

UTTAM M. DESHPANDEB.Com. LL.B.
AdvocateOffice / Res.Flat No.104, 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 Sy. / Gut No. 19 totally admeasuring 14 Acres 30 Gunthe to the extent of 39 R situated at Shahanoorwadi, Tq. & Dist. Aurangabad (hereinafter referred as the said land)

I have investigated the title of the said land on the request of Mr. Sunil Suryakant Charate, Partner of M/s. Padmanabh Developers – promoter / developer / firm) and following documents i.e.:-

Sr. No.	Description of Document	Date
01.	Xerox copy 7/12 extract of land Sy. / Gut no. 19 of village Shahanoorwadi	--
02.	Xerox copy of Affidavit sworn by Wahed khan Shahanoor khan before Tahsildar, Aurangabad	28.08.1990
03.	Xerox copy of mutation entry No. 257 in respect of partition of land Sy. No. 19 sanctioned by competent Authority.	29.06.1990
04.	Xerox copy of development Agreement executed by Mr. Sher Khan Wahed Khan and Feroz Khan Wahed Khan in favour of M/s. Padmanabh Developers through its partners and registered at Sr. No. 1739 in respect of 39 R land from Sy. No. 19 of village Shahanoorwadi	30.03.2019
05.	Xerox copy of Power of Attorney executed by Mr. Sher Khan Wahed Khan and Feroz Khan Wahed Khan in favour of partners of M/s. Padmanabh Developers Shri. Amit Ravindra	30.03.2019

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	Saoji and others registered at Sr. No. 1740 in respect of 39 R land mentioned in development agreement from Sy. No. 19 of village Shahanoorwadi	
06.	Xerox copy of computer print of 7/12 extract of land Sy. No. 19	05.04.2019
07.	Xerox copy of consent deed executed by Mr. Wahed Khan Shahanoor khan in favour of M/s. Padmanabh Developers through its partners to the Development Agreement No. 1739	04.11.2019

1) Description of the property.

All that piece and parcel of agriculture land Sy. / Gut No. 19, totally admeasuring 14 Acres 30 Gunthe to the extent of 39 R situated at village Shahanoorwadi, Tq. & Dist. Aurangabad within local limits of Aurangabad Municipal Corporation and it is bounded as below:

East : Remaining land Sy. No. 19
 West : Remaining land Sy. No. 19
 South: Railway line compound
 North: Remaining land Sy. No. 19

2) The documents of allotment of plot.

3) 7/12 extract issued by Talathi dated 04.10.2021 with mutation entry No. 257.

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 Mr. Sher Khan Wahed Khan and Mr. Feroz Khan Wahed Khan to the extent of 39 R land is clear, marketable and without any encumbrances.

Owners of the land

- 1) Mr. Sher Khan Wahed Khan
- 2) Mr. Feroz Khan Wahed Khan

4. Qualifying comments/remarks if any: Mr. Sher Khan Wahed Khan and Mr. Feroz Khan Wahed Khan have executed

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(3)

Development Agreement No. 1739 and Power of Attorney No. 1740 dated 30.03.2019 in favour of M/s. Padmanabh Developers, through its Partners.

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

Enclosed- Annexure.

Date: 05.10.2021


(Uttam M. Deshpande)
Advocate

Adv. Uttam Manikrao Deshpande
Flat No. 2, First Floor,
Genesh Krupa Appartment,
Plot No. 106, Ulka Nagar, Aurangbad-431005

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

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AURANGABAD,

FORMAT-A
(Circular No. 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND

01. It is seen that Mr. Wahed Khan Shahanoor khan was owner and possessor of the land Sy. / Gut No. 19 village Shahanoorwadi, Tal. & Dist. Aurangabad admeasuring 14 Acres 30 Gunthe and his name is recorded in the 7/12 extract as owner and possessor by sanctioning mutation entry No. 56.
02. It is seen that Mr. Wahed Khan Shahanoor khan partitioned the land amongst his legal heirs by way of affidavit before Competent Revenue Authority and mutation entry No. 257 dated 29.06.1990 is sanctioned by competent Revenue Authority and accordingly names of legal heirs are recorded in the 7/12 extract as owner and possessor of 60 R land each.
03. It is seen that Mr. Sher Khan Wahd Khan and Mr. Feroz Khan Wahed Khan have entered into development agreement with M/s. Padmanabh Developers and for 39 R land (19.5 R each) and development agreement is registered at Sr. No. 1739 dated 30.03.2019. Further the owners have also executed power of attorney in favour of partners of M/s. Padmanabh Developers and same is registered at Sr. No. 1740 dated 30.03.2019.

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04. It is seen that consent deed to the development agreement No. 1739 dated 30.03.2019 is executed by Mr. Wahed Khan s/o Shahanoor khan and same is registered at Sr. No. 6033 dated 04.11.2019.

Sr.No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No. 257
- 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: 05.10.2021


(Uttam M. Deshpande)
Advocate

File Name Search report RERA
Padmanabh Folder, padmanabh Developers
Pages 05

Adv. Uttam Manikrao Deshpande
Flat No. 2, First Floor,
Ganesh Krupa Apartment,
Plot No. 108, Ulhas Nagar, Aurangabad-431005



CHALLAN
MTR Form Number-6



GRN MH007083115202122E	BARCODE	Date 04/10/2021-17:25:22	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 ARB3_AURANGABAD 3 JT SUB REGISTRAR		Full Name Adv Uttam Manikrao Deshpande	
Location AURANGABAD			
Year 2021-2022 One Time		Flat/Block No. Flat no 104 Ganesh krupa appartment	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street plot No 106 Ulka nagari	
0030072201 SEARCH FEE 750.00		Area/Locality Aurangabad	
		Town/City/District	
		PIN 4 3 1 0 0 9	
		Remarks (If Any)	
		land sy / gut no 19 village shahanoorwadi tal and dist Aurangabad	
		Amount In Seven Hundred Fifty Rupees Only	
Total 750.00		Words	
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 02300042021100437386 010135844	
Cheque/DD No.		Bank Date RBI Date 04/10/2021-17:26:56 Not Verified with RBI	
Name of Bank		Bank-Branch BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date Not Verified with Scroll	

Department ID :

Mobile No. : 9822885617

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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.