 2003 Rameshchandra Pannalal Vakil, Ravindrachandra Pannalal Vakil, Satishchandra Sureshchandra Vakil, Maheshchandra Pannalal Vakil and Shirishchandra Sureshchandra Vakil with intent to Develop their property in CTS no. 14813 totally admeasuring 11860.5 Sq.Mt. Out of which to the extent of 2207.74 Sq.Mt. situated at Pannalal Nagar, Osmanpura, Aurangabad, along with right to consume the FSI of 650 Sq.Mt. with M/s. Venkatesh Builders and Developers through its partner Sanjaykumar Suganchand Kasliwal under the registered Development Agreement bearing registration no. 1224/2003 dated 30.06.2003 registered at the office of Sub-registrar Aurangabad and also the Power of Attorney

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for Development of Property is executed by the owners in favour of M/s Venkatesh Builders and Developers through partner Sanjaykumar Suganchand Kasliwal under the registered Power of Attorney bearing registration no. 1225/2003 dated 30.06.2003 registered at the office of Sub-registrar Aurangabad.

11. That in the Year 2004 Rameshchandra Pannalal Vakil, Ravindrachandra Pannalal Vakil, Satishchandra Sureshchandra Vakil, Maheshchandra Pannalal Vakil and Shirishchandra Sureshchandra Vakil transferred Property, City Survey No. 14813 out of which to the extent of 3997.5 Sq.Mt. situated at Pannalal Nagar Osmanpura, Aurangabad to Municipal Corporation Aurangabad through Divisional Commissioner Shirish Devidas Ramteke under the registered sale deed bearing registration no. 3278/2004 dated 16.08.2004 registered at the office of the Sub-registrar Aurangabad and on the basis of the registered sale deed his name came to be recorded to the revenue record as owner and possessor wide mutation entry no. 3494.
12. That in the Year 2005 Rameshchandra Pannalal Vakil, Ravindrachandra Pannalal Vakil, Satishchandra Sureshchandra Vakil, Maheshchandra Pannalal Vakil and Shirishchandra Sureshchandra Vakil relinquished their rights in the City Survey no. 14813/part situate at Pannalal Nagar, Osmanpura, Aurangabad, affecting in 15 Meter DP Road from Hotel Darling to Pannalal Nagar while obtaining the building permission on city survey no 14813/part in file no. 387/17/2005-2006 dated 07.10.2005 by the registered Relinquishment Deed bearing registration no. 3928/2005 dated 17.10.2005 registered at the office of Sub- registrar Aurangabad and Thereafter the Correction Deed is executed in Relinquishment Deed registration no 3991/2005 dated 17.10.2005 registered at the office of Sub-registrar Aurangabad.
13. That in the year 2007 Savita Sureshchandra Vakil, Purnima Subhash Mehta and Hema Yogesh Saraf released their rights in the property bearing CTS no.

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14813/P, CTS no. 14813/118 CTS no. 14813/119 situated at Pannalal Nagar, Osmanpura, Aurangabad in the name of Maheshchandra Sureshchandra Vakil under the registered Release Deed bearing registration no. 1816/2007 dated 10.04.2007.

14. That in the year 2010 Rameshchandra Pannalal Vakil, Ravindrachandra Pannalal Vakil, Satishchandra Sureshchandra Vakil, Maheshchandra Pannalal Vakil and Shirishchandra Sureshchandra Vakil transferred Land Survey no. 48, City Survey No. 14813 out of which to the extent of 1871.74 Sq.Mt. situated at Pannalal Nagar Osmanpura, Aurangabad to M/s. Nisha Construction through its partner Raju Lekhraj Tanwani with the express consent of M/s. Venkatesh Builders and Developers through its partner Jugalkishor Chhaganlal Tapadia under the registered sale deed bearing registration no. 4731/2010 dated 10.06.2010 registered at the office of the Sub-registrar Aurangabad and on the basis of the registered sale deed his name came to be recorded to the revenue record as owner and possessor wide mutation entry no. 5398.
15. That in the Year 2010 M/s. Nisha Construction through its partner Raju Lekhraj Tanwani obtained the construction permission from Aurangabad Municipal corporation for construct residential cum commercial complex in file no. 285/17/2010-2011 and obtained permission no. 525/2010-11 dated 06.08.2010 and also commenced construction as per permission granted by Aurangabad Municipal Corporation.
16. That M/s. Nisha Constructions through its partner Raju Lekhraj Tanwani relinquished rights in the property CTS no. 14813/P situated at Pannalal Nagar, Osmanpura, Aurangabad total admeasuring 1075.00 Sq.Mt. is the area which includes in the relinquishment deed under the registered relinquishment deed 3928/2005 dated 17.10.2005 and correction deed registered bearing registration no. 3961/2005 dated 21.10.2005 is release from the said deed and handed over to the Municipal Corporation

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Aurangabad through its commissioner under the registered relinquishment deed bearing registration no. 6051/2010 dated 23.07.2010 on the basis of the registered relinquishment deed his name came to be recorded to the revenue record as owner and possessor vide mutation entry no. 5438.

17. That in the year 2013 M/s. Nisha Construction through its partner Raju Lekhraj Tanwani, Balaji Chandrabhan Patil obtained the loan from The Malkapur Urban CO-Operative Bank Ltd and Mortgaged the property CTS no. 14813/p Situate at Pannalal Nagar, Osmanpura, Aurangabad under the equitable mortgage deed dated 27.11.2013 and thereby created charge on the said property.

18. That in the year 2014 on the application M/s. Nisha Construction through its partner Raju Lekhraj Tanwani, Balaji Chandrabhan Patil and as per order of subdivision dated 08.02.2014 their area subdivided and allotted CTS no. 18314/121 on 08.02.2014.

19. That in the year 2014 M/s. Nisha Construction through its partner Raju Lekhraj Tanwani and Balaji Chandrabhan Patil with intent to Develop their property CTS no. 14813 after subdivision 18314/121 totally admeasuring 11860.5 Sq.Mt. out of which to the extent of 1871.74 Sq. Mt. Sheet No. 138 admeasuring 1782.74 Sq.Mt. situated at Pannalal Nagar, Osmanpura, Aurangabad entered into Development Agreement with M/s Amrut Developers through its Partner Vijay Ramdas Sakkarwar under the registered Development Agreement bearing registration no. 6136/2014 dated and also executed irrevocable power of attorney bearing registration no. 6137/2014 dated 04.09.2014 registered at the office of the Sub-registrar Aurangabad.

20. That in the year 2016 M/s. Nisha Construction through its partner Raju Lekhraj Tanwani, Balaji Chandrabhan Patil, Rajesh Laxmandas Paraswani and M/s. Amrut Developers through its partner Vijay Ramdas Sakkarwar registered Deed of Declaration U/Sec.2-a of Maharashtra Apartment Ownership Act

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1970 is executed and registered at Sr. No. 1647/2016 dated 30.04.2016 at the Office of Sub-Registrar Aurangabad and thereby the proposed housing project "AMRUT SAI JAI'S EKDANT" is submitted to the provisions of Maharashtra Apartment Ownership Act 1970.

21. In view of the above discussion it was seems that Narayan M/s. Nisha Construction through its partner Raju Lekhraj Tanwani, Balaji Chandrabhan Patil, Rajesh Laxmandas Paraswani absolute owner of the property CTS no. 14813 totally admeasuring 11860.5 Sq.Mt. out of which to the extent of 1871.74 Sq. Mt. Sheet No. 138 admeasuring 1782.74 Sq.Mt. situated at Pannalal Nagar, Osmanpura, Aurangabad and they rightly entered into Development Agreement with applicant M/s. Amrut Developers through its partner Mr. Vijay Ramdas Sakkarwar as mentioned here in above. This title report issued only on the basis of documents and revenue record produced before me, before entering any transaction verify original title deeds and documents.HENCE THIS TITLE REPORT.

DATE. 21.05.2016

  
(Anil P Malani)  
ADVOCATE

