

UTTAM M. DESHPANDE

B.Com. LL.B.
Advocate

Office / Res.

Flat No.104, First Floor,
Ganesh Krupa Apptt.
Plot No.106, Ulka nagari
AURANGABAD,

Date: 21.04.2023

FORMAT-A

(Circular No. 28 /2021)

To
MAHARERA
Mumbai.

LEGAL TITLE REPORT

Sub: - Title clearance certificate with respect to land Gut No. 08 admeasuring 33 R (3300 sq. mtrs.), situated at village Nakshtrawadi, Tq. & Dist. Aurangabad (hereinafter referred as the said land)

I have investigated the title of the said land on the request of Mr. Ram Baburao Jogdand partner of M/s. Pratik Abhiruchi- Promotor firm and following documents.

Sr. No.	Description of Document	Date
01.	7/12 extract of land gut no. 08 wherein name of Nivrutti Namdeo Pathe, original owner is recorded	--
02.	Xerox copy of sale deed no. 2738 executed by Nivrutti Namdeo Pathe in favour of Chotusingh Jassusingh Thakur for the area 6 Acres 34 Gunthas.	13.12.1974
03.	Copy of mutation entry no. 103 sanctioned in favour of Chotusingh Jassusingh Thakur.	06.06.1975
04.	Xerox copy of sale deed executed by Chotusingh Jassusingh Thakur in favour of Upendra Dattatray Kalele and others for 81 R land.	29.11.1990
05.	Xerox copy of mutation entry No. 583 sanctioned in favour of Upendra Dattatray Kalele and Others.	30.07.1991
06.	Xerox copy mutation entry no. 1117 sanctioned in favour of Mohansingh Chotusingh Thakur and others i.e., legal heirs of Chotusingh.	30.06.2003
07.	Xerox copy of sale deed no. 432 executed by Mohansingh Chotusingh Thakur & others in favour of Shamsundar Uttamrao Naik in respect of 81 R land.	24.01.2007
08.	Xerox copy of mutation entry no. 1470 sanctioned in favour of Shamsundar Uttamrao Naik.	10.06.2007
09.	Xerox copy gift deed no. 4296 executed by	24.06.2021



	Shamsundar Uttamrao Naik in favour of Sow. Vidya Shamsundar Naik and Medha Shamsundar Naik in respect of 33.00 R land from gut no. 08, village Nakashtrawadi	
10.	Copy of mutation entry no. 4262 in favour Sow. Vidya Shamsundar Naik and Medha Shamsundar Naik in respect of 33.00 R land from gut no. 08, village Nakashtrawadi	23.07.2021
11.	Xerox copy of Registered development agreement and Irrevocable power of attorney executed by Sow. Vidya Shamsundar Naik & Medha Shamsundar Naik bearing No. 2435 & 2436, in respect of 33 R land in favour of M/s. Pratik Abhiruchi - partnership firm.	10.03.2023
12.	Copy of commencement certificate being permission No. 6/2023-24 in file No. 337/17/2022-23 in respect of 33 R land Gut No. 8 issued by Aurangabad Municipal Corporation.	12.04.2023
13.	Copy of NA order in respect of 33 R (3300 sq. mtrs.) land issued by Uppar Tahasildar Aurangabad u/sec. 44-C of Maharashtra Land Revenue Code in respect of land Gut No. 8 of village Nakshatrawadi.	01.02.2022
14	Internet copy of 7/12 extract of land gut no. 08 of village Nakshtrawadi admeasuring 33.00 R land	

1. Description of the land: -

All that piece and parcel of NA land Gut No. 08, admeasuring 33 R (3300 sq. mtrs.), situated at village Nakshtrawadi, Tq. & Dist. Aurangabad within local limits of Aurangabad Municipal Corporation and it is bounded as below:

East : Land gut No. 8 of Shamsundar Naik
 West : Lokmangal Plotting and sale corp. plotting area
 South : Road & remaining part of Gut No. 8 Thakur family
 North : Land of Gangasagar Housing Society.

2. The Documents of allotment of land.

7/12 extract issued by Talathi and digitally signed 7/12 extract of land gut No. 08 and mutation entry No. 4262.

On perusal of the above-mentioned document and other relevant documents relating to the title of said land, I am of the



opinion that title of Sow. Vidya Shamsundar Naik and Medha Shamsundar Naik jointly is clear, legal and marketable in respect of 3300 sq mtrs land from Gut No. 8 of village Nakshatrawadi, Tal. & Dist. Aurangabad within local limits of Aurangabad Municipal Corporation.

Owners of the land

- i) Sow. Vidya Shamsundar Naik
- ii) Medha Shamsundar Naik

4. Qualifying comments/remarks, if any

Sow. Vidya Shamsundar Naik and Medha Shamsundar Naik have executed development agreement No. 2435 and Irrevocable power of attorney No. 2436 both dated 10.03.2023 in favour of M/s. Pratik Abhiruchi – partnership firm through its Partners in respect of 33 R land of Gut NO. 8 of village Nakshtrowadi, Tal. & Dist. Aurangabad.

The report reflecting the flow of title of the owner, which is separately enclosed herewith as annexure.

Enclosed: Annexure



Deshpande

(U. M. Deshpande)
Advocate

Encl: Internet search fees challan

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Flow of the title of the land

01. It is seen from 7/12 extract of land Gut No. 08 that one Mr. Nivrutti Namdeo Pathe was owner and possessor of land of village Nakshtrawadi, Tq. & Dist. Aurangabad.

02. It is seen that out of his holding Mr. Nivrutti Namdeo Pathe sold 2 H 74 R land to Mr. Chotusingh Jassusingh Thakur under registered sale deed No. 2738 dated 13.12.1974. The competent revenue authority sanctioned mutation entry No.103 in favour of Mr. Chotusingh Jassusingh Thakur and his name was recorded as owner and possessor of land to the extent of 2 H 74 R (6 Acre 34 Gunthe).

03. It is seen that Mr. Chotusingh Jassusingh Thakur during his life time sold 2 acres land to Mr. Upendra Dattatray Kalele under register sale deed dated 29.11.1990. The competent revenue authority sanctioned mutation entry No.583 in favour of purchaser and their names are recorded as owner and possessor of the land to the extent of 2 Acres.

04. It is seen that Mr. Chotusingh Jassusingh Thakur during his life time agreed to sale 2 acres (81 R) land to Mr. Shamsundar Uttamrao Naik. After execution of agreement, Mr. Chotusingh died and their legal heirs honored the agreement executed by their late father and accordingly the legal heirs executed registered sale deed No.432 dated 24.01.2007 in favour of Mr. Shamsundar Uttamrao Naik. The competent revenue authority sanctioned mutation entry No.1470 in



favour of purchaser and name of purchaser is recorded as owner and possessor of the land.

05. As such Mr. Shamsunder Uttamrao Naik is owner and possessor of 81 R land Gut No.08 of village Nakshtrawadi, Tq & Dist. Aurangabad, within local limits of Aurangabad Municipal Corporation.

06. It is seen that Mr. Shamsundar Uttamrao Naik out of 81.00 R land gifted 33.00 R land to his wife and daughter namely Sow. Vidya Shamsundar Naik and Medha Shamsundar Naik under registered gift deed no. 4296 dated 24.06.2021. The competent revenue authority sanctioned mutation entry no. 4262 dated 23.07.2021 in favour of Sow. Vidya Shamsundar Naik and Medha Shamsundar Naik in respect of 33 R (3300 sq mtrs) land from Gut no. 08, village Nakashtrawadi, Tq. & Dist. Aurangabad.

07. It is seen that NA order in respect of 33 R (3300 sq. mtrs.) land issued by Uppar Tahasildar Aurangabad u/sec. 44-C of Maharashtra Land Revenue Code in respect of land Gut No.8 of village Nakshatrawadi.

08. It is seen that Builder / Developer has obtained commencement certificate in the name of owners being permission No. 6/2023-24 in file No. 337/17/2022-23 in respect of 33 R land Gut No. 8 issued by Aurangabad Municipal Corporation for construction of row houses and flats.

09. It is seen that Sow. Vidya Shamsundar Naik and Medha Shamsundar Naik have executed development agreement No. 2435 and Irrevocable power of attorney No. 2436 both dated 10.03.2023 in favour of M/s. Pratik Abhiruchi - partnership firm through its Partners in respect of 33 R (3300 sq mtrs) land of Gut No. 8, village Nakshtrawadi, Tq. & Dist. Aurangabad within local limits of Aurangabad Municipal Corporation.



10. During search of record no encumbrances found recorded against the said land Gut No. 08 to the extent of 33 R (3300 sq. mtrs.) land and title of Sow. Vidya Shamsundar Naik and Medha Shamsundar Naik is clear, legal and marketable and they have validly entered in to development agreement in respect of above land with M/s. Pratik Abhiruchi- partnership firm.

Hence this title cum search report.



Deshpande
(U. M. Deshpande)
Advocate

Encl: Internet search fees challan

File name Search Report Gut No. 08 Nakshtrawadi
Jogdang B & D

