

FORMAT - A

(Circular No.: - 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. Plot No. 12 And Plot No. 13 Admeasuring 421.06 Sq. Mt. Gut No. 47, Itakheda, Aurangabad.

I have investigated the title of the said plot on the request of 1. Mr. Uttam Bhaurao Patil 2. Mr. Ashish Uttamrao Patil 3. Mrs. Priti Sudhir Maknikar

and following documents i.e. :-

1) Description of the property. Plot No. Plot No. 12 And Plot No. 13 Admeasuring 421.06 Sq. Mt. Gut No. 47, Itakheda, Aurangabad

2) The documents of allotment of plot.

1. Copy of Registered Sale Deed Bearing Daybook No. 7235/1989 Dated 22.07.1989
2. Copy of Registered Sale Deed bearing Daybook No. AGG-1/4490/2018 dated 04.09.2018.
3. Copy of Heirship Certificate M. A. R. J. I. No. 1122/2020.
4. Copy of revised Commencement Certificate PARWANA NO. 225/2021-22 FILE NO. 708 / 17/ 2020-21 dated 16.06.2021 .
5. Copy of Registered Transfer Deed bearing Daybook No. 4112/2019 dated 16.04.2019.
6. Copy of Registered General Power of Attorney bearing Daybook No. 3231/2021 dated 25.05.2021

3) 7/12 extract or property card issued by Tahsil Office, Aurangabad mutation entry No. 3615

4) Search report for 30 years from 1992 to 2022

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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1. Uttam Bhaurao Patil 2. Ashish Uttamrao Patil 3. Priti Sudhir maknikar / Priti Uttamrao Patil with respect of Plot No. 12 and Plot No. 13 Admeasuring 421.06 Sq. Mt. Gut No. 47, Itakheda, Aurangabad

(4) **Qualifying comments/remarks if any - NIL**

3/- The report reflecting the flow of the title of the 1. Uttam Bhaurao Patil 2. Ashish Uttamrao Patil 3. Priti Sudhir maknikar / Priti Uttamrao Patil with respect of Plot No. 12 and Plot No. 13 Admeasuring 421.06 Sq. Mt. Gut No. 47, Itakheda, Aurangabad on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 12.05.2022



Sarika Deshpande (Mandlik)
Advocate

{1} FLOW OF THE TITLE OF THE SAID LAND

1. WHEREAS, The Land Bearing Gut No. 47 totally Admeasuring 4 H 69 R Situated at Itakheda, Aurangabad owned and possessed originally in the name of Mrs. Kusum Gabrual Mandore. That, in the year 1993 The Municipal Corporation sanctioned the plan of Layout bearing Letter No. 452/93 dated 12.02.1993 with respect of Gut No. 52, 53, and 47 (part) Situated at Village Itakheda, Auragabad.
2. That, N. A. Order U/Sec. 44 of Maharashtra Land Revenue Code 1966 bearing Letter No. RB / DESK / II / IND / I / NAP / CR / 58 dated 26.07.1988 in the name of Mrs. Kusum Gabrual Mandore with respect of Land at Gut No. 52, 53, 47 (part) Situated at Village Itakheda, Auragabad.
3. WHEREAS, in the year 1989 Mrs. Kusum Gabrual Mandore sold The Plot No. 12 and 13 totally Admeasuring 421.06 Sq. Mt. to Mr. Anil Pandharinath Nirantar vide registered Sale Deed bearing Daybook No. 7235/1989 dated 22.07.1989 registered at the office of Sub-Registrar at Aurangabad. Accordingly, the name of Mr. Anil Pandharinath Nirantar recorded by the revenue Authority as owner and possessor in the 7/12 Extract.
4. AND WHEREAS, Mr. Anil Pandharinath Nirantar sold Plot No. 12 and Plot No. 13 totally Admeasuring 421.06 Sq. Mt. Gut No. 47 Part, Itakheda, Aurangabad to Mrs. Surekha Uttamrao Patil vide registered Sale Deed bearing Daybook No. AGG-1/4490/2018 dated 04.09.2018 registered at the Office of Sub-registrar at Aurangabad. That, on the basis of Registered Sale Deed the Revenue Authority Recorded the name of Mrs. Surekha Uttamrao patil as owner and possessor in the 7/12 extract with respect of the said property.
5. And after the death of Mrs. Surekha Uttamrao Patil, her Heirs namely 1. Uttam Bhaurao Patil 2. Ashish Uttamrao Patil 3. Priti Sudhir maknikar / Priti Uttamrao Patil applied before the Court for grant of Heirship Certificate. That, Heirship Certificate M. A. R. J. I. No. 1122/2020 issued by The Court of Smt. R. M. Chavan 5th Jt. Civil Jundge (Senior Division) in the name of 1. Uttam Bhaurao Patil 2. Ashish Uttamrao Patil 3. Priti Sudhir maknikar / Priti Uttamrao Patil with respect of 1. Gut No. 15 total Admeasuring 5 H 24 R Situated at Village Kagzipura, Tq. Khultabad, Dist. Aurangabad 2. Plot No. 77, Alankar Housing Society CTS No. 15298/p Admeasuring 279.9 Sq. Mt. TDR 112.45 Sq. Mt. Accordingly constructed 8 Flats. 3. Plot No. 12 and Plot No. 13 totally Admeasuring 421.06 Sq. Mt. Gut No. 47 Part, Itakheda, Aurangabad 4. Plot No. 7 Venkateshwar Co-Op. Housing Society Mhaismal Aurangabad.
6. That, revised Commencement Certificate PARWANA NO. 225/2021-22 FILE NO. 708 / 17/ 2020-21 dated 16.06.2021 issued by Aurangabad Municipal Corporation in favour of of 1. Uttam Bhaurao Patil 2. Ashish Uttamrao Patil 3. Priti Sudhir maknikar / Priti Uttamrao Patil in respect of Plot No. 12 and Plot No. 13 totally Admeasuring 421.06 Sq. Mt. Gut No. 47 Part, Itakheda, Aurangabad.
7. That, Registered Transfer Deed bearing Daybook No. 4112/2019 dated 16.04.2019 issued by Syed Farooq Urf Syed Qamar S/o Syed Abdul Latif 2. Syed Siddique Urf Syed Rafiq Syed Abdul Latif 3. Fahemida Begum Kalinuddn in favour of Surekha Uttamrao Patil with respect of Developerment Rights Certificate of total Admeasuring 259.11 Sq. Mt. to the extent of 50.42 Sq. Mt. bearing Certificate No. AMC / TP / DRC / 07/2019 Folio No. 03/07 dated 09.01.2019.
8. That, registered General Power of Attorney bearing Daybook No. 3231/2021 dated 25.05.2021 issued by 1. Ashish Uttamrao Patil 2. Mrs. Priti Sudhir Maknikar in favour of Mr. uttam Bhaurao



Patil in respect of Plot No. 12 and Plot No. 13 totally Admeasuring 421.06 Sq. Mt. Gut No. 47 Part, Itakheda, Aurangabad.

9. That, registered Deed of Declration bearing Daybook No. 5868/2021 dated 13.08.2021 issued by 1. Uttam Bhaurao Patil 2. Ashish Uttamrao Patil 3. Priiti Sudhir maknikar / Priti Uttamrao Patil with respect of Plot No. 12 and Plot No. 13 Admeasuring 421.06 Sq. Mt. Gut No. 47, Itakheda, Aurangabad.

{2} DOCUMENTS SEEN:-

7. Copy of N. A. Order U/Sec. 44 of Maharashtra Land Revenue Code 1966 bearing Letter No. RB / DESK / II / IND / I / NAP / CR / 58 dated 26.07.1988.
8. Copy of registered Sale Deed bearing Daybook No. 7235/1989 dated 22.07.1989
9. Copy of registered Sale Deed bearing Daybook No. AGG-1/4490/2018 dated 04.09.2018.
10. Copy of Heirship Certificate M. A. R. J. I. No. 1122/2020.
11. Copy of revised Commencement Certificate PARWANA NO. 225/2021-22 FILE NO. 708 / 17/ 2020-21 dated 16.06.2021 .
12. Copy of Registered Transfer Deed bearing Daybook No. 4112/2019 dated 16.04.2019.
13. Copy of registered General Power of Attorney bearing Daybook No. 3231/2021 dated 25.05.2021
14. Copy of, registered Deed of Declaration bearing Daybook No. 5868/2021 dated 13.08.2021
15. copy OF 7/12 extract or property card issued by Tahsil Office, Aurangabad mutation entry No. 3615

{3} SEARCH REPORT for 30 years from 1992 to 2022 taken from Sub-Registrar Office at Aurangabad.

{3} ANY OTHER RELEVANT TITLE: Nil

{4} LITIGATION IF ANY: - Nil

Date:12.05.2022

Sarika Dcshpande (Mandlik)





CHALLAN
MTR Form Number-6



GRN	MH015774226202122U	BARCODE	11 1101 11110000000000 111100 11110000000000000000 1111		Date	30/03/2022-12:56:29		Form ID				
Department Inspector General Of Registration					Payer Details							
Search Fee Type of Payment Other Items					TAX ID / TAN (If Any)							
					PAN No.(If Applicable)							
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Sanka Makarand Mandlik					
Location PUNE					Flat/Block No.							
Year 2021-2022 One Time												
Account Head Details				Amount In Rs.		Premises/Building						
0030072201 SEARCH FEE				675.00		Road/Street						
						Area/Locality						
						Town/City/District						
						PIN						
						Remarks (If Any)						
						Amount In		Six Hundred Seventy Five Rupees Only				
				675.00		Words						
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN		Ref. No.		00040572022033031205		CPABNLTLJ5	
Cheque/DD No.					Bank Date		RBI Date		30/03/2022-12:24:58		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

Department ID : 225993568

Mobile No. : 9730071850

Department ID : 225993568 Mobile No. :
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता वयाच्या दस्तासाठी लागू न

सदर चलन 'टाइम ऑफ पेमेंट' मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0007505989202122	30/03/2022-13:10:06	IGR002	350.00
Total Defacement Amount					350.00

MH015774226202122U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 Mar 2022	Receipt	Receipt no.: 1112362427
Name of the Applicant : Sarika Makarand Mandlik		
Details of property of which document has to be searched :		Dist :Aurangabad Village :Itakheda S.No/CTS No/G.No. : 47
Period of search :		From :2009 To :2022
Received Fee :		350
The above mentioned Search fee has been credited to government vide GRN no :MH015774226202122U		
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'.		