

PHONE NO. 0240-2488395

MOBILE NO. 98232-70026/ 98600-10271

FORMAT – A
(Circular No.28 / 2021)

To,

MahaRERA, Mumbai,
Government of Maharashtra.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad, presently owned by (1) Shri. Sanjay Sitaram Nyayadhish and (2) Shri. Vijay Sitaram Nyayadhish (hereinafter referred to as the "said property").

I have investigated the title of the said plot of land on request of (1) Shri. Sanjay Sitaram Nyayadhish and (2) Shri. Vijay Sitaram Nyayadhish i.e. the "Owners" & M/s. Kalyani Infracon, the developer and perusal of following documents i.e.

1. Xerox copy of "Compromise Decree" dated 29.10.2014 issued by the Civil Judge, Senior Division, Aurangabad in Special Civil Suit No.1133/ 2008. Accordingly, Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad, has come to the share of (1) Shri. Sanjay Sitaram Nyayadhish and (2) Shri. Vijay Sitaram Nyayadhish to the extent of 50% share each (viz. 182.1 sq.mtrs. each)
2. Xerox copy of Complete P. R. Card issued by the City Survey Office, Aurangabad in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad, showing the names of (1) Shri. Sanjay Sitaram Nyayadhish and (2) Shri. Vijay Sitaram Nyayadhish in ownership column, since year 2015.

2. Search Report for 30 years from 1993 till 2022.

1. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that, (1) Shri. Sanjay Sitaram Nyayadhish and (2) Shri. Vijay Sitaram Nyayadhish are the absolute owners and possessors of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad to the extent of 50% share each. Their title is perfect, clear, marketable and free from all encumbrances
2. The report reflecting the flow of the title of (1) Shri. Sanjay Sitaram Nyayadhish and (2) Shri. Vijay Sitaram Nyayadhish on the said land is enclosed herewith as annexure.

Encl : Annexure
Place : Aurangabad.
Date : 11.07.2022



P. B. Paithankar
P. B. Paithankar.
Advocate.

PRAKASH B. PAITHANKAR
ANIRUDDHA P. PAITHANKAR
ADVOCATES

"Vishnuvardhan"
 Plot No. 2, Mayanagar,
 Sector N-2, CIDCO,
 AURANGABAD.

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FLOW OF THE TITLE OF THE SAID LAND

- 1) P.R.Card downloaded from the official website of Govt. of Maharashtra dated 07.04.2022.
- 2) Mutation entry No.7774.
- 3) Search Report for 30 years :

FLOW OF TITLE

That, Complete P. R. Card issued by the City Survey Office, Aurangabad in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad, show the names of (1) Shri. Sanjay Sitaram Nyayadhish and (2) Shri. Vijay Sitaram Nyayadhish in ownership column, since year 2015.

That, Registered Correction Deed dated 30.01.1971 has been executed by (1) Shri. Bagan Shekuji Jadhav, (2) Shri. Ganpat Renuji Chopde and (3) Smt. Kesharbai Sambhaji Nangre in favour of Smt. Sharayubai Sitaram Nyayadhish in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad, thereby correcting the Plot Number to be read as 106 instead of Plot No.1.

That, "Commencement Certificate" No.366/ 87 in File No.394/ 17/ 87 dated 01.07.1987 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Smt. Sharayubai Sitaram Nyayadhish in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad.

That, Approved Map attached to the "Commencement Certificate" No.366/ 87 in File No.394/ 17/ 87 dated 01.07.1987 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Smt. Sharayubai Sitaram Nyayadhish in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad.

That, "Occupancy Certificate" No.OC/ 149 /17/ 89 dated 28.06.1989 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Smt. Sharayubai Sitaram Nyayadhish in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad.

That, Approved Map attached to the "Occupancy Certificate" No.OC/ 149 /17/ 89 dated 28.06.1989 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Smt. Sharayubai Sitaram Nyayadhish in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad.

That, "Commencement Certificate" No.394/ 97 dated 30.09.1997 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Smt. Sharayubai Sitaram Nyayadhish in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad.



That, Approved Map attached to the "Commencement Certificate" No.394/ 97 dated 30.09.1997 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Smt. Sharayubai Sitaram Nyayadhish in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad.

That, "Compromise Decree" dated 29.10.2014 has been issued by the Civil Judge, Senior Division, Aurangabad in Special Civil Suit No.1133/ 2008. Accordingly, Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad, has come to the share of (1) Shri. Sanjay Sitaram Nyayadhish and (2) Shri. Vijay Sitaram Nyayadhish to the extent of 50% share each (viz. 182.1 sq.mtrs.)

That, Tax Payment Receipt No.PT08062022/ 1/ 83646 dated 08.06.2022 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Shri. Sanjay Sitaram Nyayadhish in respect of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad.

On perusal of the aforesaid documents, revenue record I am of the opinion that, (1) Shri. Sanjay Sitaram Nyayadhish and (2) Shri. Vijay Sitaram Nyayadhish are the absolute owners and possessors of Plot No.106, CTS No.15948 admeasuring 364.2 sq.mtrs. situated at Osmanpura, Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad to the extent of 50% share each. Their title is perfect, clear, marketable and free from all encumbrances.

v	BOUNDARIES OF PART OF PLOT NO.106, CTS NO.15948 (SHARE OF SHRI. SANJAY SITARAM NYAYADHISH) (As mentioned in the Compromise Decree) ON OR TOWARDS EAST : CTS NO.15968. ON OR TOWARDS WEST : GOVERNMENT ROAD. ON OR TOWARDS NORTH : PART OF CTS NO.15948. ON OR TOWARDS SOUTH : CTS NO.15947.
v	BOUNDARIES OF PART OF PLOT NO.106, CTS NO.15948 (SHARE OF SHRI. VIJAY SITARAM NYAYADHISH) (As mentioned in the Compromise Decree) ON OR TOWARDS EAST : CTS NO.15968. ON OR TOWARDS WEST : GOVERNMENT ROAD. ON OR TOWARDS NORTH : CTS NO.15949. ON OR TOWARDS SOUTH : PART OF CTS NO.15948.

I have inspected the record of registry and Index - II of the Office of Sub-Registrar, Aurangabad for last 30 years made available to me through "online search" and have deposited the requisite charges towards search fees "online" vide receipt GRN No.MH004802352202223E dated 11.07.2022 which is annexed hereto.

Place : Aurangabad.
Date : 11.07.2022



P.B. Paithankar
P.B. Paithankar.
Advocate.