

Sankarshan S. Joshi,
Advocate,
B.S.L., L.L.B., D.L.L.,
M. No.9422209715.
M. No. 9028040350.

Address :
Flat No.6, Plot No.10,
New Samarth Nagar,
Near Mahajan Hospital
Aurangabad- 431 001.

Date: 23.01.2023.

FORMAT – A
(Circular No: 28/2021)

To
Maha
RERA

LEGAL TITLE REPORT

Sub: **Title clearance certificate** with respect to Plot Nos. 18, 18A, 34 & 34A totally admeasuring 1350.00 Sq. Mts. and bungalow constructed thereon situated at Sector N-3, Survey No. 12, Cidco, Aurangabad.

I have investigated the title of the said plot on the request of Jyot Niranjana Jadhav and following documents i.e.:

1. **Description of the property:-** Plot Nos. 18, 18A, 34 & 34A totally admeasuring 1350.00 Sq. Mts. and bungalow constructed thereon situated at Sector N-3, Survey No. 12, Cidco, Aurangabad. The same is bounded as under:

East : 15.00 Mts. Wide Road.

West : 9.00 Mts. Wide Road.

North : Plot No. 35 & 17.

South : Plot No. 33-A & 19.

....(hereinafter referred as the said plot “ ”)

2. **The documents of allotment of plot:-**

- A. The Xerox copy of Agreement to Lease in respect of Plot No. 18, 18-A, 34 & 34-A, executed by City & Industrial Development Corporation in favor of M/s. Acrow India Ltd, Dt. 10.01.1986.

- B. The Xerox copy of registered lease deed in respect of Plot No. 18, 18-A, 34 & 34-A, executed by City & Industrial Development Corporation in favor of M/s. Acrow India Ltd, bearing No. 1968 Dt. 09.04.2007.
- C. The Xerox copy of Registered Deed of Assignment in respect of Plot No. 18, 18-A, 34 & 34-A, executed by M/s. Acrow India Ltd in favor of Sanyogita Niranjana Jadhav, bearing No. 1996 Dt. 19.04.2007.
- D. The Xerox copy of Occupancy Certificate issued by Cidco Aurangabad vide its file No.6049 Dt. 06.07.1999.
- E. The Xerox copy of Registered gift Deed in respect of Plot No. 18, 18-A, 34 & 34-A, executed by Sanyogita Niranjana Jadhav in favor of Jyot Niranjana Jadhav under guardianship of Niranjana Shripatrao Jadhav bearing No. 301 Dt. 13.01.2009.
- F. The Xerox Copy of Commencement Certificate issued by office of Municipal Corporation Aurangabad vide its File No: No: 90 Dt: 29.09.2022.
- G. The Xerox Copy of Sanctioned Building Plan issued by office of Municipal Corporation Aurangabad vide its File No: No: 90 Dt: 29.09.2022.

3. 7/12 extract or property card issued by dated....., mutation entry no.....

Nil Property is CIDCO owned property

4. Search report for 30 years from 23.01.1993 till 23.01.2023

That, the property comprising Plot Nos. 18, 18A, 34 & 34A totally admeasuring 1350.00 Sq. Mts. situated at Sector N-3, Survey No. 12, Cidco, Aurangabad, is belongs to Jyot Niranjana Jadhav.

That, the Plot Nos. 18, 18A, 34 & 34A totally admeasuring 1350.00 Sq. Mts situated at Sector N-3, Survey No. 12, Cidco, Aurangabad initially belongs to Cidco. Thereafter Cidco has allotted the Plot No. 18, 18-A, 34 & 34-A, to M/s. Acrow India Ltd through Agreement to lease Dt. 10.01.1986. On the basis of this document they got right to enter upon the property under reference.

That, thereafter Plot No. 18, 18-A, 34 & 34-A, was transferred to M/s. Acrow India Ltd, from City & Industrial Development Corporation through

registered lease deed bearing No. 1968 Dt. 09.04.2007. On the basis of this document they have got right, title & interest over the property under reference.

That, thereafter Plot No. 18, 18-A, 34 & 34-A, was transferred to Sanyogita Niranjana Jadhav, from M/s. Acrow India Ltd through Registered Deed of Assignment bearing No. 1996 Dt. 19.04.2007. On the basis of this document she has got right, title & interest over the property under reference.

That, thereafter Plot No. 18, 18-A, 34 & 34-A, was transferred to Jyot Niranjana Jadhav under guardianship of Niranjana Shripatrao Jadhav from Sanyogita Niranjana Jadhav through Registered gift Deed bearing No. 301 Dt. 13.01.2009. On the basis of this document he has got right, title & interest over the property under reference.

That, the present applicant namely Jyot Niranjana Jadhav is now became major as per his age mentioned in the deed of assignment and he wants to develop the property under reference. Accordingly he has obtained construction permission from office of Municipal Corporation Aurangabad vide its File No: No: 90 Dt: 29.09.2022. The office of Municipal Corporation Aurangabad Sanctioned his Building Plan vide its File No: No: 90 Dt: 29.09.2022.

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 Jyot Niranjana Jadhav is clear, marketable and without any encumbrances.

Owners of the land

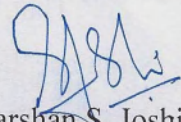
- A. The Plot Nos. 18, 18A, 34 & 34A belongs to Cidco.
- B. Thereafter Plot No. 18, 18-A, 34 & 34-A, was transferred to M/s. Acrow India Ltd, from City & Industrial Development Corporation through registered lease deed Dt. 09.04.2007.
- C. Thereafter Plot No. 18, 18-A, 34 & 34-A, was transferred to Sanyogita Niranjana Jadhav from M/s. Acrow India Ltd through Registered Deed of Assignment Dt. 19.04.2007.
- D. Thereafter Plot No. 18, 18-A, 34 & 34-A, was transferred to Jyot Niranjana Jadhav under guardianship of Niranjana Shripatrao Jadhav from Sanyogita Niranjana Jadhav through Registered gift Deed Dt. 13.01.2009.

E. The present applicant namely Jyot Niranjan Jadhav wants to develop the property under reference.

3/- The report reflecting the flow of the title of the Jyot Niranjan Jadhav on the Plot Nos. 18, 18A, 34 & 34A totally admeasuring 1350.00 Sq. Mts. situated at Sector N-3, Survey No. 12, Cidco, Aurangabad is enclosed herewith as annexure.

Note:

The original search fees receipt is Enclosed with this report.


(Sankarshan S. Joshi)
Advocate



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FLOW OF THE TITLE OF THE SAID LAND.

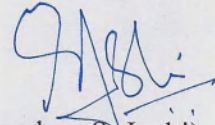
Sr. No.

- 1) The Xerox copy of Agreement to Lease in respect of Plot No. 18, 18-A, 34 & 34-A, executed by City & Industrial Development Corporation in favor of M/s. Acrow India Ltd, Dt. 10.01.1986.
- 2) The Xerox copy of registered lease deed in respect of Plot No. 18, 18-A, 34 & 34-A, executed by City & Industrial Development Corporation in favor of M/s. Acrow India Ltd, bearing No. 1968 Dt. 09.04.2007.
- 3) The Xerox copy of Registered Deed of Assignment in respect of Plot No. 18, 18-A, 34 & 34-A, executed by M/s. Acrow India Ltd in favor of Sanyogita Niranjn Jadhav, bearing No. 1996 Dt. 19.04.2007.
- 4) The Xerox copy of Registered gift Deed in respect of Plot No. 18, 18-A, 34 & 34-A, executed by Sanyogita Niranjn Jadhav in favor of Jyot Niranjn Jadhav under guardianship of Niranjn Shripatrao Jadhav bearing No. 301 Dt. 13.01.2009.
- 5) Search report for 30 years from 23.01.1993 Taken from Sub-Registrar' office at Aurangabad

Any other relevant title. No

- 6) Litigations if any. Nil

Date: 23.01.2023


(Sankarshan S. Joshi)
Advocate





CHALLAN
MTR Form Number-6



GRN	MH014139647202223E	BARCODE											Date	23/01/2023-10:18:43				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												ARB1_HQR SUB REGISTRAR AURANGABAD 1												Full Name												Adv S S Joshi																																			
Location												AURANGABAD																																																											
Year												2022-2023 From 23/01/2010 To 23/01/2023												Flat/Block No.																																															
Account Head Details												Amount In Rs.												Premises/Building																																															
0030072201												SEARCH FEE												300.00												Road/Street																																			
																								Area/Locality																																															
																								Town/City/District																																															
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																								Remarks (If Any)																																															
																								Plot no 18 18 A 34 34 A N 3 survey no 12 Cidco Aurangabad																																															
																								Amount In												Three Hundred Rupees Only																																			
Total												300.00												Words																																															
Payment Details												PUNJAB NATIONAL BANK												FOR USE IN RECEIVING BANK																																															
Cheque-DD Details												Bank CIN												Ref. No.												03006172023012300152												418232002																							
Cheque/DD No.																								Bank Date												RBI Date												23/01/2023-10:20:08												Not Verified with RBI											
Name of Bank																								Bank-Branch												PUNJAB NATIONAL BANK																																			
Name of Branch																								Scroll No. , Date												Not Verified with Scroll																																			

Department ID : _____ Mobile No. : 9370517379
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 कारणांसाठी किंवा नोंदणी न करवयाच्या दस्त्यांसाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH012540170202223E	BARCODE							Date	21/12/2022-18:41:39			Form ID								
Department Inspector General Of Registration								Payer Details													
Type of Payment Search Fee Other Items								TAX ID / TAN (If Any)													
								PAN No.(If Applicable)													
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1								Full Name				Adv S S Joshi									
Location AURANGABAD																					
Year 2022-2023 From 21/12/1992 To 21/12/2022								Flat/Block No.													
Account Head Details						Amount In Rs.		Premises/Building													
0030072201 SEARCH FEE						750.00		Road/Street													
								Area/Locality													
								Town/City/District													
								PIN													
								Remarks (If Any)													
								Plot Nos 18 18A 34 34A admeasuring 1350 00 Sector N 3 Survey No													
								12 Cidco Aurangabad													
								Amount In				Seven Hundred Fifty Rupees Only									
Total						750.00		Words													
Payment Details PUNJAB NATIONAL BANK								FOR USE IN RECEIVING BANK													
Cheque-DD Details								Bank CIN		Ref. No.		03006172022122101510				412753127					
Cheque/DD No.								Bank Date		RBI Date		21/12/2022-18:42:51				Not Verified with RBI					
Name of Bank								Bank-Branch				PUNJAB NATIONAL BANK									
Name of Branch								Scroll No. , Date				Not Verified with Scroll									

Department ID :

Mobile No. : 9028040350

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.