



Date: - 02-Jul-2021

FORMAT - A

(as per Circular No. :- 28/2021)

**To
MahaRERA,**

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect CTS No. 16325/20, adm. 720.6 Sqm. situated at Sanjay Sahakari Gruhnirman Sanstha Maryadit, Aurangabad, Near Eknath nagar, Osmanpura, within the limits of Aurangabad Municipal Corporation, Aurangabad.

I have investigated the title of the said plot on the request of Shri. Shodhan Yashwant Joshi R/o. Aurangabad (Owner / Developer / Promoter) and following documents i.e.:

1) Description of the Property : CTS No. 16325/20, adm. 720.6 Sqm. situated at Sanjay Sahakari Gruhnirman Sanstha Maryadit, Aurangabad, Near Eknath nagar, Osmanpura, within the limits of Aurangabad Municipal Corporation, Aurangabad.

2) Documents allotment of plot:

- a.** Property Card of CTS No. 16325/26,
- b.** Layout plan sanctioned by Aurangabad Municipal Corporation under No. AMC/TPS/LYT/459/85 dated 01-Feb-1985.
- c.** Order passed by City Survey officer under No. पभू-1/ बा. नी. 478/2004 on 07-Dec-2004.



e. Release Deed registered in the office of Haveli No. 23, Pune - 2 at day book Sr. No. 24721 on 13-Dec-2019.

- 3) Property Card of CTS No. 16325/20 issued by City Survey Officer.
- 4) Search Report for 30 years from 1992 to 2021.
- 5) On perusal of above mentioned documents and all others relevant documents relating to above mentioned documents I am opinion of title of Shri. Shodhan Yashwant Joshi is clear and marketable and without encumbrances.

Owner of the Land:

Shri. Shodhan Yashwant Joshi CTS No. 16325/20.

- 6) **The Report reflecting the Flow of the Title of Shri. Shodhan Yashwant Joshi (owner / developer / promoter) on the said land is enclosed herewith as annexure.**

Date : 02-Jul-2021

Place : Aurangabad

Vishvesh A. Ghanekar
Advocate

Vishvesh A. Ghanekar
Advocate
Plot No. 6, "Sakar," Jijamata Colony
Near Palthangata, Aurangabad-431 001
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Encl: Annexure



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FLOW OF THE TITLE OF THE SAID LAND

- a.** As per layout plan sanctioned by Aurangabad Municipal Corporation under No. AMC/TPS/LYT/459/85 dated 01-Feb-1985 separate Property card is opened and name of member Shri. Dinesh Babubhai Photographer is mutated in Property card as owner and possessor of plot No. 9 adm. 263.4 Sqm. vide mutation entry dated 10-May-1986.
- b.** The aforesaid society got the layout revised under No. *मनपा/नरवी/रेखांकन* /4227/93 dated 25-Nov-1996 area of plot is changed from 263.4 to 339 Sqm.
- c.** On the perusal of copy of close entry Property card of CTS No. 16325/20 put before me it appears that by virtue of order passed by Superintendent of Land Record under No. 320/04 dated 16-Sep-2004 and order passed by City Survey officer under No. पम्-1/बा. नौ. 478/2004 on 07-Dec-2004 name of Shri. Mukund Ramchandra Bhagwat and Shri. Yashwant Waman Joshi is mutated in Property card of CTS No. 16325/20 vide mutation entry No. 3657 dated 07-Dec-2004 by closing aforesaid entry of Shri. Dinesh Babubhai Photographer.
- d.** On the perusal of property card of CTS No. 16325/26 it appears that Property card of CTS No. 16325/26 is closed by virtue of order passed by Superintendent of Land Record under No. 320/04 dated 16-Sep-2004 and order passed by City Survey officer under No. पम्-1/बा. नौ. 478/2004 on 07-Dec-2004 and its area is added in property card of CTS no. 16325/20 whereby its total area became 720.6 Sqm.



- e. Due to sad demise of Shri. Yashwant Waman Joshi name of Smt. Arundhati Yashwant Joshi is mutated in Property card of CTS No. 16325/20 as his legal heir and successor vide mutation entry No. 4580 dated 18-Nov-2006.
- f. Shri. Mukund Ramchandra Bhagwat sold his entire share in the said plot to Shri. Shodhan Yashwant Joshi vide sale Deed registered in the office of Sub-registrar at day book Sr. No. 3513 on 03-Apr-2014. In pursuance to the said Sale Deed name of Shri. Shodhan Yashwant Joshi mutated in the Property card vide mutation entry No. 7322/14 on 27-May-2014.
- g. Due to sad demise of Smt. Arundhati Yashwant Joshi names of 1. Shri. Shodhan yashwant Joshi, 2. Sau. Supriya Vilas Nanal, 3. Sau. Megha Jayant Pandit, and 4. Sau. Manisha Mukund Bhagwat are mutated in Property card of CTS No. 16325/20 as her legal heirs and successors vide mutation entry No. 12300 dated 03-Oct-2019.
- h. That 1. Sau. Supriya Vilas Nanal, 2. Sau. Megha Jayant Pandit, and 3. Sau. Manisha Mukund Bhagwat relinquished their share in the aforesaid ancestral property i.e. half share in the land of CTS No. 16325/20 in favour of real brother Shri. Shodhan Yashwant Joshi vide Release Deed registered in the office of Haveli No. 23, Pune - 2 at day book Sr. No. 24721 on 13-Dec-2019. In pursuance to the said release deed names of the releasers had been removed from Property card of CTS No. 16325/20 vide mutation entry No. 12489 dated 28-Jan-2020.
- i. 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 of **Shri. Shodhan Yashwant Joshi over CTS No. 16325/20, adm. 720.6 Sqm. situated at Sanjay Sahakari Gruhnirman Sanstha Maryadit, Aurangabad, Near**



Eknath nagar, Osmanpura, within the limits of Aurangabad Municipal Corporation, Aurangabad is clear, marketable and without encumbrance.

Sr. No.

- 1) Property Card of CTS No. 16325/26
- 2) Mutation Entries:
 - a. Mutation Entry dated 10-May-1986.
 - b. Mutation Entry No. 3657 dated 07-Dec-2004
 - c. Mutation entry No. 4580 dated 18-Nov-2006
 - d. Mutation Entry No. 7322/14 on 27-May-2014
 - e. Mutation entry No. 12300 dated 03-Oct-2019
 - f. Mutation entry No. 12489 dated 28-Jan-2020
- 3) Search Fee receipt No. 6261 issued by Sub-registrar, Aurangabad on 28-Jun-2021 and online receipt obtained from www.igrmaharashtra.gov.in under No. 1112067342 dated 02-Jul-2021.
- 4) Any other relevant title as mention above-
- 5) Litigation if any : No

Date : 02-Jul-2021

Place : Aurangabad

Vishvesh A. Ghanekar
Advocate

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Advocate

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