

LALIT P. VAIDYA(B.Com., LL.B.)

(ADVOCATE)

Add :Adwant's Bungalow, Nageshwarwadi, Aurangabad.

Cell No. : 8551068888 (E-Mail ID : lpvaidya70@gmail.com)

Date :06/03/2023

FORMAT-A

(Circular No. 28 (2021))

To,
Maharera
Mumbai

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to the property bearing plot No. 29, CTS No. 18088/1, Situated at Samadhan colony, Kesarsingpura, Aurangabad (hereinafter referred as the said Plot)

Dear Sir/s,

1] I have investigated the title of the said plot on the request of Vighnaharta Associates and following documents i.e. :-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) Property card issued by City survey office dated 03-03-2022, mutation entry No. 17695
- 4) Search report for 30 years from 1993 till 2023

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 M/s. Vighnaharta Assosites through Partners : 1) Shri Manoj S/o. Zumberlal Pagariya, 2) Shri Shriram S/o Bhaurao Chaudhari, 3) Shri Nitin S/o Damodhar Pandit, 4) Shri Ramesh S/o Jagannath Gende is clear, marketable and without any encumbrances.

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OWNERS OF THE LAND

- 1) (1) Sow.Lata Arunkumar Jethliya and (2) Sow. Narmadabai Jaynarayan Agrawal by virtue of registered sale deed No.780 dated 28.01.1987 executed in their favour by their predecessor in title Smt. Anita Sunit Paul.
That, the names of (1) Sow. Lata. Arunkumar Jethliya and (2) Sow. Narmadabai Jaynarayan Agrawal have been mutated in the revenue record - Property Card of CTS No.18088/1, under sanctioned mutation entry dated 16.06.1987.
- 2) (1) Shri. Shrikant Gunwantrao Deshmukh and (2) Sow. Medha Prashant Deshpande, by virtue of registered sale deed No. 147 dated 11.01.2001 with respect of Plot No.29, CTS No.18088/1 totally admeasuring 334.50 Sq. mtrs. ownership and possession with respect to the said property, and their names mutated in the revenue record - P.R. Card of -CTS No.18088/1 vide sanctioned mutation entry dated 03.05.2001
- 3) Shri. Shrikant Gunwantrao Deshmukh has after retaining the property for a while, transferred it under registered Sale deed No.AGG-5-2711 dated 07.09.2007 in favour of Shri. Prashant Vijay Deshpande in respect of his 50% share in Plot No. 29 bearing CTS No.18088/1 admeasuring 334.50 sq.mtrs., situated at Samadhan Colony, Kesarsingpura, within the limits of Aurangabad Municipal Corporation, Aurangabad. The Said sale deed has been signed by Sow. Medha Prashant Deshpande as a Consenting Party. The name of Shri Prashant Vijay Deshpande has been mutated in revenue record - P.R. Card of CTS No.18088/1 vide: sanctioned mutation entry dated 20.11.2007.
- 4) That the owners Prashant and Medha Deshpande had transferred their right of ownership in respect to Plot No.29, CTS No.18088/1 totally admeasuring 334.50 Sq. mtrs. situated at Samadhan Colony, Kesarsingpura, Aurangabad. and had executed a Registered Sale Deed in favour of Present Owners **M/S VIGHNAHARTA ASSOCIATES, AURANGABAD THROUGH ITS PARTNERS**
1. MANOJ ZUMBARLAL PAGARIYA 2. SHRIRAM BHAURAO CHOUDHARY 3. NITIN DAMODHAR PANDIT 4. RAMESH JAGANNATH

GENDE on **09/12/2021** as per **Day Book no, 7949** before the Office Of Sub-Registrar, Aurangabad. **M/S Vighnaharta Associates**, applied to the City Survey Office for mutation of Their names in the P.R. Card on 14/12/2021 and Name of the owners mutated in the P. R. Card. As per Mutation Entry No. 17695 dated 13/02/2022.

- 5) On Perusal of the above documents it reveals that M/S Vighnaharta Associates, Aurangabad through its Partners 1.Manoj Zumbarlal Pagariya 2.Shriram Bhaurao Choudhary 3.Nitin Damodhar Pandit 4. Ramesh Jagannath Gende owned and possessed Plot No.29, CTS No.18088/1totally admeasuring 334.50 Sq.mtrs. situated at Samadhan Colony, Kesarsingpura, Aurangabad.

During the course of inspection with the office of Sub-Registrar, Aurangabad and in view of the verification of the documents, Revenue Records, Entries and Index-II register, I am concluded and found that the right, title, interest, possession and ownership of the Plot No.29, CTS No.18088/1totally admeasuring 334.50 Sq.mtrs. situated at Samadhan Colony, Kesarsingpura, Aurangabad. derived by the then predecessor and **present Owner M/S Vighnaharta Associates, Aurangabad through its Partners 1.Manoj Zumbarlal Pagariya 2. Shriram Bhaurao Choudhary 3. Nitin Damodhar Pandit 4. Ramesh Jagannath Gende** are the absolute owner of the property.

vi) QUALIFYING COMMENTS/REMARKS

I have carried out Search and Title Report in Respect of property captioned below and my detailed opinion and observations in this regard are as follows:

I. DESCRIPTION OF THE PROPERTIES :

All that piece and parcel of the property situate within the limits of Aurangabad Municipal Corporation Aurangabad having following details:

Plot No.29, CTS No.18088/1totally admeasuring and bounded as under

- On ward Towards East : 30.00 Feet Road.
On ward Towards West : CTS No. 18088.
On ward Towards South : 30.00 Feet Road.
On ward Towards North : CTS No. 18133/6.

II. LIST OF DOCUMENTS

- 1) Copies of Sale Deeds
- 2) Copies of P. R. Card extracts.
- 3) Copies of Mutation Entries.
- 4) Copy of commencement certificate.
- 5) Copy of N. A. Order.
- 6) Building Permission From Municipal Corporation vide its Commencement Certificate No. B.P./81-2022-23, File No. 06/17/2022-23, dated 14/06/2022.

III. TRACING (HISTORY) OF THE TITLE

That, On the basis of documents placed before me for submission of Title report:

1. That Plot No.29, CTS No.18088/1totally admeasuring 334.50 Sq.mtrs.situated at Kesarsingpura,Samadhan colony Aurangabad, within the limits of Aurangabad Municipal Corporation, Aurangabad was owned and possessed by (1) Sow. Lata Arunkumar Jethliya and (2) Sow. Narmadabai Jaynarayan Agrawal by virtue of registered sale deed No.780 dated 28.01.1987 executed in their favour by their predecessor in title Smt. Anita Sunit Paul. That, the names of (1) Sow. Lata. Arunkumar Jethliya and (2) Sow. Narmadabai Jaynarayan Agrawal have been mutated in the revenue record - Property Card of CTS No.18088/1, under sanctioned mutation entry dated 16.06.1987.
2. That, WHEREAS (1) Sow. Lata Arunkumar Jethliya and (2) Sow. Narmadabai Jaynarayan Agrawal have executed registered Sale deed No.147 dated 11.01.2001 in favour of (1) Shri. Shrikant Gunwantrao Deshmukh and (2) Sow. Medha Prashant Deshpande, with respect of Plot No.29, CTS No.18088/1totally admeasuring 334.50 Sq.mtrs. situated at Kesarsingpura,

Samadhan colony Aurangabad, thereby transferring their right, title, interest, ownership and possession with respect to the said property in favour of the purchasers and their names mutated in the revenue record - P.R. Card of - CTS No.18088/1 vide sanctioned mutation entry dated 03.05.2001.

3. Shri. Shrikant Gunwantrao Deshmukh has after retaining the property for a while, transferred it under registered Sale deed No.AGG-5-2711 dated 07.09.2007 in favour of Shri. Prashant Vijay Deshpande in respect of his 50% share in Plot No. 29 bearing CTS No.18088/1admeasuring 334.50 sq.mtrs., situated at Samadhan Colony, Kesarsingpura, within the limits of Aurangabad Municipal Corporation, Aurangabad. The Said sale deed has been signed by Sow. Medha Prashant Deshpande as a Consenting Party. The name of Shri Prashant Vijay Deshpande has been mutated in revenue record - P.R. Card of CTS No.18088/1 vide: sanctioned mutation entry dated 20.11.2007
4. That the owners Prashant and Medha Deshpande had transferred their right of ownership in respect to Plot No.29, CTS No.18088/1 totally admeasuring 334.50 Sq.mtrs. situated at Samadhan Colony, Kesarsingpura,Aurangabad. and had executed a Registered Sale Deed in favour of **M/S VIGHNAHARTA ASSOCIATES, AURANGABAD THROUGH ITS PARTNERS 1. MANOJ ZUMBARLAL PAGARIYA 2. SHRIRAM BHAURAO CHOUDHARY 3. NITIN DAMODHAR PANDIT 4. Ramesh Jagannath Gende** on **DATED 09/12/2021** as per **Day Book no, 7949** before the office of sub-registrar, Aurangabad. M/S Vighnaharta Associates, applied to the City Survey Office for mutation of Their names in the P.R. Card on 13/03/2022 and Name of the owners mutated in the P.R. Card Mutation Entry No. 17695.
5. During the course of inspection with the office of Sub-Registrar, Aurangabad and in view of the verification of the documents, Revenue Records, Entries and Index-II register, I am concluded and found that the right, title, interest, possession and ownership of the Plot No.29, CTS No.18088/1totally admeasuring 334.50 Sq.mtrs. situated at Samadhan Colony, Kesarsingpura,

Aurangabad. derived by the then predecessor and **present Owner M/S Vighnaharta Associates, Aurangabad through its Partners 1.Manoj Zumbarlal Pagariya 2. Shriram Bhaurao Choudhary 3. Nitin Damodhar Pandit 4. Ramesh Jagannath Gende** are the absolute owner of the property.

Date : 06/03/2023

Lalit Prakash Vaidya

Place : Aurangabad

(Advocate)

LALIT P. VAIDYA(B.Com., LL.B.)

(ADVOCATE)

Add :Adwant's Bungalow, Nageshwarwadi, Aurangabad.

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Date :06/03/2023

FORMAT - A

(Circular No.: 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

1. P. R. Card extract and Mutation Entry No as on date of application for registration are as under:

- 1) That In the Year 1987, the name of 1) Sow.Lata Arunkumar Jethliya and (2) Sow. Narmadabai Jaynarayan Agrawal has been mutated in the P. R. Card extract of the property bearing CTS No. 18088/1 It appears from the mutation entry Dated 16/06/1987
- 2) That in the Year 2001, (1) Shri. Shrikant Gunwantrao Deshmukh and (2) Sow. Medha Prashant Deshpande, by virtue of registered sale deed No. 147 dated 11.01.2001 with respect of Plot No.29, CTS No.18088/1 ownership and possession with respect to the said property, and their names mutated in the revenue record - P.R. Card of -CTS No.18088/1 vide sanctioned mutation entry No. 1496. dated 03.05.2001
- 3) That in the Year 2007, Shri. Shrikant Gunwantrao Deshmukh has after retaining the property for a while, transferred it under registered Sale deed No.AGG-5-2711 dated 07.09.2007 in favour of Shri. Prashant Vijay Deshpande in respect of his 50% share in Plot No. 29 bearing CTS No.18088/1admeasuring 334.50 sq.mtrs., situated at Samadhan Colony, Kesarsingpura, within the limits of Aurangabad Municipal Corporation, Aurangabad. The Said sale deed has been signed by Sow. Medha Prashant Deshpande as a Consenting Party. The name of Shri Prashant Vijay

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Deshpande has been mutated in revenue record - P.R. Card of CTS No.18088/1 vide: sanctioned mutation entry No. 4183, dated 20.11.2007.

- 4) That in the year 2021, Present Owners **M/S VIGHNAHARTA ASSOCIATES, AURANGABAD THROUGH ITS PARTNERS 1. MANOJ ZUMBARLAL PAGARIYA 2. SHRIRAM BHAURAO CHOUDHARY 3. NITIN DAMODHAR PANDIT 4. RAMESH JAGANNATH GENDE** purchased said land from Shri Prashant Vijay Deshpande on **09/12/2021** as per **Day Book no, 7949** before the Office Of Sub-Registrar, Aurangabad. **M/S Vighnaharta Associates**, applied to the City Survey Office for mutation of Their names in the P.R. Card on 14/12/2021 and Name of the owners mutated in the P. R. Card. As per Mutation Entry No. 17695 dated 13/02/2022.
- 5) On Perusal of the above documents it reveals that M/S Vighnaharta Associates, Aurangabad through its Partners 1.Manoj Zumbarlal Pagariya 2.Shriram Bhaurao Choudhary 3.Nitin Damodhar Pandit 4. Ramesh Jagannath Gende owned and possessed Plot No.29, CTS No.18088/1totally admeasuring 334.50 Sq.mtrs. situated at Samadhan Colony, Kesarsingpura, Aurangabad.

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2. Search report for 30 years from Taken from Sub-Registrar office at-----.

3. No Any other relevant title was found than mentioned above.

4. LITIGATIONS

I have taken search of said property described in schedule herein above written in the Offices of Sub Registrar for the last 30 years i.e. 1993 to 2023 (both years inclusive after payment of Government fees vide receipt GRN No. _____). As such from the record made available for inspection no entry other than mentioned above was found than above state documents, no Litigations / encumbrances and / or defect in title was located to me.

CERTIFICATE

It is certified that the aforesaid information with respect to the Plot No.29, CTS No.18088/1 totally admeasuring 334.50 Sq. mtrs. situated at Samadhan Colony, Kesarsingpura, Aurangabad is based on my personal inspection of the records, Index-II, Register at the office of Sub-Registrar, Aurangabad and the documents placed at my hand and accordingly a Report of Trace of Title is prepared by me, which I found to be correct and nothing material is concealed there from.

HENCE THIS TITLE-CUM SEARCH REPORT

Date : 06/03/2023

Lalit Prakash Vaidya

Place : Aurangabad

(Advocate)