

FORMAT-A

[Circular No. 28/2021]

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To,
Maha RERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect of Property Plot No. 01 admeasuring 676.00 Sq.Mt., forming Part of Land Survey No. 12, Situated at Shahanoorwadi, Aurangabad, within Municipal Corporation limits of Aurangabad.

I have investigated the title of the said plot on the request of Mrs. Manjusha Girish Pande Proprietor of Shantiniketan Construction, Mr. Rahim Baig Mirza Baig Mogal on following documents i.e. :-

1. Description of Property :-

Plot No. 01 admeasuring 676.00 Sq.Mt., forming Part of Land Survey No. 12, Situated at Shahanoorwadi, Aurangabad, within Municipal Corporation limits of Aurangabad bounded by :-

Towards East :- Survey No. 12 part.
Towards West :- Open Land.
Towards North :- Survey No. 12 Part open Land.
Towards South :- 9.00 Meter wide Road.

2. The Documents of Allotment of Plot :-

- a. 7/12 Extract of Land Survey No. 12, Situated at Shahanoorwadi, Aurangabad.
- b. Terms of compromise filed at Exh-72 on 04.10.1993 in RCS No.414/1986.
- c. Sale Deed bearing registration no. 2823/1988 dated 10.03.1988.
- d. Sale Deed bearing registration no. 2824/1988 dated 10.03.1988.
- e. Sanctioned layout from Municipal Corporation Vide Letter no. MANAPA/NARAVI/REKHANKAN-T-2/3217/15/REKHANKAN/97 dated 09.10.1997.

(Signature)

- f. NA permission from Collector Aurangabad in file no. MASHA/JAMEEN-1/NAP/CR/209/97 dated 06.10.1997.
 - g. Sale Deed bearing registration no. 3618/1997 dated 09.10.1997.
 - h. Sale Deed bearing registration no. 567/2021 dated 20.01.2021.
 - i. TDR Transfer Deed bearing registration no. 2882/2021 dated 22.03.2021.
 - j. Construction Permission no. 197/2021-22 in file no. 04/17/2021-22 dated 09.06.2021.
3. Search report for 30 years from 1992 to 2021.

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 Mrs. Manjusha Girish Pande Proprietor of Shantiniketan Construction, Mr. Rahim Baig Mirza Baig Mogal is clear, marketable and without any encumbrances.

4. Owners of the Plot

1. Mrs. Manjusha Girish Pande Proprietor of Shantiniketan Construction, Mr. Rahim Baig Mirza Baig Mogal.
2. Qualifying comments/remarks is any

The report reflecting the flow of the title of the Mrs. Manjusha Girish Pande Proprietor of Shantiniketan Construction, Mr. Rahim Baig Mirza Baig Mogal on the said Plot is enclosed herewith as annexure.

Encl : Annexure.

DATE. 03.12.2021


(Anil P Malani)
ADVOCATE

FORMAT-A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

WHEREAS, Mrs. Manjusha Girish Pande Proprietor of Shantiniketan Construction, Mr. Rahim Baig Mirza Baig Mogal R/o. Aurangabad approached me and requested to issue title report in respect of the property Plot No. 1 admeasuring 676.00 Sq.Mt., forming Part of Land Survey No. 12, Situated at Shahanoorwadi, Aurangabad, within Municipal Corporation limits of Aurangabad.

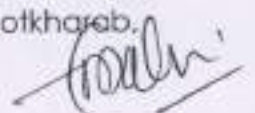
That in pursuance to request and authorisation of Mrs. Manjusha Girish Pande Proprietor of Shantiniketan Construction, Mr. Rahim Baig Mirza Baig Mogal I have submitted Search Application and deposited fees in the office of Sub-Registrar Aurangabad vide online Challan No. MH009653129202122U dated 03.12.2021 for the purpose of title in respect of above property since last 30 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 in Aurangabad Survey No. 12, totally admeasuring 05 Hector 70 Are, 27 Are Potkharab, Land Revenue Rs.20.56 ps., Situated at Shahanoorwadi, Aurangabad was originally owned and possessed by Mannalal Hiralal Agrawal and his name appeared in revenue record since 1970.
2. That in the year 1982 Shital Ramchandra and Laxman Ramchandra declared as protected tenant under The Hyderabad Tenacy and Agricultural Land Act to the extent 17 Acre 01 Gunthas from Survey no. 12 situated at Shshnorwadi. That Shital Ramchandra and Laxman Ramchandra through Bhimsingh Shitalsingh deposited Nazarana of amount Rs. 4924.50 ps., vide Challan no. 38 dated 29.09.1982 in the office of Tahsildar as per Section 38A and accordingly possession of the land is handover to them.

(Signature)

and name of Mannalal Hirai is deleted vide mutation entry no. 150 and reordered name of Shital Ramchandra and Laxman Ramchandra as a owner and possessor.

3. That Laxman Ramchandra died leaving behind legal heirs namely son Gorakh, Ishwar, Raju daughter Laxmibai Kisan, Krushnabai Mohan, Tarabai Baba and wife, Gendabai Laxman and as per the Letter of Tahsildar 86/MAG/435 dated 07.02.1986 and MAG/480 dated 11.10.1985 and as per the order of Tahsildar Aurangabad AMAG/ROR/19/86 dated 25.01.1986 their name came to be recorded in revenue record as owner and possessor vide mutation entry no. 185.
4. That in the year 1986 Gendabai Laxman Pardeshi, Ishwar Laxman Pardeshi, Gorakh Laxman Pardeshi, Raju Laxman Pardeshi, Laxmibai Laxman Pardeshi, Kishnabai Laxman Pardeshi and Tarabai Laxman Pardeshi filed suit for partition in respect of Land Survey no. 12 against Bhimsingh Shital Pardeshi and other and said suit disposed off in terms of compromise filed at Exh-72 on 04.10.1993 in RCS No.414/1986.
5. That in the year 1988 Gorakh Laxman Pardeshi, Raju Laxman Pardeshi, Ishwar Laxman Pardeshi and Gendabai Laxman Pardeshi transferred Land Survey No. 12, totally admeasuring 05 Hectar 70 Are, 27 Are Potkharab, Land Revenue Rs.20.56 ps., out of which to the extent of 00 Hectar 40 Are, Situated at Shahanoorwadi, Aurangabad to Kaveri Vijay Pattiwar and Nisar Ahemad Sharfoddin by obtaining permission from Collector Aurangabad vide permission no. 1988/Tenancy/CR-105 dated 09.03.1988 under registered sale deed bearing registration no. 2823/1988 dated 10.03.1988 and as per the registered sale deed their name came to be recorded in revenue record as owner and possessor vide mutation entry no. 300.
6. That in the year 1988 Gorakh Laxman Pardeshi, Raju Laxman Pardeshi, Ishwar Laxman Pardeshi and Gendabai Laxman Pardeshi transferred Land Survey No. 12, totally admeasuring 05 Hectar 70 Are, 27 Are Potkharab,



Land Revenue Rs.20.56 ps., out of which to the extent of 00 Hectar 40 Are, Situated at Shahanoorwadi, Aurangabad to Ullhas Vijay Pattawar Minor Vijay Namdeo Pattawar by obtaining permission from Collector Aurangabad vide permission no.1988/Tenancy/CR-105 dated 09.03.1988 under registered sale deed bearing registration no.2824/1988 dated 10.03.1988 and as per the registered sale deed their name came to be recorded in revenue record as owner and possessor vide mutation-entry no. 301.

7. That in the year 1997 Kaveri Vijay Pattiwar and Nisar Ahemad Sharfoddin, Ullhas Vijay Pattawar Minor Vijay Namdeo Pattawar with intent to develop their property jointly prepared plan and got sanctioned layout from Municipal Corporation Vide Letter no. MANAPA/NARAVI/REKHANKAN-T-2/3217/15/REKHANKAN/97 dated 09.10.1997 and thereby converted into various plots and also obtained NA permission from Collector Aurangabad in file no. MASHA/JAMEEN-1/NAP/CR/209/97 dated 06.10.1997.
8. That in the year 1997 Kaveri Vijay Pattiwar and Nisar Ahemad Sharfoddin, Ullhas Vijay Pattawar Minor Vijay Namdeo Pattawar transferred property Plot No. 1 admeasuring 676.00 Sq.Mt., forming Part of Land Survey No. 12, Situated at Shahanoorwadi, Aurangabad to Hayyul Khan Muneer Khan under registered sale deed bearing registration no. 3618/1997 dated 09.10.1997 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed his name came to be recorded in revenue record as owner and possessor vide mutation entry no. 618.
9. That in the year 2021 Hayyul Khan Muneer Khan transferred property Plot No. 01 admeasuring 676.00 Sq.Mt., forming Part of Land Survey No. 12, Situated at Shahanoorwadi, Aurangabad to Mrs. Manjusha Girish Pande Proprietor of Shantiniketan Construction, Mr. Rahim Baig Mirza Baig Mogal under registered sale deed bearing registration no.567/2021 dated 20.01.2021 registered at the office of Sub-registrar Aurangabad and on the



basis of registered sale deed their names came to be recorded in revenue record as owners and possessors vide mutation entry no. 3307.

10. That the Mrs. Manjusha Girish Pande Proprietor of Shantiniketan Construction, Mr. Rahim Baig Mirza Baig Mogal purchased TDR admeasuring 268.60 Sq.Mt. under the TDR Transfer Deed bearing registration no. 2882/2021 dated 22.03.2021 registered at the office of Sub-registrar Aurangabad from Folio no. 3/41 Vide Certificate No. AMC/TP/DRC/38/2020 dated 16.12.2020.
11. That Mrs. Manjusha Girish Pande Proprietor of Shantiniketan Construction, Mr. Rahim Baig Mirza Baig Mogal with intent to develop their property obtained Construction Permission no.197/2021-22 in file no. 04/17/2021-22 dated 09.06.2021 from Municipal Corporation Aurangabad to construct residential building and accordingly commenced construction as per permission granted.
12. In view of the above discussion, it was seems that Mrs. Manjusha Girish Pande Proprietor of Shantiniketan Construction, Mr. Rahim Baig Mirza Baig Mogal are absolute owner and possessor of the property Plot No. 1 admeasuring 676.00 Sq.Mt., forming Part of Land Survey No. 12, Situated at Shahanoorwadi, Aurangabad as mentioned here in above and established clear chain of title in their name. This title report regarding title issued only on the basis of documents and revenue record produced before me. HENCE THIS TITLE REPORT.

DATE: 03.12.2021


(Anil P Malani)
ADVOCATE

CHALLAN
MTR Form Number-6



MH009653129202122U		BARCODE		Date 03/12/2021-20:19:08		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name AGD_JT DIST REGISTRAR AURANGABAD				Full Name		Anil P Malani Advocate	
Location AURANGABAD				Flat/Block No.			
Year 2021-2022 From 04/12/1992 To 03/12/2021				Premises/Building			
Account Head Details			Amount in Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		Area/Locality Aurangabad		
					Town/City/District		
					PIN		
					4 3 1 0 0 5		
					Remarks (If Any)		
					Search fee for 30 year in respec of Plot No 01 Survey no 12 situated at		
					Shahanoorwadi Aurangabad		
					Amount in		
					Seven Hundred Fifty Rupees Only		
Total			750.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572021120332030		CPABFSCSM6	
Cheque/DD No.				Bank Date		RBI Date	
				03/12/2021-20:24:23		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

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