D.D.Jadhav
Advocate, District and Sessions Court.
Aurangabad.

OFFICE: , Plot No. 21, Flat No. 2, 21-Fortis Apartment, Behind Bharat Gas Agency, Deva-nagari, Shahanoorwadi, AURANGABAD. 431005. Mobile No. 9822515352.
Email:- jadhavdatta013@gmail.com

FORMAT – A

(Circular No.:- 28/2021)

To

MahaRERA

Mumbai, Maharahstra.

LEGAL TITLE REPORT

SUBJECT :- Title clearance certificate with respect to plot no 41 and 42 land Gat no. 18/2, to the extent of admeasuring area 594 Sq. Mts, situated at Mauje, Mayurban colony, Shahnoorwadi, Aurangabad within the limits of Aurangabad Municipal Corporation, Aurangabad, Taluka and Dist: Aurangabad, Maharashtra State (India).

I have investigated the title of the said plot on the request of Shri. Prakash Rajarampant Bawaskar and Shri. Govind Hari Kinge, through its developer M/s Shree Constructions through its Proprietor Shri. Vinayak Sudhakarrao Deshmukh R/o, House no. 2/13/513, Sai Sudha Nivas, Khadkeshwar, Aurangabad and on following documents :-

1. **Description of the property** :-

All the piece and parcel of the plot no 41 and 42, land Gat no. 18/2, admeasuring area 594 Sq. Mts situated at Mauje Mayurban colony, Shahnoorwadi, Aurangabad Taluka and Dist:

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Aurangabad, within the local limits of the Aurangabad Municipal Corporation, Aurangabad and is the bounded as under:

To the East	:	Plot No. 40,
To the West	:	Plot No. 43,
To the South	:	9.0 Meter wide road,
To the North	:	Plot No. 50 & 51.

2. The documents of allotment of plot :-

- That, I have gone through the record and papers made available before me by the concerned person as well as documents and record available at sub Registered Office Aurangabad and after going through the same and after perusal that, it reveals that initially the landed property Gat no. 18/2, villagae Mayurban colony, Shahnoorwadi, was owned and possessed by Mr. Namdeo Vitthal Dhake R/o, Jalgaon. That, the owners namely Namdeo Vitthal Dhake has converted the said landed property into N A purpose vide order passed by the Collector, collector Office, Aurangabad bearing No.80/RB/DeskII/Land-I/64 Dated 30.10.1980 and subsequently he has prepared layout of said landed property which is sanctioned by the competent

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concerned authority from office of Asstt. Director Land Record, Aurangabad on NA/ Shahanoorwadi /813 dated17.07.1980 and laid down plotting in the said land.

- Copy of sale deed on 17.01.1983 by registered sale deed no. 174/1983, the earlier owner and possessor namely Ku. Dr. Kunda Khemraj Choudhari has sold property under the search to Shri. Prakash Rajarampant Bawaskar. Accordingly, Mutation entry was affected on 7/12 extracts M E No. 153.
- Copy of sale deed on 21.01.1982 by registered sale deed no. 323/1982, the earlier owner and possessor namely Namdeo Vitthal Dhake through its GPA holder namely Ku. Dr. Kunda Khemraj Choudhari has sold property under the search to Shri. Govind Hari Kinge. Accordingly, Mutation entry was affected on 7/12 extracts M E No. 137.
- Copy of registered development agreement no. 5916/2021, dated 29.07.2021 the earlier owner and possessor namely Shri. Prakash Rajarampant Bawaskar, has given the said property to M/s Shree Constructions through its Proprietor Shri Anil Vishnupant Aherwadkar, R/o, Samarth nagar, Aurangabad, for development of the said property.

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- Copy of registered general power of attorney no. 5917/2021, dated 29.07.2021 the earlier owner and possessor namely Shri. Prakash Rajarampant Bawaskar, has given the authority of the said property to M/s Shree Constructions through its Proprietor Shri Anil Vishnupant Aherwadkar, R/o, Samarth nagar, Aurangabad.
- Copy of registered development agreement no. 8383/2021, dated 10.11.2021 the earlier owner and possessor namely Shri. Govind Hari Kinge,, has given the said property to M/s Shree Constructions through its Proprietor Shri. Vinayak Sudhakarrao Deshmukh, R/o, Samarth nagar, Aurangabad, for development of the said property.
- Copy of registered general power of attorney no. 8384/2021, dated 29.07.2021 the earlier owner and possessor namely Shri. Govind Hari Kinge,, has given the authority of the said property to M/s Shree Constructions through its Proprietor Shri. Vinayak Sudhakarrao Deshmukh, R/o, Samarth nagar, Aurangabad.

That, the plot no 41 and 42 under the said search was amalgamation by way of order of dy. Director Town planning

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officer, Municipal Corporation Aurangabad O W No.Manpa/Narvi/Usnar/2022/192 dated 27.01.2022.

That, the M/s Shree Constructions is registered partnership firm and the Shri. Vinayak Sudhakarrao Deshmukh, Shri. Anil Vishnupant Aherwadkar are the partners of the said firm.

3. **7/12 Extract or Property Card :-**

- Copy of 7/12 extract in plot no 41 and 42, admeasuring area 594 Sq Meters situated at Mayurban colony, Shahnoorwadi, Aurangabad, within the local limits of the Aurangabad Municipal Corporation, Aurangabad.

Accordingly, Mutation entry was affected on 7/12 extracts bearing M E No. 137 and 153.

4. **Search report period:-** Search report for 42 years from 1982 till 17.02.2023.

I have taken the Search Records of Registrar Office Aurangabad for last 42 years i.e for the period from the year 1982 to 2023 years by paying necessary search fee paid vide receipt No. Challan No. GRN MH015470971202223E dated 17.02.2023.

5. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am

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of the opinion that, Shri. Prakash Rajarampant Bawaskar and Shri. Govind Hari Kinge, R/o: Aurangabad Tq. & Dist: Aurangabad, through its developer M/s Shree Constructions through its Proprietor Shri. Vinayak Sudhakarrao Deshmukh and Shri Anil Vishnupant Aherwadkar, R/o, Samarth nagar, Aurangabad, is having clear, marketable and without any encumbrances.

6. **Owner of the property :-** Shri. Prakash Rajarampant Bawaskar and Shri. Govind Hari Kinge, R/o: Aurangabad Tq. & Dist: Aurangabad, is the owner of the plot no 41 and 42, in land Gat. No 18/2, admeasuring area 594 Sq Mts situated at Mauje Mayurban colony, Shahnoorwadi, Aurangabad Taluka and Dist: Aurangabad, within the local limits of the Aurangabad Municipal Corporation, Aurangabad.

Qualifying comments / remark if any :- No.

7. **Encl. :-** The report reflecting the flow of the title of the property on the said plot is enclosed herewith as annexure.

Encl: Annexure is enclosed herewith as annexure.

Date: 17.02.2023.
Place: Aurangabad

D.D.JADHAV
Advocate.

ADV. D.D. JADHAV
Dist & Session, Court
Aurangabad M.9822515352

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(Circular No.:- 28/2021)

FLOW OF THE TITLE OF PROPERTY UNDER THE SEARCH.

Sr. No.

1. Copy of sale deed no. 174/1983 dated 17.01.1983.
2. Copy of sale deed no. 323/1982 dated 21.01.1982.
3. 7/12 extract as on date of application for registration.
4. Copy of Development Agreement no. 5916/2021 dated 29.07.2021.
5. Copy of General Power of Attorney No. 5917/2021 dated 29.07.2021.
6. Copy of Development Agreement no. 8383/2021 dated 10.11.2021.
7. Copy of General Power of Attorney No. 8384/2021 dated 10.11.2021.
8. Search report for 42 years from 1982 till 2023 taken from Sub-Registrar office at Aurangabad.
9. Litigations if any - No.

Date: 17.02.2023

Jadhav 17/2/23 Adv

Adv. D D Jadhav
(Stamp)

ADV. D.D. JADHAV
Dist & Session, Court
Aurangabad M.9822515352

CHALLAN

MTR Form Number-6

GRN	MH015470971202223E	BARCODE		Date	17/02/2023-11:20:16	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	ARB2_AURANGABAD 2 JT SUB REGISTRAR	Full Name	ADV D D JADHAV
Location	AURANGABAD		
Year	2022-2023 From 17/02/1982 To 17/02/2023	Flat/Block No.	PLOT NO 21 DEVA NAGARI
		Premises/Building	
		Road/Street	SHAHANOORWADI
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 5

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

PLOT NO 41 42 ADEM AREA594 SQ MTS AT MAYURBAN COLONY SHAHANOORWADI ABAD

Amount In Words: Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572023021772125	IK0CCNEXF7
Bank Date	RBI Date	17/02/2023-11:24:22	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 9822515352

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 17-02-2023 11:22:10