

RAJENDRA L VAKIL
ADVOCATE

"RAME-RAJE"
1, SHRINIKETAN COLONY, AURANGABAD
PH: 2326101, 2320254, CELL-9422203334
E-Mail-gabanvakil@yahoo.co.in

Date:-15-03-2018

LEGAL OPINION- TITLE REPORT-ANNEXURE

1. Name of the owner : Mr. Amol Joshi
2. Name of the Father/Husband : Mr. Haribhau Joshi
3. Whether borrower is the owner of the property, if not who is owner and what is their relationship to the borrower : The borrower is absolute owner
4. The status of the owners of property. State individual, HUF, Firm or Ltd. Co. : Individual property
5. Description of the property :

Plot No. /Extent /	City Survey No. / Situated in /	Amount of Tax	/ Boundaries
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{ Pl. give door
plot No. name
of street, village
and Dist.

Plot No. 232.50 Sq. Mt.	Pruthviraj Nagar	E - Plot No. 19
20	Garkheda	W- 9.0 Mt. road
Sr. No.17/P	Aurangabad	S- Plot No. 21
		N-7.5 Mt. road

6. List of documents originally produced pl. also state whether original/ registration copy etc :
 - 1.] Copy of registered sale deed bearing daybook No. 8993 dtd.25-09-1990
 - 2.] Certified copy of 7/12 extract
 - 3.] Mutation entry No.373
7. List of further documents called for and verified before rendering opinion. :
 - 1.] Copy of Mutation entry No.233
 - 2.] Copy of Mutation entry No.235

3.] Copy of lay-out plan bearing
No. MAC/TPS/LYT/157/94
Dtd.12-01-1994

4.] Copy of N. A. Assessment order
Dated 23-12-2015

8. History of title based on the
documents mentioned in clause

That the property bearing land Survey No. 17 to the extent of 0 H 81 R was owned and possessed by Mr. Avinash Ramchandra Shinde and to the extent of 1 H 60 R was owned and possessed By Mr. Subhash Nansaheb Ghare both situated at, Garkheda Aurangabad whose name are appearing in the Revenue records as well as in 7/12 extract of the said land absolute owners and possessors through mutation entries No. 233 and 235 respectively.

It further appears from the records that the said owners Mr. Avinash Ramchandra Shinde & Mr. Subhash Nansaheb Ghare for the purpose of development of the said lands and for other purpose have executed registered GPA to Mr. Prataprao Ramrao Ghare as their General Power of Attorney Holder

It further appears from the records that the said owners Mr. Avinash Ramchandra Shinde & Mr. Subhash Nansaheb Ghare through their GPA holder Mr. Prataprao Ramrao Ghare have demarcated 46 residential plots over the said land 0 H 81 R and 1 H 60 R i.e. total area of 2 H 41 R of Survey No. 17 situated at Shahanoorwadi, Aurangabad and nomenclature the same as "Pruthviraj Nagar"

It further appears from the records that the said owners Mr. Avinash Ramchandra Shinde & Mr. Subhash Nansaheb Ghare through their GPA holder Mr. Prataprao Ramrao Ghare on dated 25-09-1990 through registered sale deed bearing daybook No. 8993 sold Plot No. 20 admeasuring area of

232.50 Sq. Mt. [2502 Sq. Ft.] out of the lay-out plan of land Survey No. 17 situated at Shahanoorwadi, Aurangabad to Mr. Amol Haribhau Joshi and put the actual possession of the said plot in his favour as absolute owner and possessor.

On the basis of the actual possession and the registered sale deed the said purchaser of the plot No. 20 Mr. Amol Haribhau Joshi applied to the concerned Revenue Officer, Aurangabad for carry out necessary mutation in its records and issue of 7/12 extract of the land Survey No. 17 of Shahanoorwadi, Aurangabad in his name.

On the basis of the actual possession and the registered sale deed name of the purchaser Mr. Amol Haribhau Joshi has been mutated in the 7/12 extract of the land Survey No. 17 as absolute owner and possessor of the Plot No. 20 admeasuring area of 232.50 Sq. Mt. out of the land Survey No. 17 situated at Garkheda Aurangabad through mutation entry No. 373.

It further appears from the records that the said lay-out over the land Survey No. 17 situated at Garkheda, Aurangabad demarcated by the said owners Mr. Avinash Ramchandra Shinde & Mr. Subhash Nansaheb Ghare through their GPA holder Mr. Prataprao Ramrao Ghare has been approved by the Municipal Corporation Aurangabad through their letter bearing No. MAC/TPS/LYT/157/94 on dated 12-01-1994.

It further appears from the records that the said owner of the plot No. 20 admeasuring area of 232.50 Sq. Mt. out of the land Survey No. 17 situated at Garkheda Aurangabad Mr. Amol Haribhau Joshi for the purpose of use of the said plot for Non-agricultural use applied to the District

Collector, Aurangabad for sanction of N. A. permission. The District Collector Aurangabad after receipt of N. A. Assessment amount through Challan No. MH005604104201516M dated 19-12-2015, through its order bearing Out Ward No. 2015/DESK/LAND-1/NAP/Mouje Shahanoorwadi Tq Aurangabad/CR-147 on dated 23-12-2015 granted N. A. permission and thereby allowed the said owner Mr. Amol Haribhau Joshi to use the said plot No. 20 admeasuring area of 232.50 Sq. Mt. out of the land Survey No. 17 situated at Garkheda Aurangabad for Non-agriculture purpose. Not only this but the said owner of the plot No. 20 Mr. Amol Haribhau Joshi has deposited N. A. Tax through receipt No. F104/61361 on dated 12-03-2018 and paid open plot Tax through receipt dated 12-03-2018.

In view of the above submission & discussion I am of the opinion that Mr. Amol Haribhau Joshi holds absolute right, title & possession over the plot No. 20 admeasuring area of 232.50 Sq. Mt. out of the land Survey No. 17 situated at Garkheda Aurangabad as absolute owner and possessor and the said property is found free from all encumbrances and charges.

9. In whose name the land/
Plot stands ? in the name of
present owner or predecessor
in title.
10. Details of encumbrances :
if any and if so, how they
are discharged (EC for
minimum of 13yrs.to be
verified).
11. Whether any minor interest :
litigation /attachment charge
is involved in the property?

Mr. Amol Haribhau Joshi

No,
E. C. for 30Yrs are verified

No

- | | |
|--|---|
| 12. Whether latest tax kist :
receipts have been
produced? For how many
proceeding years tax/kist
receipts are produced.? | Yes. |
| 13. Whether Chitta 10(I) extract
/adangel verified? | N. A. |
| 14. If property is the plot
in approved layout ? | Yes. |
| 15. Has the building been
constructed after approval.
of plan by Relevant
Authorities? | Yes. |
| 16. Is there any excess/vacant
land attracting provisions
of Land Ceiling Act.? | No |
| 17. Is the property affected by
By Urban Land Ceiling And
Regulation Act, if so whether
permission of relevant
Authority been obtained for
Creating encumbrances? | No. |
| 18. Is the title and possession of the
to the party clear, absolute and
marketable and valid mortgage by
deposit of title deeds could be
created? | Yes. |
| 19. The list of documents which are
to be deposited for creating
Mortgage deposit of title deeds: | 1.] Certified copy of 7/12 extract
2.] Original sale deed dtd.25-09-1990
3.] Original receipt of registration of sale
Deed dated 25-09-1990
4.] Copy of N. A. permission
5.] Copy of sanction lay-out plan |
| 20. The list of additional documents
Like affidavit/indemnity or N.O.C.
N. A. Required to be obtained. | : NO |

21. Any other remarks which the lawyer rendering title deed opinion wishes to make.

In view of the above submission and discussion in para 8 of this report, I am of the opinion that Mr. Amol Haribhau Joshi holds absolute right, title & possession over the plot No. 20 admeasuring area of 232.50 Sq. Mt. out of the land Survey No. 17 situated at Garkheda Aurangabad as absolute owner and possessor and the said property is found free from all encumbrances and charges.

22. Whether there is any indication or doubt to show that, the land belongs to Govt. or it is under acquisition proceedings of the Govt.

No.

23. ** is there any bar for mortgaging the land as per any local law?

No bar.

Mortgage can be executed.

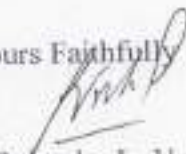
24. Certification

: I personally visited the Registrar Office, searched the records and ensured the correctness of the entries in the Register and there is no omission of any encumbrances in the E. C.

25. I also certify that the registered sale deed bearing daybook No. 8993 dated 25-09-1990 executed in favour of Mr. Amol Haribhau Joshi is genuine and can be acted up on.

HENCE THIS REPORT

Yours Faithfully


[Adv. Rajendra L. Vakil]

RAJENDRA L VAKIL.
ADVOCATE

"RAME-RAJE"
1, SHRINIKETAN COLONY, AURANGABAD
PH: 2326101, 2320254, CELL-9422203334
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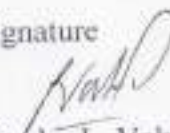
Date :-15-03-2018

NON ENCUMBRANCE CERTIFICATE

This is to certify that, I have searched the records maintained by the office of Sub-Registrar, City survey Office, Municipal Corporation, Aurangabad in respect of the property bearing plot No.20 in all admeasuring area of 232.5 Sq. Mt. out of the land Survey No.17 situated at Pruthiviraj Nagar, Shahanoorwadi, Aurangabad is owned and possessed by Mr. Amol Haribhau Joshi as absolute owner and possessor and during my above search of it, I have not found any type of encumbrance over the said property like, sale, gift, lease, mortgage, to the best of my efforts. Hence I hold that, the above property is free from all other encumbrances and the above name owner holds absolute right, possession, title over the said plot as absolute as owner and he is having clear marketable title.

HENCE THIS NO ENCUMBRANCE CERTIFICATE

Signature


[Adv. Rajendra L. Vakil]

RAJENDRA L VAKIL
ADVOCATE

"RAME-RAJE"
1, SHRINIKETAN COLONY, AURANGABAD
PH: 2326101, 2320254, CELL-9422203334
E-Mail-gabanvakil@yahoo.co.in

Date:-15-03-2018

LEGAL OPINION- TITLE REPORT-ANNEXURE

1. Name of the owner : Mr. Sunil Katariya
2. Name of the Father/Husband : Mr. Pyarelal Katariya
3. Whether borrower is the owner of the property, if not who is owner and what is their relationship to the borrower : The borrower is absolute owner
4. The status of the owners of property. State individual, HUF, Firm or Ltd. Co. : Individual property
5. Description of the property :

Plot No. /Extent / City Survey No. / Situated in / Amount of Tax / Boundaries
{ Pl. give door plot No. name of street, village and Dist.

Plot No. 232.50 Sq. Mt. 21 Sr. No.17/P	Pruthviraj Nagar Garkheda Aurangabad	E - Plot No.22 W- 9.0 Mt. road S- 6.0 Mt. road N-Plot No. 20
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6. List of documents originally produced pl. also state whether original/ registration copy etc :
 - 1.] Copy of registered sale deed bearing daybook No. 9381 dtd.31-10-1990
 - 2.] Certified copy of 7/12 extract
 - 3.] Mutation entry No.373
7. List of further documents called for and verified before rendering opinion. :
 - 1.] Copy of Mutation entry No.233
 - 2.] Copy of Mutation entry No.235

3.] Copy of lay-out plan bearing
No. MAC/TPS/LYT/157/94
Dtd.12-01-1994

4.] Copy of N. A. Assessment order
Dated 23-12-2015

8. History of title based on the
documents mentioned in clause

That the property bearing land Survey No. 17 to the extent of 0 H 81 R was owned and possessed by Mr. Avinash Ramchandra Shinde and to the extent of 1 H 60 R was owned and possessed By Mr. Subhash Nansaheb Ghare both situated at, Garkheda Aurangabad whose name are appearing in the Revenue records as well as in 7/12 extract of the said land absolute owners and possessors through mutation entries No. 233 and 235 respectively.

It further appears from the records that the said owners Mr. Avinash Ramchandra Shinde & Mr. Subhash Nansaheb Ghare for the purpose of development of the said lands and for other purpose have executed registered GPA to Mr. Prataprao Ramrao Ghare as their General Power of Attorney Holder

It further appears from the records that the said owners Mr. Avinash Ramchandra Shinde & Mr. Subhash Nansaheb Ghare through their GPA holder Mr. Prataprao Ramrao Ghare have demarcated 46 residential plots over the said land 0 H 81 R and 1 H 60 R i.e. total area of 2 H 41 R of Survey No. 17 situated at Shahanoorwadi, Aurangabad and nomenclature the same as "Pruthviraj Nagar"

It further appears from the records that the said owners Mr. Avinash Ramchandra Shinde & Mr. Subhash Nansaheb Ghare through their GPA holder Mr. Prataprao Ramrao Ghare on dated 31-10-1990 through registered sale deed bearing daybook No. 9381 sold Plot No. 21 admeasuring area of

232.50 Sq. Mt. [2502 Sq. Ft.] out of the lay-out plan of land Survey No. 17 situated at Shahanoorwadi, Aurangabad to Mr. Sunil Pyarelal Katariya and put the actual possession of the said plot in his favour as absolute owner and possessor.

On the basis of the actual possession and the registered sale deed the said purchaser of the plot No. 21 Mr. Amol Haribhau Joshi applied to the concerned Revenue Officer, Aurangabad for carry out necessary mutation in its records and issue of 7/12 extract of the land Survey No. 17 of Shahanoorwadi, Aurangabad in his name.

On the basis of the actual possession and the registered sale deed name of the purchaser Mr. Sunil Pyarelal Katariya has been mutated in the 7/12 extract of the land Survey No. 17 as absolute owner and possessor of the Plot No. 21 admeasuring area of 232.50 Sq. Mt. out of the land Survey No. 17 situated at Garkheda Aurangabad through mutation entry No. 373.

It further appears from the records that the said lay-out over the land Survey No. 17 situated at Garkheda, Aurangabad demarcated by the said owners Mr. Avinash Ramchandra Shinde & Mr. Subhash Nansaheb Ghare through their GPA holder Mr. Prataprao Ramrao Ghare has been approved by the Municipal Corporation Aurangabad through their letter bearing No. MAC/TPS/LYT/157/94 on dated 12-01-1994.

It further appears from the records that the said owner of the plot No. 21 admeasuring area of 232.50 Sq. Mt. out of the land Survey No. 17 situated at Garkheda Aurangabad Mr. Sunil Pyarelal Katariya

paid open plot Tax through receipt dated 27-02-2018.

In view of the above submission & discussion I am of the opinion that Mr. Sunil Pyarelal Katariya holds absolute right, title & possession over the plot No. 21 admeasuring area of 232.50 Sq. Mt. out of the land Survey No. 17 situated at Garkheda Aurangabad as absolute owner and possessor and the said property is found free from all encumbrances and charges.

9. In whose name the land/
Plot stands ? in the name of
present owner or predecessor
in title.

Mr. Sunil Pyarelal Katariya

10. Details of encumbrances :
if any and if so, how they
are discharged (EC for
minimum of 13yrs.to be
verified).

No.
E. C. for 30Yrs are verified

11. Whether any minor interest :
litigation /attachment charge
is involved in the property?

No

12. Whether latest tax kist :
receipts have been
produced? For how many
proceeding years tax/kist
receipts are produced.?

Yes.

13. Whether Chitta 10(I) extract
/adangel verified?

N. A.

14. If property is the plot
in approved layout ?

Yes.

15. Has the building been
constructed after approval
of plan by Relevant
Authorities?

Yes.

16. Is there any excess/vacant land attracting provisions of Land Ceiling Act? No
17. Is the property affected by By Urban Land Ceiling And Regulation Act, if so whether permission of relevant Authority been obtained for Creating encumbrances? No.
18. Is the title and possession of the to the party clear, absolute and marketable and valid mortgage by deposit of title deeds could be created? Yes.
19. The list of documents which are to be deposited for creating Mortgage deposit of title deeds:
 1.] Certified copy of 7/12 extract
 2.] Original sale deed dtd.31-10-1990
 3.] Original receipt of registration of sale Deed dated 31-10-1990
 4.] Copy of Open plot tax paid receipt
 5.] Copy of sanction lay-out plan
20. The list of additional documents Like affidavit/indemnity or N.O.C. N. A. Required to be obtained. : NO
21. Any other remarks which the lawyer rendering title deed opinion wishes to make. : In view of the above submission and discussion in para 8 of this report, I am of the opinion that Mr. Sunil Pyarelal Katariya holds absolute right, title & possession over the plot No. 21 admeasuring area of 232.50 Sq. Mt. out of the land Survey No. 17 situated at Garkheda Aurangabad as absolute owner and possessor and the said property is found free from all encumbrances and charges.
22. Whether there is any indication or doubt to show that, the land belongs to Govt. or it is under acquisition proceedings of the Govt. No.

23. ** is there any bar for mortgaging the land as per any local law?

No bar.
Mortgage can be executed.

24. Certification

: I personally visited the Registrar Office, searched the records and ensured the correctness of the entries in the Register and there is no omission of any encumbrances in the E. C.

25. I also certify that the registered sale deed bearing daybook No. 9381 dated 31-10-1990 executed in favour of Mr. Sunil Pyarelal Katariya is genuine and can be acted upon.

HENCE THIS REPORT

Yours Faithfully


[Adv. Rajendra L. Vakil]

RAJENDRA L VAKIL
ADVOCATE

"RAME-RAJE"
1, SHRINIKETAN COLONY, AURANGABAD
PH: 2326101, 2320254, CELL-9422203334
E-Mail-gabanvakil@yahoo.co.in

Date :-15-03-2018

NON ENCUMBRANCE CERTIFICATE

This is to certify that, I have searched the records maintained by the office of Sub-Registrar, City survey Office, Municipal Corporation, Aurangabad in respect of the property bearing plot No.21 in all admeasuring area of 232.5 Sq. Mt. out of the land Survey No.17 situated at Pruthiviraj Nagar, Shahanoorwadi Aurangabad is owned and possessed by Mr. Sunil Pyarelal Katariya as absolute owner and possessor and during my above search of it, I have not found any type of encumbrance over the said property like, sale, gift, lease, mortgage, to the best of my efforts. Hence I hold that, the above property is free from all other encumbrances and the above name owner holds absolute right, possession, title over the said plot as absolute as owner and he is having clear marketable title.

HENCE THIS NO ENCUMBRANCE CERTIFICATE

Signature


[Adv. Rajendra L. Vakil]