

UTTAM M. DESHPANDE

B.Com. LL.B.
Advocate

Office / Res.

Flat No.2, First Floor,
Ganesh Krupa Appptt.
Plot No.106,Ulka nagari
AURANGABAD,

Date: 28.08.2022

FORMAT-A
(Circular No. 28 /2021)

To
MAHARERA
Mumbai.

LEGAL TITLE REPORT

Sub: - Title clearance certificate with respect to Plot No. 138, admeasuring 1257.19 sq. meters, situated at survey No. 15 (part), village Garkheda, neighborhood N-4, Sector F-1, CIDCO, Aurangabad, within local limits of Aurangabad Municipal Corporation (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request on Dr. Hiroo Chimandas Gursahani, partner of M/s. Hingalajmata Constructions-promotor/developer firm and following documents:-

Sr. No.	Description of document	Date	Page Nos.
01.	Deed of compromise between Dr. Chimandas Asanand Gursahani, Dr. Hiroo Chimandas Gursahani along with City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO).	03.05.1999	
02.	Copy of registered lease deed No. 73 executed by CIDCO authority in favour of Dr. Chimandas Asanand Gursahani and Dr. Hiroo Chimandas Gursahani in respect of plot No. 138, admeasuring 1257.19 sq. meters	16.02.2001	
03.	Copy of transfer order in respect of plot No. 138 issued by CIDCO authority.	18.04.2015	
04.	Copy of commencement certificate No. 11652, book no. 467, permission no. 512/2021-22 in file no. 327/17/2021-22 along with approval maps		



1. Description of Property Under Development

All that part and parcel of property Plot No.138, situated at Survey No. 15 (part), village Garkheda, Neighbourhood N-4, Sector F-1, CIDCO, Aurangabad within the local limits of Aurangabad Municipal Corporation and it is bounded as below: -

On or Towards the East: - 11.0 meter wide Road.

On or Towards the West: - Survey No. 16.

On or Towards the North: - Plot No. 137.

On or Towards the South: - 24.0 meter wide Road.

2. The Documents of allotment of plot

3. Copy of transfer order in respect of plot No. 138 issued by CIDCO Authority

2. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am at the opinion that title of Dr. Hiroo Chimandas Gursahani in respect of plot No. 138, admeasuring 1257.19 sq. meters, survey No. 15 (part), village Garkheda, neighborhood, N-4, Sector F-1, CIDCO, Aurangabad is clear, legal, marketable and without any encumbrances.

Owner/ Lease holder of the land

Dr. Hiroo Chimandas Gursahani

4. Qualifying comments/ remarks if any: - Dr. Hiroo Chimandas Gursahani has executed development agreement no. AGG-1-6267 and power of attorney No. AGG-1-6268 both dated 11.08.2022 in favour of M/s. Shree Hingaljmata Constructions- partnership firm through its partners.

5. The report reflecting the flow of title of the owner/ lease holder of the said plot is enclosed herewith as annexure.

Enclosed- Annexure.

Date: 28.08.2022



Deshpande
(Uttam M. Deshpande)
Advocate

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FLOW OF TITLE OF THE SAID PLOT:

1. Whereas the Dr. Chimandas Asannad Gursahani and Dr. Hiroo Chimandas Gursahani are the original land owner of the land to the extent of 4 H and 15 R situated at survey no. 15, village Garkheda, Tal. & Dist. Aurangabad.
2. Whereas part of land from Tahsil and District Aurangabad – village Garkheda was notified for acquisition by the City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) (hereinafter to be referred to as CIDCO) which is a Special Planning Authority for Project Aurangabad,. The CIDCO authority requested the Collector, Aurangabad to initiate the land acquisition Proceedings and accordingly lands were acquired by CIDCO Authority.
3. Whereas CIDCO has acquired the 4 H and 15 R land from survey No.15 (part) owned by Dr. Chimandas Asanand Gurusahani and Dr. Hiroo Chimandas Gurussahani.
4. Whereas Dr. Chimandas Asanand Gurusahani and Dr. Hiroo Chimandas Gurussahani has filed writ petition in the Hon'ble High Court of Judicature of Bombay, Bench at Aurangabad for adequate compensation for the acquired land.
5. Whereas, land owners i.e. Dr. Chimandas Asanand Gurusahani and Dr. Hiroo Chimandas Gurussahani compromised with CIDCO for out of Court Settlement on the terms that CIDCO will allot to land owners 12450 sq. meters developed



plots in lieu of adequate compensation of the acquired land from land Sy. No. 15 (part).

6. And whereas the CIDCO thereafter developed the acquired land and carved out layout plots. And thereafter CIDCO has allotted the developed plots having No. 110, 111, 112, 113, 114, 115, 116, 107, 137 & 138 to the land owners Dr. Chimandas Asanand Gursahani and Dr. Hiroo Chimandas Gursahani.

7. Whereas out of the aforesaid plot Lease Deed of plot No. 138, admeasuring 1257.19 sq. meters is executed by CIDCO on 16.02.2001, which is registered at Sr. No. P-73.

8. Whereas Dr. Chimandas Asanand Gurusahani and Dr. Hiroo Chimandas Gurussahani jointly become the Lessors of Plot No. 138, admeasuring 1257.19 sq. meters situated at survey No. 15 (part), village Garkheda, Neighbourhood N-4, Sector F-1, CIDCO, Aurangabad.

9. Whereas unfortunately, Dr. Chimandas Asanand Gursahani expired on 04.04.2012 and before his death, he has executed will deed vide document No.333 dated 19.01.2001 in favour of his son Dr. Hiroo Chimandas Gursahani. Dr. Hiroo Chimandas Gursahani approached the competent Court and obtained Probate Certificate in respect of the will. As per will and Probate Plot No.138, admeasuring 1257.19 sq. meters situated at survey No. 15 (part), village Garkheda, Neighbourhood N-4, Sector F-1, CIDCO, Aurangabad is transferred in the name of Dr. Hiroo Chimandas Gursahani.

10. It is seen that Dr. Hiroo Chimandas Gursahani has entered into development agreement with M/s. Shree Hinglajmata Constructions, a registered partnership firm for development of plot No. 138, and the said development agreement is registered at day book Sr. No. AGG-1-6267 dated 11.08.2022 at the office of sub-registrar Aurangabad on payment of required stamp duty and registration fees.



11. It is seen that the builder/developer firm M/s. Shree Hingaljmata Constructions have obtained commencement certificate No. 11652, book No. 467, permission No. 512/2021-22 in file No. 327/17/2021-22 dated 07.10.2021 in the name of owner. A multi storied residential cum commercial building consisting of 6 floors is proposed to be constructed on the said plot.

12. It is seen that a deed of declaration in respect of said plot / building nomenclature at "Gursahani Twin towers" is registered at the office of sub-registrar Aurangabad at day book Sr. No.AGG-1-6269 dated 11.08.2022.

13. As such a clear chain of title is established in respect of Plot No. 138, land survey No.15, village Garkheda, Aurangabad, within local limits of Aurangabad Corporation admeasuring 1257.19 sq. meters in the name of and in favour of Dr. Hiroo Chimandas Gursahani and M/s. Shree Hingaljmata Constructions have obtained development rights in respect of the property.

Sr. No.

1. Copy of transfer order in respect of plot No. 138, issued by CIDCO authority.
2. Search report for last 30 years from 1992 taken from sub-registrar office at Aurangabad.
3. Any other relevant title document.
4. Litigation if any: Nil.



Deshpande
(Uttam M. Deshpande)
Advocate

Encl: Receipt

File: search report plot no 138
Yogesh folder sub folder plot No. 138 CIDCO



CHALLAN
MTR Form Number-6



GRN	MH006992107202223E	BARCODE			Date	28/08/2022-11:57:20		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 2022-2023 One Time				Flat/Block No.		flat no 104 ganesh kruptha apptt			
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			750.00		Road/Street		plot NO 106 Ulka nagari		
					Area/Locality		Aurangabad		
					Town/City/District				
					PIN		4 3 1 0 0 9		
					Remarks (If Any)				
					plot no 138 N4 sector F-1 CIDCO Aurangabad admg 1257.19 sq mtrs				
					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.		02300042022082865457 002891744	
Cheque/DD No.				Bank Date		RBI Date		28/08/2022-11:59:18 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 दस्तांसाठी लागू नाही.



Deshpande