UTTAM M. DESHPANDE
B.Com. LL.B.
Advocate

Office / Res.
Flat No.2, First Floor,
Ganesh Krupa Apptt.
Plot No.106, Ulka nagari
AURANGABAD,

Date: 10/12/2021.

FORMAT-A
(Circular No. 28 /2021)

To
MAHARERA
Mumbai.

LEGAL TITLE REPORT

Sub: - Title clearance certificate with respect to plot No. 26, 27 and 28, land Gut No. 146, totally admeasuring 562.23 sq. mtrs. (6052 sq. ft.) Situated at Zanwar estate, Shriramnagar, Waluj Mahanagar-1, village Tisgaon, Tal. & Dist. Aurangabad (hereinafter referred as the said land)

I have investigated the title of the said plots on the request of Mr. Dnyaneshwar Narayanrao Jadhav, Partner of M/s. Shri. Narayana 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. 146 village Tisgaon	1990 onwards
02.	Xerox copy of sale deed no. 5206 executed by Sumit Subhashchand Kasliwal and Sow. Nita Sanjay Sonone others in favour of Shri Narayana Developers.	01.09.2020
03.	Xerox copy of sale deed no. 4248 executed by Asho Motilal Chandaliya & Rajendra Motilal Chandaliya in favour of Sumit Subhashchand Kasliwal and Sow. Nita Sanjay Sonone.	18.10.2011
04.	Xerox copy of sale deed no. 2936 executed by Sow. Chandraprabha Madanlal Zanwar in favour of Ashok Motilal Chandaliya & Rajendra Motilal Chandaliya.	05.04.2010
05	Xerox copy of NA order in favour of Sow. Chandraprabha Madanlal Zanwar u/s. 44 of MLR code	20.06.2002
06.	Xerox copy of Development permission issued by CIDCO, Waluj Mahanagar, Aurangabad.	07.10.2007
07.	Xerox copy of commencement certificate with approved building plan issued by CIDCO, Aurangabad.	23.06.2021
08.	Computer printout of 7/12 extract of land gut no. 146 of village Tisgaon, Tq. Dist. Aurangabad	2021

Deshpande

UTTAM MANIKRAO DESHPANDE ADVOCATE

1) Description of the property.

All that piece and parcel of Plot No. 26, 27, 28 totally admeasuring 562.23 sq meters (6052 sq. feet) situated at Zanwar Estate, Shriram Nagar, Waluj Mahanagar-1, within village limits of Tisgaon, Tq. & Dist. Aurangabad and it is bounded as below:

East : Plot No. 57
West : 9 meter wide road.
South : Land Gut No. 145.
North : 9 meter wide road.

2) The documents of allotment of plot.

3) Digitally signed 7/12 extract of land Gut No. 146.

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 M/s. Narayana Developers- a partnership firm to the extent of 562.23 sq meters (6052 sq feet) is clear, marketable and without any encumbrances.

Owners of the land

M/s. Narayana Developrs through its partners Shri. Dnyaneshwar Narayanrao Jadhav & Shri. Pratapsingh Narsingh Kakarwal.

4. Qualifying comments/remarks if any: M/s. Narayana Developers – a partnership firm have purchased the plots and have acquired legal right in respect of the same. The sale deed is executed by paying stamp duty of Rs. 1,26,800/- and registration fees of Rs. 30,000/-.

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

Enclosed- Annexure.

Deshpande

(Uttam M. Deshpande)
Advocate

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FLOW OF THE TITLE OF THE SAID LAND

01. It is seen from the 7/12 extract of the land gut no. 146, that Sow. Chandraprabhabai Madanlal Zanwar was original owner and possessor of the land and her name appears in the 7/12 extract as owner and possessor of the property. From perusal of NA order it is seen that area of 34,450 was owned by Chandraprabha Madanlal Zanwar.

02. It is seen that in the year 1997 Sow. Chandraprabha Madanlal Zanwar obtained NOC for sale of plots from gut no. 146 of village Tisgaon, Tq. & Dist. Aurangabad. Further Sow. Chandraprabha Zanwar obtained development permission for the proposed lay out on gut no. 146 of village Tisgaon vide letter dated 07.10.2007. Further permission to sale the plot is also issued on 07.10.2009.

03. It is seen that Sow. Chandraprabha Zanwar sold plot no. 13,14,16 to 32 to Shri. Ashok Motilal Chandaliya and Rajendra Motilal Chandaliya under registered sale deed no. 2936 dated 05.04.2010.

04. It is seen that Shri. Ashok Motilal Chandaliya and Rajendra Motilal Chandalitya further transferred and sold plot no. 26, 27 and 28 admeasuring 562.23 sq. meter to Shri. Sumit Subhashchand Kasliwal and Nita Sanjay Sonone under registered sale deed no. 4248 dated 18.10.2011. The competent revenue authority sanctioned mutation entry no. 6072 and names of purchaser are recorded in the 7/12 extract as owner and possessor of the plot no. 26, 27 and 28.

05. It is seen that Shri. Sumit Subhashchand Kasliwal and Nita Sanjay Sonone further transferred and sold plot No. 26, 27 and 28 to M/s. Narayana Developers – a partnership firm under registered sale deed no.

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5206 dated 01.09.2020. The competent revenue authority sanctioned the mutation in favour of purchaser and names of purchaser firm through its partner are recorded as owner and possessor of plots.

06. M/s. Narayana Developers have obtained commencement certificate dated 23.06.2021 from City and Industrial Development Maharashtra Corporation Ltd. (CIDCO Ltd) and are constructing 9 Row-Houses.

Sr.No.

1) 7/12 extract as on date of application for registration.

2) Search report for 30 years from 1991 taken from Sub-Registrar Office at Aurangabad.

3) Any other relevant title.

4) Litigations if any – Nil.

UTTAM MANIKRAO DESHPANDE ADVOCATE

Deshpande

Date: 10.12.2021

(Uttam M. Deshpande)
Advocate

File Name Search report RERA
N B & D Folder
Pages 04

MH008632194202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 Dec 2021	Receipt	Receipt no.: 1112228666
	Name of the Applicant :	Uttam Manikrao Deshpande
	Details of property of which document has to be searched :	Dist :Aurangabad Village :Tisgaon S.No/CTS No/G.No. : 146
	Period of search :	From :2002 To :2021
	Received Fee :	500
The above mentioned Search fee has been credited to government vide GRN no :MH008632194202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

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