

ADVOCATE & CONSULTANT

- Labour Law
- Provident Fund
- E.S.I.C.
- Sales Tax
- Income Tax
- Company Adviser



अॅड. सुनिल र. जाधव

Adv. Sunil R. Jadhav

B.A., LL. B.

Reg. No. MAH/979/99 (A.D.Court Code No. 979)

OFF / Resi. : 37, "Surma", Vinay Colony,
Behind Dnyanesh Vidya Mandir, N-2, CIDCO,
AURANGABAD - 431 003. ☎ : (0240) 2471541,
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**FORMAT A
(Circular No. 28/2021)**

To
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Gut No. 63/P, Village Padegaon, Tal. & Dist. Aurangabad-431002 land area admeasuring 2857.575 sq.m. after relinquishment (Hereinafter referred as the said plot " ").

1) I have investigated the title of the said plot on the request of Mr. Akbar Umedali Moti and following documents i.e.:-

- Description of the property.
- The documents of allotment of plot.
- 7 /12 extract issued by Aurangabad Municipal Corporation
- 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 (following owner/promoter/ developer/ company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

- Mr. Akbar Umedali Moti Gut No. 63/P
- Not applicable CTS/C.S. No.
- Not applicable CTS/C.S. No.
- Qualifying comments/remarks if any.....

3) The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Advocate.

Date: 22.06.2023

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FLOW OF THE TITLE OF THE SAID LAND

1) On perusal of records and documents place before me it appears that by virtue of registered Saled Deed dated 12.08.1983 and registered at day book serial no. 4044/1983 with the office of sub-registrar, Aurangabad, Mrs. Urmila Prabhakar Ambaskar purchased land admeasuring 81R forming part of Land at Gut No. 63 in all adm. 13H 86R (41R Potkharab), situated at Village Padegaon, Tal. & Dist. Aurangabad and her name came to be mutated in revenue records of Gut No. 63 vide mutation entry no. 63 dated 11.06.1984.

2) On perusal of records and documents placed before me it appears that Mrs. Urmila Prabhakar Ambaskar executed registered power of attorney dated 16/11/2010 registered at Day Book serial no. NGG-01-06038/2010 with the office of Sub-Registrar Nagpur in favor of Mr. Navin Singh S/o Shivmurat Singh authorizing him to enter into agreement / sale deed in respect of land admeasuring 81R forming part of Land at Gut no. 63 situated at Village Padegaon, Tal. & Dist. Aurangabad in the office of Sub-Registrar Aurangabad. The Market value of the land in the said Power of Attorney is mentioned as Rs. 62,26,000/- and stamp duty of Rs. 3,11,300/- is paid thereof.

3) On perusal of records and documents placed before me it appears that Mrs. Urmila Prabhakar Ambaskar represented by her constituted attorney Mr. Navin Singh S/o Shivmurat Singh executed a registered Sale Deed dated 25.11.2010 in respect of land admeasuring 81 Are Gut no. 63, Village Padegaon, Tal. & Dist. Aurangabad in favour of M/s JP Infrastructure vide registered at day book serial no. 9496/2010 with the office of Sub-Registrar, Aurangabad. The name of M/s JP Infrastructure is mutated vide entry no. 4055 as owners and possessors of said 81R land.

4) On perusal of records and documents placed before me it appears that M/s JP Infrastructure executed a registered sale deed dated 01.07.2011 registered at day book serial no. 4212/2011 with the office of Sub-Registrar Aurangabad in respect of land admeasuring 81 Are Gut No. 63, Village Padegaon, Tal. & Dist. Aurangabad in favour of Mr. Ramzanali Amulakh Moti and Mr. Shantilal Anandrao Pendharkar and their names are mutated in revenue records of Gut No. 63 vide mutation entry no. 4228 as joint owners of 81R land.

5) On perusal of records and documents placed before me it appears that the Collector of Aurangabad vide its order bearing no. जा. क्र 2011/ मशाका/जमीन-1/ एनएपी-34/ मौजे पडेगाँव, औरंगाबाद / प्र. क्र. 690 dated 28.12.2011 converted the user of land admeasuring 81 Are Gut No. 63, Village Padegaon, Tal. & Dist. Aurangabad from agricultural use to non-agricultural use.

6) On perusal of records and documents placed before me it appears that Mr. Shantilal Anandrao Pendharkar sold his 50% undivided share in land admeasuring 81 Are Gut No. 63, Village Padegaon, Tal. & Dist. Aurangabad in favour of Mr. Akbar Umedali Moti by virtue of registered sale deed dated 26.12.2011 registered at day book entry serial no. AGG-1-5994/2011 with the office of Sub-Registrar Aurangabad on 29.12.2011. In pursuance to the said sale deed, the name of Mr. Akbar Umedali Moti is mutated to the extent of his 50% share in land admeasuring 81R. i.e. 40.5R vide mutation entry no. 4402

7) On perusal of records and documents placed before me it appears that by virtue of registered gift deed dated 09.11.2015 registered at day book serial no. 7558/2015 with the

Sunil R. Jadhav



office of Sub-Registrar Aurangabad, Mr. Ramzanali Amulakh Moti donated his 50% undivided share in land admeasuring 81 Are Gut No. 63. Village Padegaon, Tal. & Dist. Aurangabad in favour of his son Mr. Sameer Ramzanali Moti. In pursuance of the said gift deed, the name of Mr. Sameer Ramzanali Moti is mutated to the extent of his 50% share in land admeasuring 81R i.e. 40.5R vide mutation entry no. 7175.

8) That Mr. Akbar Umedali Moti filed application with the office of Taluka Inspector Land Record Aurangabad for demarcation and measurement of the 40.5R land forming part of Gut No. 63. Village Padegaon, Tal. & Dist. Aurangabad standing in his name.

9) The office of Taluka Inspector Land Record Aurangabad measured and demarcated the 40.5R forming part of Gut No. 63. Village Padegaon, Tal. & Dist. Aurangabad standing in the name of Mr. Akbar Umedali Moti in file bearing मो.र.न. / आतितातडी / 18366/2022, as per measurement dated 13.04.2022

10) The Aurangabad Municipal Corporation has issued commencement certificate dated 21.10.2022 bearing permission no. 178/2022-23 in file no. 679/1/2021-22 in the name of Mr. Akbar Umedali Moti for carrying on construction on 40.5R land forming part of Gut No. 63. Village Padegaon, Tal. & Dist. Aurangabad.

11) That the Aurangabad Municipal Corporation vide its letter dated 23.09.2022 bearing no. जा. क्र / मनपा / रुसनर / 2022 / 1956 has requested Mr. Akbar Umedali Moti to execute Relinquishment Deed to the extent of a) land admeasuring 270 sq.m. affected by 15 Mtrs Development Plan Road and b) land admeasuring 922.425 sq.m. affected by 7.5 Mtrs internal Road i.e. in all admeasuring 1192.425 sq. m. forming part of Gut No. 63. Village Padegaon, Tal. & Dist. Aurangabad.

12) By virtue of registered relinquishment deed dated 14.09.2022 registered at day book serial no. AGG-01-7172/2022 with the office of Sub-Registrar Aurangabad, Mr. Akbar Umedali Moti relinquished his right title and interest in respect of a) land admeasuring 270 sq.m. affected by 15 Mtrs Development Plan Road and b) land admeasuring 922.425 sq.m. affected by 7.5 Mtrs internal Road i.e. in all admeasuring 1192.425 sq. m. forming part of Gut No. 63. Village Padegaon, Tal. & Dist. Aurangabad in favour of Aurangabad Municipal Corporation. In pursuance of the said relinquishment deed name of Mr. Akbar Umedali Moti is mutated as owner of 00 Hectare 28.58 R out of land forming part of Gut No. 63. Village Padegaon, Tal. & Dist. Aurangabad vide mutation entry no. 7693

13) That pursuant to the above mentioned relinquishment deed, Mr. Akar Umedali Moti has remained owner and possessor of land admeasuring 2857.575 sq.m. out of land forming part of

Gut No. 63. Village Padegaon, Tal. & Dist. Aurangabad and the title of the said land appears to be clear and marketable.

2) Mutation entry no. 7693

Badkar

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(3)

3) Search report for 30 years from 1993 – 2023 Taken from Sub-Registrar, Aurangabad

4) Registered sale deed dated 26.12.2011 registered at day book entry serial no. AGG-1-5994/2011 with the office of Sub-Registrar Aurangabad on 29.12.2011

5) Litigations: No Litigation found on the Court record

Advocate.

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Date: 22.06.2023