



Kunal A. Joshi

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ADVOCATE

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Date: 06/07/20

TO WHOMSOEVER IT MAY CONCERN

**LEGAL OPINION REGARDING TITLE VERIFICATION AND
SEARCH REPORT**

1. Name and address of the Owner / title holder

**Mrs. Chhaya Parashram Shelokar, Mrs Kanchan Vilas
Bhagat s/o Parashram Shelokar & Mrs. Mansi
Parashram Shelokar & Mr. Duryodhan Mahadev
Panchbudhe**

R/o. Garkheda, Aurangabad Tq. & Dist. Aurangabad.

2. Details of the documents / Scrutinized

1. Copy of P.R. card of CTS no. 15737/139 in respect of above property.
2. Copy of Regd. Sale Deed bearing no. 5996 dated 15/11/1984 in respect of above property.
3. Copy of Regd. Sale Deed bearing no. 1658 dated 16/08/2003 in respect of above property.
4. Copy of Regd Gift Deed No. 2848 dated 30/06/2020 in respect of above property.
5. Copy of Succession Certificate MARJI No. 512/2001 in respect of above property.
6. Copy of N.A. Order vide no. 178/81 dated 11/05/1981 in respect of above property.
7. Copy of Occupancy Certificate in respect of above property.
8. Copy of Tax Receipts in respect of above property.
9. Copy of Regd. Correction to sale Deed no. 2847 dated 30/06/2020 in respect of above property.



3. Details of the property:

All the piece and parcel of the Plot No. 24 total area adm 487.00 sq. mtrs situated in CTS no. 15737/139 at village Garkheda Aurangabad Tq. & Dist. Aurangabad.

Bounded of the Sale Portion as under

East	-	Plot no. 23 CTS no. 15737/23
West	-	Plot no. 25 CTS no. 15737/25
South	-	Road
North	-	CTS no. 15737/130

4. Brief History of the property / ies and how the owner

That, On the basis of information received and the documents sent by you pertaining to the above property before me, the evidence of possession and ownership of Plot No. 24 adm 246.92 sq. mtrs built up area 79.38 sq mtrs situated in CTS no. 15737/139 at village Garkheda, Aurangabad Tq. & Dist. Aurangabad is on the basis of Regd Gift Deed.

That its appears from record, Mr. Narinder kumar Pasricha has applied to collector for converting the said land to Non-Agriculture use and collector, Aurangabad has passed the order no. 81/RB/Desk-II/LND-I/CR/178 dated 11/05/1981 and granted permission for Non-Agriculture residential use of the land survey no. 59 situated at Garkheda, Aurangabad Dist. Aurangabad.

That, it further the records the Town Planning authority Municipal corporation Aurangabad for sanction layout plan vide no. AGD/LYT/LYT/641 Dt. 07/05/1981 and same is sanctioned layout by Town Planning authority.

That its appears from record, Mrs. Chhaya Parashram Shelokar purchased CTS No. 15737/139 situated at village



Garkheda, Aurangabad by way of Regd sale deed bearing no. 5996 dated 15/11/1984 from previous owner of consideration Rs. 20,000/-

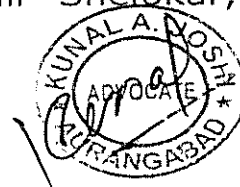
That, Accordingly On the basis of above regd. sale deed the concerned CTSO, Aurangabad has sanctioned mutation entry and recorded the name of Mrs. Chhaya Parashram Shelokar owner of the above property and issued P.R. Card in the name of Mrs. Chhaya Parashram Shelokar as an owner and possessor of the said property.

That its appears from record, Mrs. Chhaya Parashram Shelokar sold CTS No. 15737/139 area adm 233.22 sq. mtrs situated at village Garkheda, Aurangabad Tq. & Dist. Aurangabad in favour of Mr. Duryodhan Mahadev Panchbudhe & Mr. Sunil Janrao Shelokar by way of vide registered sale deed bearing daybook serial No. 3018 dated 29/09/1995 of consideration Rs. 1,40,000/-.

That, Accordingly On the basis of above regd. sale deed the concerned CTSO, Aurangabad has sanctioned mutation entry dated 30/03/1998 and recorded the name of Mr. Duryodhan Mahadev Panchbudhe & Mr. Sunil Janrao Shelokar owner of the above property and issued P. R. Card in the name of Mr. Duryodhan Mahadev Panchbudhe & Mr. Sunil Janrao Shelokar as an owner and possessor of the said property.

That its appears from record, after the death of Mr. Sunil Janrao Shelokar on 07/02/2001 his legal heirs Smt. Vaishali Sunil Shelokar, Riddhi Sunil Shelokar & Siddhi Sunil Shelokar filed petition for Heirship Certificate in the Hon'ble Court of IVth Jt. CJSD At Aurangabad vide Case No. MARJI No. 512/2001.

That, after the Hon'ble court order dated 07/11/2001 the legal heirs Smt. Vaishali Sunil Shelokar, Riddhi Sunil



Shelokar & Siddhi Sunil Shelokar became owner of the above property i.e. Plot No. 24 area adm 233.22 sqm situated in

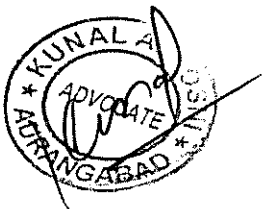
CTS no. 15737/139 at village Garkheda, Aurangabad Dist Aurangabad.

That, Accordingly On the basis of Order the concerned CTSO, Aurangabad has sanctioned mutation entry no. 2891 dated 07/05/2003 and recorded the name of Smt. Vaishali Sunil Shelokar, Riddhi Sunil Shelokar & Siddhi Sunil Shelokar owner of the above property and issued P. R. Card in the name of Smt. Vaishali Sunil Shelokar, Riddhi Sunil Shelokar & Siddhi Sunil Shelokar as an owner and possessor of the said property

That its appears from record, Smt. Vaishali Sunil Shelokar Smt. Vaishali Sunil Shelokar, Riddhi Sunil Shelokar, Siddhi Sunil Shelokar (under guardian of Vaishali Sunil Shelokar) & consent of Mr. Janrao Rajaram Shelokar & Mrs. Nirmala Janrao Shelokar sold Plot no. 24 area adm 84.53 sqm situated in CTS No. 15737/139 at village Garkheda, Aurangabad Dist Aurangabad in favour of Mrs. Chhaya Parashram Shelokar by way of vide registered sale deed bearing daybook serial No. 1658 dated 16/08/2003 of consideration Rs. 2,00,000/-.

That, Accordingly On the basis of Order the concerned CTSO, Aurangabad has sanctioned mutation entry no. 5005 dated 12/11/2003 and recorded the name of Mrs. Chhaya Parashram Shelokar owner of the above property and issued P. R. Card in the name of Mrs. Chhaya Parashram Shelokar as an owner and possessor of the said property.

That its appears from record, Smt. Vaishali Sunil Shelokar, Riddhi Sunil Shelokar, Siddhi Sunil Shelokar (under guardian of Vaishali Sunil Shelokar) executed regd.



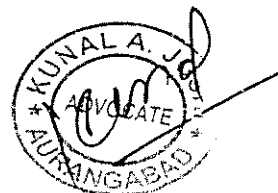
correction to sale deed no. 2847 dated 30/06/2020 in favour of Mrs. Chhaya Parashram Shelokar in respect of above property i.e. Plot no. 24 the remaining portion adm 32.08 sqm. Situated at Garkheda, Aurangabad.

That its appears from further record, Mrs. Chhaya Parashram Shelokar executed Regd Gift Deed of Plot no. 24 area adm 246.92 sqm built up area 79.38 sqm in favour of Mrs Kanchan Vilas Bhagat s/o Parashram Shelokar & Mrs. Mansi Parashram Shelokar by way of registered gift deed bearing daybook serial No. 2848 dated 30/06/2020.

That, its appears from record, Plot No. 24, CTS No. 15737/139 total plotted area 487.00 sqm out of this area in possession of Mrs. Chhaya Parashram Shelokar adm 370.39 sqm built up area ground and first floor adm 119.03 sqm out of this 66.66% gift to Mrs Kanchan Vilas Bhagat s/o Parashram Shelokar & Mrs. Mansi Parashram Shelokar each having her shares $123.46 \text{ sqm} \times 2 = 246.92 \text{ sq mtrs}$ in plotted area and built up area 39.69 sq mtrs of each on ground and first floor $\times 2 = 79.38 \text{ sq mtrs}$ gift to her and remaining portion of Mrs. Chhaya Parashram Shelokar adm 123.47 sq mtrs plotted area and 39.69 sq mtrs built area and Mr. Duryodhan Mahadev Panchbudhe area adm 116.61 sq. mtrs total Plot area 487.00 Sq. Mtrs. situated at Garkheda, Aurangabad.

That, for unknown claims and loans paper publication is essential.

Therefore We, hereby I issued this title report of Owner **Mrs. Chhaya Parashram Shelokar, Mrs Kanchan Vilas Bhagat s/o Parashram Shelokar & Mrs. Mansi Parashram Shelokar & Mr. Duryodhan Mahadev Panchbudhe**

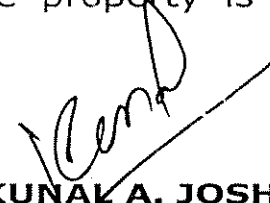


R/o. garkheda, Aurangabad Tq. & Dist. Aurangabad has established chain of clear, legal, valid and marketable title to the property.

5. Search and investigation

I have taken search of the property record and index number registered as available, in the sub-registration office, Aurangabad since last 30 years, regarding the above named property and deposit search fees of **Rs. 750** as per **Receipt GRN no. MH002014131202021E** dated **06/07/2020** and found that the property is having no encumbrance.




KUNAL A. JOSHI
Advocate

