

UTTAM M. DESHPANDEB.Com. LL.B.
AdvocateOffice / Res.Flat No.2, First Floor,
Ganesh Krupa Apptt.
Plot No.106, Ulka nagari
AURANGABAD,**FORMAT-A**
(Circular No. 28 /2021)To
MAHARERA
Mumbai.**LEGAL TITLE REPORT**

Sub: - Title clearance certificate with respect to land Gut No. 169 admeasuring 3840 sq. meters situated at Gut No. 169, village Satara, Tq. & Dist. Aurangabad within local limits of Aurangabad Municipal Corporation (hereinafter referred as the said land)

I have investigated the title of the said land on the request of Mr. Amit s/o Ravindra Saoji and Mr. Suhas s/o Satishrao Malge- Partners of M/s. Giriraj Developers, - (promoter / developer / firm) and following documents i.e.:-

Sr. No.	Description of Document	Date
01.	Xerox copy 7/12 extract of land gut no. 169 of village Satara, Tq. & Dist. Aurangabad	--
02.	Xerox copy of sale deed no. 1635 executed by Subhash & Raosaheb both son of Kacharu Ganpure in favour of Baliram Marotirao Dhongade.	25.09.1989
03.	Xerox copy of partition deed executed by Baliram Marotirao Dhongade, Ashok Baliram Dhongade, Sunil Baliram Dhongade, Anil Baliram Dhongade and Sow. Ashatai Baliram Dhongade	29.05.2017
04.	Xerox copy of mutation entry no. 30890 sanctioned in favour of Sunil Baliram Dhongade & other Family members.	07.02.2018

1) Description of the property.

All that peace and parcel of land Gut No.169 totally admeasuring 12.00 Hectare, Aakar Rs. 10.59 ps. to the extent of 3840 sq. meters. (38.4 R) situated at village Satara, Tal. & Dist. Aurangabad, within local limits of Aurangabad Municipal Corporation and it is bounded as below:

East : Land of Sunil Baliram Dhongade
West : Land of Mr. Shabbir and Asaram Parkhe
South : Remaining land Gut No. 169
North : Land of Abdul Rahim alias Bahaddur Khan

- 2) The documents of allotment of plot.
- 3) 7/12 extract issued by Talathi dated 30.06.2021 and mutation entry no. 30890.
- 4) Search report for 30 years from 1991 till 2021.

2. 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 Sow. Ashatai Baliram Dhongade to the extent of 1920 sq. meters is clear, marketable and without any encumbrances.

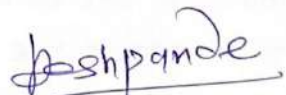
Owners of the land

Sow. Ashatai Baliram Dhongade

4. Qualifying comments/remarks if any: Sow. Ashatai Baliram, Dhongade has acquired rights in the land by way of partition deed and competent revenue authority has sanctioned mutation entry in her favour and name of Sow. Ashatai Baliram Dhongade is recorded as owner and possessor of the land, admeasuring 1920 sq. meters. The owner Sow. Ashatai Baliram Dhongade and Mr. Anil B. Dhongade have executed registered GPA and notarized Development Agreement in favour of M/s. Giriraj Developers. The development agreement is submitted for adjudication.

5. The report reflecting the flow of the title of the (owner) on the said land is enclosed herewith as annexure.

Enclosed- Annexure.


(Uttam M. Deshpande)
Advocate

Adv. Uttam Manikrao Deshpande
Flat No. 2, First Floor,
Ganesh Krupa Apartment,
Plot No. 109, Usha Nagar, Aurangabad-431005

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FLOW OF THE TITLE OF THE SAID LAND

01. It is seen that land Gut No.169 is originally owned and possessed by Mr. Subhash Kachru Ganpure and Mr. Raosaheb Kachru Ganpure and their names are recorded in the 7/12 extract of land Gut No.169 as owner and possessors of the land by sanctioning mutation entry No. 102.

02. It is seen that Mr. Subhash Kachru Ganpure and Mr. Raosaheb Kachru Ganpure jointly sold 01 H 21 R (03 Acres) of land to Mr. Baliram Marotirao Dhongade under registered sale deed No. 635 dated 25.09.1989. The competent Revenue Authority sanctioned the mutation and name of purchaser is recorded in the 7/12 extract of land Gut No.169 of village Satara.

03. It is further seen that Mr. Baliram Marotirao Dhongade further partitioned the said land amongst his legal heirs by making a family partition dated 29.05.2017. The competent Revenue Authority has accordingly sanctioned the mutation entry No.30890 in favour of the legal heirs and names of Mr. Ashok Baliram Dhongade, Mr. Sunil Baliram Dhongade, Mr. Anil Baliram Dhongade, Sow. Ashatai Baliram Dhongade and Mr. Baliram Marotirao Dhongade have been recorded in the 7/12 extract of land Gut No.169 as owners and possessors of their respective share.

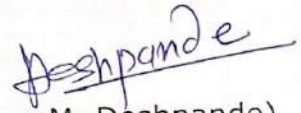
04. It is further seen that Sow. Ashatai Baliram Dhongade applied to the Land records department for measurement of the land and accordingly they have issued the measurement map dated 21.08.2018 vide letter dated 29.11.2018.

05. During search of record no encumbrances are found recorded against the said land. Title of Sow. Aashatai Baliram Dhongade and Mr. Anil Baliram Dhongade is clear, legal and marketable to the extent of 1920 sq. metrs. (19.2 R) each i.e., total land to the extent of 3840 sq. meter (38.4 R) out of land Gut No.169 of village Satara, Tal. & Dist. Aurangabad.

Sr.No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No. 30890.
- 3) Search report for 30 years from 1991 taken from Sub-Registrar Office at Aurangabad.
- 4) Any other relevant title.
- 5) Litigations if any - Nil.

Date: 16.07.2021


(Uttam M. Deshpande)
Advocate



CHALLAN
MTR Form Number-6



GRN	MH003744922202122E	BARCODE			Date	16/07/2021-18:56:19	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	ARB3_AURANGABAD 3 JT SUB REGISTRAR			Full Name	Adv Uttam M Deshpande			
Location	AURANGABAD							
Year	2021-2022 One Time			Flat/Block No.	flat no 104 ganesh krupa apptt			
Account Head Details		Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE		750.00		Road/Street	plot no 106 Ulka nagari			
				Area/Locality	Aurangabad			
				Town/City/District				
				PIN		4	3	1 0 0 9
				Remarks (If Any)	land gut no 169 village satara tal and dist Aurangabad admg 3840 sq mtrs			
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042021071652054	009689580	
Cheque-DD Details				Bank Date	RBI Date	16/07/2021-18:57:14	Not Verified with RBI	
Cheque/DD No.				Bank-Branch		BANK OF MAHARASHTRA		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch								

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तासाठी लागू नाही.

Mobile No. : 9822885617

Deshpande
Adv. Uttam Manikrao Deshpande
Flat No. 2, First Floor,
Ganesh Krupa Apartment,
Plot No. 106, Ulka Nagar, Aurangabad-431009