

ADVOCATE & CONSULTANT

- Labour Law
- Provident Fund
- E.S.I.C.
- Sales Tax
- Income Tax
- Company Adviser

**अॅड. सुनिल र. जाधव****Adv. Sunil R. Jadhav****(1)**

B.A., LL. B.

Reg. No. MAH/979/99 (A.D.Court Code No. 979)

OFF / Resi. : 37, "Surma", Vinay Colony,
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FORMAT-A
(Circular No. 28 /2021)

To
MAHARERA
Mumbai.

LEGAL TITLE REPORT

Sub: - Title clearance certificate with respect to Plot No. 08 admeasuring 456.84 sq. meters situated at survey no. 23 (part), village Jaswantsinghpura, Sector N-5/F, CIDCO, New Aurangabad (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of Mr. Sheshnarayan Vilas Kanhere, Proprietary firm and following documents i.e.:-

Sr. No.	Description of Document	Date
01.	Xerox copy allotment letter in respect of plot No. 08	20.11.2019
02.	Xerox copy of letter issued by CIDCO.	25.09.2020
03.	Xerox copy of letter issued by CIDCO	01.10.2020
04.	Xerox copy of registered agreement to lease No. 5868 in respect of plot No. 08 executed by CIDCO in favor of Mr. Sheshnarayan Vilas Kanhere.	28.09.2020
05	Xerox copy of registered lease deed No. 6094 executed by CIDCO in favor of Mr. Sheshnarayan Vilas Kanhere in respect of plot No. 08.	07.10.2020
06.	Copy of building permission No. DDMCB/B/2020/APL/01615 issued by Aurangabad Municipal Corporation.	11.12.2020
07.	Copy of revised building permission No. DDMCB/RB/2021/APL/00027 issued by Aurangabad Municipal Corporation.	11.11.2021

Sunil R. Jadhav

1) Description of the property.

All that part and parcel of the property Plot No. 8 admeasuring 456.84 Sq. Mtrs., land Survey no. 23 (part), village Jaswantsingpura, CIDCO, New Aurangabad and bounded by :

East : Garden
 West : Plot No. 7 & 9 mtr. road
 South: Plot No. 9
 North: Plot No. 1

Within the local limits of Aurangabad Municipal Corporation, Aurangabad with all easementary rights, title, claim and interest.

2) The documents of allotment of plot.

- i) Allotment letter in respect of plot No. 08 issued by CIDCO authority in favour of Shri. Sheshnarayan Vilas Kanhere dated 20.11.2019
- ii) Registered agreement to lease No. 5868 in respect of plot No. 08 executed by CIDCO in favor of Mr. Sheshnarayan Vilas Kanhere dated 28.09.2020.
- iii) Registered lease deed No. 6094 executed by CIDCO in favour of Mr. Sheshnarayan Vilas Kanhere in respect of plot No. 08 dated 07.10.2020
- iv) Copy of loan sanction letter issued by Bank of Baroda dated. 27.02.2020.

- 3) Search report for 30 years from 1993 till 2022. The search fees is paid vide GRN No. MH012179044202122E dated 25.01.2022.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot No. 08, I am of the opinion that the title of Shri. Sheshnarayan Vilas Kanhere plot No. 08, admeasuring 456.84 sq. meters, situated at survey No. 23 (part) Jaswantsinghpura, Sector N-5/F, CIDCO, New Aurangabad is clear, marketable and without any encumbrances, except the charge of Bank of Baroda.

Owner of the lease hold plot

- 1) Shri. Sheshnarayan Vilas Kanhere

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Adv. Sunil R. Jadhav (3)

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4. Qualifying comments/remarks if any: Shri. Sheshnarayan Vilas Kanhere proprietary firm have executed undertaken construction/development of plot no. 08, admeasuring 456.84 sq. meters, situated at survey No. 23 (part), Jaswanasinghpura, Sector n-5/F, CIDCO, New Aurangabad

5. The report reflecting the flow of the title of the (owner/lease holder) on the said plot is enclosed herewith as annexure.

Enclosed- Annexure.

Sunil R. Jadhav

(Sunil R. Jadhav)
Advocate

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Adv. Sunil R. Jadhav (4)

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FLOW OF THE TITLE OF THE SAID PLOT

01. It is seen that CIDCO authority has issued an advertisement for allotment of plot on 05.11.2019 and applicant Shri. Sheshnarayan Vilas Kanhere applied for the same and in the allotment process got allotment letter on plot No. 08 on 20.11.2019 in respect of plot no. 08, Sector N-5/F CIDCO, New Aurangabad. The rate per sq. meters offered by applicant is Rs. 30,798/-. As such the basic cost of the plot is Rs. 1,41,67,080 + taxes and GST.

02. It is seen that CIDCO authority on 22.09.2020 has executed agreement to lease in respect of plot no. 08 in favor of Shri. Sheshnarayan Vilas Kanhere and said agreement to Lease is registered with the office of sub-registrar Aurangabad at Sr. no. 5868 dated 28.09.2020. On payment of stamp duty of Rs. 7,03,800/- and registration fees of Rs. 30,000/-.

03. It is seen that on compliance of terms and condition of allotment, registered lease deed No. 6094 dated 07.10.2020 is executed by CIDCO authority in favor of Shri. Sheshnarayan Vilas Kanhere on payment of requisite stamp duty and registration fees.

Signature