V. R. PATIL
ADVOCATE

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FORMAT — A
(Circular No: - 28/2021)

To MahaRERA
Maharashtra

02.12.2021

LEGAL TITLE REPORT

Sub : **Title clearance certificate with respect to Plot No. 60 (adm. 371.5 Sqm) and Plot No. 61 (adm. 371.5 Sqm) at CTS No. 16225 and CTS No. 16226 respectively, Jyoti Nagar, Aurangabad Tq. and Dist. Aurangabad**

I have investigated the title of the aforesaid Plots on the request of **Mr. Akshay Rajesh Lahoti, Proprietor of M/s. Lahoti Promoters** on the basis of the following documents;

1) Plot No. 60 (adm. 371.5 Sqm) and Plot No. 61 (adm. 371.5 Sqm) at CTS No. 16225 and CTS No. 16226 respectively, Jyoti Nagar, Aurangabad Tq. and Dist. Aurangabad

2) The Documents of the Plots;

Plot No. 60	Indenture of Sale Deed (dated 29.12.2020 Document No. 6595 registered in the office of Sub Registrar No. 6 Aurangabad) executed by Mr. Ninad Nimbajirao Patil and in favour of Mr. Akshay Rajesh Lahoti, Proprietor of M/s. Lahoti Promoters.
Plot No. 61	Indenture of Sale Deed (dated 29.12.2020 Document No. 6594 registered in the office of Sub Registrar No. 6 Aurangabad) executed by Mrs. Asha Honaji Jawale and in favour of Mr. Akshay Rajesh Lahoti Proprietor of M/s. Lahoti Promoters.

VAIBHAV R. PATIL Reg. No. MAH/4844/2006 ADVOCATE

V. R. Patil
Advocate

3) Property Card issued by City Survey Office dated 02.02.2021 and Mutation Entry No. 11419 in respect of Plot No. 60 and 11420 in respect of Plot No. 61.

4) Search report for 30 years from 1991 till 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 **Mr. Akshay Rajesh Lahoti, Proprietor of M/s. Lahoti Promoters** is clear, marketable and without any encumbrances.

Owners of the land;

Mr. Akshay Rajesh Lahoti, Proprietor of M/s. Lahoti Promoters	Plot No. 60 (adm. 371.5 Sqm) and Plot No. 61 (adm. 371.5 Sqm) at CTS No. 16225 and CTS No. 16226 respectively, Jyoti Nagar, Aurangabad Tq. and Dist. Aurangabad
	Plot No. 60 (adm. 371.5 Sqm) and Plot No. 61 (adm. 371.5 Sqm) at CTS No. 16225 and CTS No. 16226 respectively, Jyoti Nagar, Aurangabad Tq. and Dist. Aurangabad

(4) Qualifying comments / remark if any : NIL

The report reflecting the flow of the title of the **Mr. Akshay Rajesh Lahoti, Proprietor of M/s. Lahoti Promoters** on the aforesaid Plots is enclosed herewith as annexed.

Encl: Annexure.



Date 02.12.2021

V. R. Patil
Advocate

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02.12.2021

FLOW OF THE TITLE OF THE SAID PLOTS

Plot No. 60 (adm. 371.5 Sqm) and Plot No. 61 (adm. 371.5 Sqm) at CTS No. 16225 and CTS No. 16226 respectively, Jyoti Nagar, Aurangabad Tq. and Dist. Aurangabad, which are bounded as follow;

PLOT NO. 60

Towards North	:	9 Meter Wide Layout Road
Towards South	:	CTS No. 16222
Towards East	:	CTS No. 16226
Towards West	:	CTS No. 16224

PLOT NO. 61

Towards North	:	9 Metre Wide Layout Road
Towards South	:	CTS No. 16221
Towards East	:	CTS No. 16227
Towards West	:	CTS No. 16225

1) PR Cards dated 02.02.2021 in the name of Mr. Akshay Rajesh Lahoti, Proprietor of M/s. Lahoti Promoters.

2) Mutation Entry No. 11419 in respect of Plot No. 60 and 11420 in respect of Plot No. 61.

3) Search report for 30 years from 1991 to 2021 taken from Sub Registrar Office at Aurangabad. ***(Title flow as follow)***

4) Any other relevant title : NIL

5) Litigation if any : No such entry found on PR Card.



V. R. Patil
Advocate

FLOW OF THE TITLE OF THE SAID PLOT NO. 60

A. Pursuant to the request and instructions received from Mr. Akshay Rajesh Lahoti to conduct a due diligence verifying Owner's title to the Property, I conducted the exercise in order to evaluate the Property based on the documents set out hereinbelow.

B. The revenue record provided to me accurately reflects the transections contained therein and have presumed the correctness of the correctness of the contents thereof in accordance with Section 157 of the Maharashtra Land Revenue Code, 1966.

C. I conducted a due diligence of the documents provided by Mr. Akshay Rajesh Lahoti, inspection of original / photocopy documents and based on the search conducted by me in the office of the sub registrar of assurances Aurangabad. **The 30 years (1991 to 2021)** title flow is as follow

1. Entry dated 03.10.1988 of Property Card (viz PR Card) of CTS No. 16225 (Plot No. 60) records that, since the year 1988 one Mrs. Lalita Lesali Airen was the owner of this property.

2. By and under Indenture of Sale Deed (dated 18.01.1990 Document No. 596 registered in the office of Sub Registrar Aurangabad) Mrs. Lalita Lesali Airen and Mr. Vishal Vardhaman Pande sold, conveyed and transferred unto and in favour of Mr. Vishal Vardhaman Pande the said CTS No. 16225 (Plot No. 60)

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Advocate

3. On the basis of the aforesaid registered sale deed, on 08.02.1990 the City Survey Office carried out Mutation Entry in favour of Mr. Vishal Vardhaman Pande.

4. By and under Indenture of Sale Deed (dated 17.01.1996 Document No. 209 registered in the office of Sub Registrar Aurangabad) Mr. Vishal Vardhaman Pande sold, conveyed and transferred unto and in favour of Mr. Vithal Ranganath Ambarwadikar the said CTS No. 16225 (Plot No. 60)

5. On the basis of the aforesaid registered sale deed, on 17.05.1997 the City Survey Office carried out Mutation Entry in favour of Mr. Vithal Rangnath Ambarwadikar.

6. Later on, Mr. Vithal Rangnath Ambarwadikar had entered into Registered Development Agreement Document No. 2401 with M/s. Yash Developers (a Partnership Firm) in respect of Plot Nos. 59, 60, 61 and 77 of this Layout. Also had executed Registered General Power of Attorney (Dated 30/6/2001 Document No. 3246). However, the said Development is cancelled and parties executed Registered Cancellation Deed Dated 20.08.2001 Document No. 4295 and 4296)

7. By and under Indenture of Sale Deed (dated 20.08.2001 Document No. 4298 registered in the office of Sub Registrar Aurangabad) Mr. Vithal Ranganath Ambarwadikar the sold, conveyed and transferred unto and in favour of Mr. Krishna Sahadu Shirsath Patil the said CTS No. 16225 (Plot No. 60)

VAIBHAV R. PATIL * Regn. No. Math./4844/ 2006 * ADVOCATE

V. R. Patil
Advocate

8. On the basis of the aforesaid registered sale deed, on 03.10.2001 the City Survey Office carried out Mutation Entry in favour of Mr. Krishna Sahadu Shirsath Patil.

9. The said Krishna Sahadu Patil died on 09.10.2003. Late Krishna Sahadu Patil had executed a will dated 01.05.2003 wherein he had bequeathed the Property in favour of Mr. Ninad Nimbajirao Patil.

10. Thereafter, Mr. Ninad Nimbajirao Patil made an Application M.A.R.J.I No. 347 of 2005 before the court of Civil Judge, Senior Division, Aurangabad for grant of probate in his favour in respect of the will executed by his grandfather Krishna Sahadu Patil. Thereafter, the learned Civil Judge, Senior Division, Aurangabad vide its order dated 29.03.2006 in M.A.R.J.I No. 347 of 2005 issued the order of probate in respect of the Property in favour of Mr. Ninad Nimbajirao Patil.

11. Thereafter the name of the Mr. Ninad Nimbajirao Patil was mutated in the Property Card of the Property vide Mutation Entry No. 3593 dated 03.02.2007.

12. Finally, By and under Indenture of Sale Deed (dated 29.12.2020 Document No. 6595 registered in the office of Sub Registrar No. 6 Aurangabad) Mr. Ninad Nimbajirao Patil the sold, conveyed and transferred unto and in favour of Mr. Akshay Rajesh Lahoti, Proprietor of M/s. Lahoti Promoters the said CTS No. 16225 (Plot No. 60)

13. Thereafter, the name of the Mr. Akshay Rajesh Lahoti, Proprietor of M/s. Lahoti Promoters was mutated in the Property Card of the Property vide Mutation Entry No. 11419 dated 02.02.2021.

14. Taking conspectus of the aforesaid, I have caused the searches to be taken in the records of the competent Sub Registrars, perused the aforesaid title deeds and documents and otherwise investigated the title of the property and state that, in my opinion the title of aforesaid Plot No. 60 is clear and free from all kind of encumbrances and as such marketable.

FLOW OF THE TITLE OF THE SAID PLOT NO. 61

A. Pursuant to the request and instructions received from Mr. Akshay Rajesh Lahoti Proprietor of M/s. Lahoti Promoters to conduct a due diligence verifying Owner's title to the Property, I conducted the exercise in order to evaluate the Property based on the documents set out hereinbelow.

B. The revenue record provided to me accurately reflects the transections contained therein and have presumed the correctness of the correctness of the contents thereof in accordance with Section 157 of the Maharashtra Land Revenue Code, 1966.

C. I conducted a due diligence of the documents provided by Mr. Akshay Rajesh Lahoti, inspection of original / photocopy documents and based on the search conducted by me in the office of the sub registrar of assurances Aurangabad. **The 30 years (1991 to 2021)** title flow is as follow

1. Entry dated 03.10.1988 of Property Card (viz PR Card) of CTS No. 16226 (Plot No. 61) records that, since 1988 Mrs. Lalita Lesali Airen was the owner of this property.

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2. By and under Indenture of Sale Deed (dated 28.03.1990 Document No. 2777 registered with the office of Sub Registrar Aurangabad) Mrs. Lalita Lesali Airen sold, conveyed and transffred unto and in favour of Mr. Vardhaman Bansilal Pande.

3. That, on the basis of the aforesaid registered sale deed, on 24.04.1990 the City Survey Office carried out Mutation Entry in favour of Mr. Vardhaman Bansilal Pande.

4. That, later on, Mr. Vardhaman Bansilal Pande sold the said Plot No. 61, CTS No. 16226, Aurangabad in favour of Mr. Vithal Rangnath Ambarwadikar. (vide two Registered Sale Deed Dated 09.01.1995 and 10.01.1995 Document Nos. 59 and 71 respectively)

5. That, on the basis of the aforesaid two registered sale deeds, on 30.04.1997 the City Survey Office carried out Mutation Entry in favour of Mr. Vithal Rangnath Ambarwadikar.

6. That, Mr. Vithal Rangnath Ambarwadikar had entered into Registered Development Agreement Document No. 2401 with M/s. Yash Developers (a Partnership Firm) in respect of Plot Nos. 59, 60, 61 and 77 of this Layout. Also had executed Registered General Power of Attorney (Dated 30/6/2001 Document No. 3246 However, the said Development Agreement and GPA is cancelled and parties executed Registered Cancellation Deed Dated 20.08.2001 Document No. 4295 and 4296)

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7. Finally, said Property Plot No. 61 was purchased by Mr. Sheshrao Dhondji Bharose from aforesaid owner namely Mr. Vitthal Rangannath Ambarwadikar vide a registered sale deed dated 20th August 2001 having Registration No. 4297 of 2001. Sheshrao Dhondji Bharose died on 31.10.2009. The legal heirs of Sheshrao Dhondji Bharose made a Civil Miscellaneous Application No. 161 of 2018 with the Civil Judge, Junior Division, Parbhani for issuance of the Legal Heirship Certificate of Sheshrao Dhondji Bharose. The Civil Judge Junior Division Parbhani vide its order dated 04.01.2019 under Civil Miscellaneous Application Mo. 161 of 2018 issued the legal heirship certificate in favour of seven Legal heirs of Sheshrao Dhondji Bharose.

Names of Legal Heirs;

1. Anand S/o. Sheshrao Bharose
2. Shivaji S/o. Sheshrao Bharose
3. Kasturibai W/o. Sheshrao Bharose
4. Asha W/o. Honaji Jawale
5. Shobha Eknath Nawale
6. Suvarna W/o. Kishan Jawale and
7. Nirmala W/o. Ravindra Gaikwad

8. Thereafter the other six legal heirs of Sheshrao Dhondji Bharose (as per the order in Civil Miscellaneous Application No. 161 of 2018) executed a Registered Relinquishment Deed on 11.02.2019 having Registration No. 678 of 2019 in favour of the Mrs. Asha Honaji Jawale in respect of this Property. The other legal heirs of Sheshrao Dhondji Bharose gave up and transferred all their rights in the Property in favour of the Mrs. Asha Honaji Jawale who obtained clear independent title in the Property.

9. Thereafter the name of Mrs. Asha Honaji Jawale was mutated in the Property Card of the Property vide Mutation Entry No. 10374 dated 15.03.2019 and the names of the other legal heirs of Sheshrao Dhondji Bharose are deleted.

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Advocate

10. Finally, By and under Indenture of Sale Deed (dated 29.12.2020 Document No. 6594 registered in the office of Sub Registrar No. 6 Aurangabad) Mrs. Asha Honaji Jawale sold, conveyed and transferred unto and in favour of Mr. Akshay Rajesh Lahoti Proprietor of M/s. Lahoti Promoters the said CTS No. 16226 (Plot No. 61)

11. Thereafter the name of the Mr. Akshay Rajesh Lahoti Proprietor of M/s. Lahoti Promoters is mutated in the Property Card of the Property vide Mutation Entry No. 11420 dated 02.02.2021.

12. Taking conspectus of the aforesaid, I have caused the searches to be taken in the records of the competent Sub Registrars, perused the aforesaid title deeds and documents and otherwise investigated the title of the property and state that, in my opinion the title of aforesaid Plot No. 61 is clear and free from all kind of encumbrances and as such marketable.

COMMON HISTORY OF BOTH THE PLOTS

1) That, Plot Nos. 60 and 61 are adjacent, therefore, the promotor Mr. Akshay Rajesh Lahoti Proprietor of M/s. Lahoti Promoters has decided to develop the jointly into a flatted building.

2) That, for better development, the Promoter has amalgamated the aforesaid both the Plots by obtaining amalgamation order dated 11-Aug-2021 from the Aurangabad Municipal Corporation.

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Advocate

3) That, the Promoter has obtained Commencement Certificate and Sanction Building Plan (dated 13-Aug-2021 bearing no. 398/21-22) from the Aurangabad Municipal Corporation for construction of the flatted building over the aforesaid plots.

Date 02.12.2021

V. R. Patil
Advocate



CHALLAN
MTR Form Number-6

GRN	MH009563339202122U	BARCODE		Date	02/12/2021-12:30:26	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**	ADVOCATE V R PATIL
Location	AURANGABAD		
Year	2021-2022 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	750.00	**Road/Street**	
		Area/Locality	Aurangabad
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	30 YEARS FEES AMALGAMATED PLOT NO 60 AND 61 CTS NO 16225 AND 16226 AURANGABAD
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021120270588	CPABFPZXY4
Cheque/DD No.		Bank Date	RBI Date	02/12/2021-12:24:31	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 : Mobile No. : 9860282828

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 नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

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