Fulchand R Tandale
Chetan A.Kanadje.
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ADVOCATES, HIGH COURT

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FORMAT –A

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot **No. 55, CTS No. 16293/6** situated at Shahanur wadi, Dashmesh Nagar, Taluka –Dist – **Aurangabad** (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of "Ashtvinayak Devlopers", a Partnership firm, having following partners 1. Sagar S/o Subhash Nayak, 2. Akash S/o Subhash nayak, 3. Vyankati S/o Baliram Nilawad and 4 Subodh S/o Fulchand Tandale, have engaged me for the purpose of giving the title verification and search report in respect of Plot No 55 Adm. 317.9 Sq. Mtrs, CTS no-16293/6, in Shahanur Wadi, Dashmesh Nagar, Aurangabad, Tq and Dist- Aurangabad, which is specifically described in schedule. Adv. F. R. Tandale and Adv.C.A.Kanadje, do hereby submits report, as per the following documents i.e. -

1. Description of the Property :

Plot No-55 Adm. 317.9 Sq. Mtrs, CTS no.16293/6, in Shahanur Wadi, Dashmesh Nagar, Aurangabad, Tq and Dist- Aurangabad, That, the length of the plot from East side is 76 Ft. i.e. (23.16 Mtrs) and from West side it is 73 Ft i.e. (22.23 Mtrs), East west width from south side 46 Ft i.e.(14.03 Mtrs) and the same is bounded as under,

Towards East : Plot No- 56
Towards West : Plot No- 54
Towards South : 30 Ft wide Road
Towards North : Open space/Nala.

2. The documents of allotment of plot.

3. 7/12 extract or property card issued by local Talathi office dated 27/03/2022, Mutation Entry No. 207.

4. Search report for 30 years from 1992-2022.

2. On the 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 **Ashtvinayak Developers** is clear, marketable and without any encumbrances.

Owners of the land:

1. Anita W/o Avinash Joshi, Plot No. 55, CTS No. 16293/6
2. Surabhi D/o Avinash Joshi Plot No. 55, CTS No. 16293/6
3. Ashvini W/o Mandar Joshi, Plot No. 55, CTS No. 16293/6
4. Chinmay S/o Mandar Joshi, Plot No. 55, CTS No. 16293/6
5. Anirudha S/o Vinayak Joshi, Plot No. 55, CTS No. 16293/6
6. Qualifying comments / remarks if any : No

3. The report reflecting the flow of the title of the Ashtvinayak Developers on the said land is enclosed herewith as annexure.

F. R. Tandale

C.A. Kanadje

(Advocates)

Adv. C. A. Kanadje
(B.S.L., LL.B., LL.M.)
District & Session Court
Aurangabad

Encl: Annexure.

Date:

FORMAT - A

FLOWS OF THE TITLE OF THE SAID LAND

A. WHEREAS, the Property Plot No. 55, Adm. 317.9 Sq. Mtrs., CTS No- 16293/6, in Shahanur-Wadi, Dashmesh Nagar, Aurangabad, Tq and Dist- Aurangabad, which is specifically described, in Schedule of property, hereunder is owned and possessed by Owners.

B. AND WHEREAS, Lay-out Plan is sanctioned by the Municipal council, Aurangabad, **vide Letter No. MCTP/283/80, on dated 07.04.1980.**

C. AND WHEREAS, the original owner has obtained the commencement certificate for building construction dated- 07/12/1982, as per the construction permission no- **560/82 , File no- 412/189/82.** AND WHEREAS, the original owner Namely Murlidhar Janardhan Joshi, he also got **occupancy certificate no- CC/106/17/85,** dated- 20/09/85.

D. AND WHEREAS, permission of Non-Agriculture use is obtained on dated 30.07.1986 from the Collector Aurangabad, **vide Order No. RB.DESK.II.NAA/ABD/CR/1441/6527.**

E. AND WHEREAS, The predecessors of owners 1. Deceased Avinash Vinayak Joshi, 2. Deceased Mandar Vinayak Joshi and 3. Shri. Anirudha Vinayak Joshi have mutated their names on the basis of **registered sale deed bearing day book no- 207 dated- 12/10/1992** executed by, original owner Murlidhar Janardhan Joshi, in City Survey record on- 15/10/2000.

F. AND WHEREAS, the Aurangabad Municipal Corporation has sanctioned the residential building plan on the Plot No. 55, Adm- 317.9 Sq. Mtrs. in CTS No- 16293/6, Shahanur-Wadi, Dashmesh Nagar, Aurangabad, Tq. and Dist. Aurangabad, for the construction vide its **Commencement Certificate dated 06/07/1994 by permit No. 176/94-95 and file No. 108/17/94.**

G. AND WHEREAS, the owner no.- 2, is minor, hence, the owner no.- 1, has applied for, obtaining the permission to sale the property of their share, as mentioned in the schedule, on 02/07/2020, vide Civil.M.A.bearing No.-168/2021. The Hon'ble District Judge-6 At- Aurangabad pleased to pass the order below Exh-1 dated- 07/09/2021. the same is as under-:-

"i) Applicant No-1 Anita w/o Avinash Joshi is the mother of Minor, Applicant no-2, Surbhi D/o Avinash Joshi, she is permitted to give 1/3rd undivided share of the property for development bearing CTS No- 16293/6, Plot No- 55, Niwara, Adm. 317.9 Sq.Mtrs, shahanoor wadi , Dashmesh Nagar, Aurangabad.

ii) The applicant No-1 is permitted to sale Flat on 2nd Floor toward south, which would come to share of herself and applicant no-2 jointly.

iii) After receiving the sale consideration, within 6 month, the applicant shall purchase another property i.e. Flat No G-1, on stilt floor, in type- B2 (Gopala), Situated in "Shri Lakshmi Gokuldham Apartment", Nashik and intimate to this court".

H. AND WHEREAS, as agreed by the owners, as per agreement dated- 28/06/2021, the owners No- 1 to 4 have applied for the heir -ship certificates in respect of deceased Avinash and deceased Mandar Joshi dated- 28/06/2021 to Hon'ble IVth C J (S.D) At- Aurangabad respectively and The Hon'ble court pleased to grant heir-ship certificate dated- 4th day of October, 2021, in respect of above deceased persons respectively, granting the heir-ship certificates to Owners no- 1 to 4.

I. AND WHEREAS owners, of the property mentioned in the schedule, desires to develop their property, but due to lack of time, experience and finance they are unable to develop the same and therefore, approached to the "Ashtvinayak Developers" and requested to develop the said property and construct the Apartment building thereon and the developers willingly accepted the proposal put forth, by the owners for development of property.

J. The Owners, have given the undertaking that, the plot under development is free from all type of encumbrances and they are having absolute title, ownership and possession of the same, and in support of that, they have given the PR card issued by City survey office, Aurangabad, wherein the names of the 1 to 5 appeared. They have also undertaken that, if any defect in the title of the Plot, i.e. regarding ownership, and. If any dispute on account of title or boundaries or area of the property found, it will be total responsibility of the Plot Owners and they will have to clear the same, by taking proper steps at their own

costs and risk and ultimately Plot Owners will indemnify the Developers for all losses sustained due to such dispute. Similarly, Plot Owners have undertaken that, they will provide all title documents related to property under development to the Developers as and when necessary.

K. That, the title have been duly verified from the relevant records of the office of joint sub-registrar class 2 Aurangabad, City Survey / Revenue Department.

L. I have taken the search of records of office of joint sub-registrar class 2 Aurangabad for last 30 years by paying necessary search fee of Rs. 750/- (Rs. Seven hundred and fifty rupees only) vide receipt no. **GRNMH015145480202122P** on 23rd day of March 2022 and on the basis of search made by me, I certify that the property referred in schedule is owned by above said Owners, and it is free from all encumbrances, charge, any other claim affecting the clear title as on today.

Search report for 30 years form 1992-2022. I have investigated the title of the said plot referred above on the request of Asthvinayak Developers through its partners mentioned in above and above documents. On the perusal of the above mentioned documents and all other relevant documents relating to title of the said property I come to the conclusion that, Asthvinayak developers through its partners 1. Sagar S/o Subhash Nayak, 2. Akash S/o Subhash nayak, 3. Vyankati S/o Baliram Nilawad and 4. Subodh S/o Fulchand Tandale, does get clear, good and marktable title over the property. Plot No. 55, CTS No. 16293/6 situated at Shahanur wadi, Dashmesh Nagar, Taluka -Dist - Aurangabad and the said property is free from all encumbrances.

1. 7/12 extract / P.R card as on the date of application for registration.
2. Mutation Entry No. 207
3. Search report for 30 years from 1992 taken from sub-registrar office at Aurangabad.
4. Any other relevant title.
5. Litigations if any: No.

F. R. Tandale

C.A. Kanadje

C.A. Kanadje
(Advocates)

Date:

Adv. C. A. Kanadje
(B.S.L., LL.B., LL.M.)
District & Session Court
Aurangabad