Anil P. Malani
B.S.L., LL.B.
ADVOCATE

Flat No. 4-A & 7-B
Disha Chintamani Apartment,
Vivekanandpuram, Peer Bazar,
Mahavir Nagar, Aurangabad - 431 005.
Ph. - +91240 2356947
Cell. +919422711460, +919823911460
E-mail - anilmalani1@gmail.com,
anilpm@me.com, www.anilmalani.com

FORMAT-A

(Circular No. 28/2021)

To,

Maha RERA

LEGAL TITLE REPORT

Sub : Title clearance certificate concerning Property Gut No. 32 admeasuring 09 Hector 55 Are, Land revenue Rs.34.16 ps. out of which to the extent of **01 Hector 56 Are**, reservation of Library, out of which area **4374.08 Sq.Mt. only** Situated at Village Golwadi Tq. & Dist. Aurangabad.

I have investigated the title of the said plot on the request of Mr. Maheshkumar Shankarlal Lila and Mrs. Sulochana Rajkumar Lila and the following documents i.e. :-

1. **Description of Property:-**

Property Gut No. 32 admeasuring 09 Hector 55 Are, Land revenue Rs.34.16 ps. out of which to the extent of **01 Hector 56 Are**, reservation of Library, out of which area **4374.08 Sq.Mt. only** Situated at Village Golwadi Tq. & Dist. Aurangabad bounded by :-

Towards East	:	18 wide Road.
Towards West	:	Land Gut No.18.
Towards North	:	Land of Mr. Kakas
Towards South	:	CIDCO Acquired Area and Library reservation.

2. **The Documents of Allotment of Plot :-**

a. 7/12 extract of Land Gut No. 32 Situated at Village Golwadi Tq. & Dist. Aurangabad from 1970 to 2023.

b. Mutation entry no. 184, 212, 248, 336, 337

c. Sale Deed bearing no.8008/1986 dated 19.12.1986

ANIL P MALANI
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d. Sale Deed bearing no.1240/1989 dated 31.01.1989

e. Sale Deed bearing no. 281/1992 dated 21.09.1992

f. Sale Deed bearing no. 2367/1999 dated 28.09.1999

g. Deed of Correction bearing registration no. 6783/2009 dated 31.12.2009

h. Sale Deed bearing no. 2368/1999 dated 28.09.1999 and Deed of Correction bearing registration no.6784/2009 dated 31.12.2009

i. Residential layout and got sanction from CIDCO Aurangabad vide letter no. CIDCO/ATPO/BP/AUR(WLJ)/2018(LP)/23 dated 05.01.2018.

j. NA order under Section 42A of Maharashtra Land Revenue Code 1966 vide order no.2018/MASHKA/Jameen-1/NAP-34/p.k.204 dated 04/07/2018.

k. Building permission to construct residential Row-Houses on the southern side portion of land admeasuring 7144.37 Sq.Mt. only vide letter no. CIDCO/ATPO/BP/WLJ/2018(BP)/110 dated 29.10.2018 from CIDCO.

l. Revised construction permission for 4374.08 Sq.Mt. Northern side portion admeasuring vide letter CIDCO/ATPO/BP/WLJ/2022(BP)/643 dated 11.09.2022.

3. Search report for 30 years from 1992 to 2021.

On perusal of the documents mentioned above and all other relevant documents relating to the title of the said property, I am of the opinion that the title of Mr. Maheshkumar Shankarlal Lila and Mrs. Sulochana Rajkumar Lila is clear, marketable, and without any encumbrances.

Owners of the Property

1. Mr. Maheshkumar Shankarlal Lila Mrs. Sulochana Rajkumar Lila
2. Qualifying comments/remarks if any .....

ANIL P. MALANI
MAH/2554/2001
ADVOCATE

The report reflecting the flow of the title of Mr. Maheshkumar Shankarlal Lila and Mrs. Sulochana Rajkumar Lila on the said property is enclosed herewith as an annexure.

Encl : Annexure.

DATE. 31.03.2023

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Cell. +919422711460, +919823911460
E-mail - anilmalani1@gmail.com,
anilpm@me.com, www.anilmalani.com

FORMAT-A

(Circular No. 28/2021)

THE FLOW OF THE TITLE OF THE SAID LAND

WHEREAS, Mr. Maheshkumar Shankarlal Lila and Mrs. Sulochana Rajkumar Lila approached me and requested to issue a title cum search report regarding the property Land Gut No. 32 admeasuring 09 Hector 55 Are, Land revenue Rs.34.16 ps. out of which to the extent of **01 Hector 56 Are**, reservation of Library, out of which area **4374.08 Sq.Mt. only** Situated at Village Golwadi Tq. & Dist. Aurangabad.

In pursuance of to request and authorisation of Mr. Maheshkumar Shankarlal Lila and Mrs. Sulochana Rajkumar Lila, I have deposited fees in the office of Sub-Registrar Aurangabad vide online Challan No. MH018132341202223E dated 31.03.2023 for the title in respect of the above property since the last 30 years and submitted my title report as under: -

1. I have gone through the available revenue record and papers, and from the perusal of it, it has been revealed that the property Land Gut No. 32, totally admeasuring 09 Hector 55 Are, Potkharab 00 Are owned initially and possessed by Patansingh Mansingh Rajput, and his name appearing since before 1970.

2. In the year 1984, Patansingh Mansingh Rajput, due to his old age, transferred land Gut no. 32 to his two sons Tarachand Patansingh Rajput and Poonamchand Patansingh Rajput 7 Acre 27 Gunthas each in family partition, and accordingly, mutation entry sanctioned on 25.05.1984 and certified on 15.06.1984 and their name came to be mutated in revenue record to the extent of 7 Acre 27 Gunthas each.

3. In 1986 Poonamchandsing Patangsingh Rajput transferred 00 Hector 40 Are portion to Mrs. Rekhabai Satyanarayan Agarwal under the registered Sale Deed bearing no.8008/1986 dated 19.12.1986 registered at the office of Sub-

ANIL P. MALANI ADVOCATE MAH/1554/2001

FORMAT-A

(Circular No. 28/2021)

THE FLOW OF THE TITLE OF THE SAID LAND

WHEREAS, Mr. Maheshkumar Shankarlal Lila and Mrs. Sulochana Rajkumar Lila approached me and requested to issue a title cum search report regarding the property Land Gut No. 32 admeasuring 09 Hector 55 Are, Land revenue Rs.34.16 ps. out of which to the extent of **01 Hector 56 Are**, reservation of Library, out of which area **4374.08 Sq.Mt. only** Situated at Village Golwadi Tq. & Dist. Aurangabad.

In pursuance of to request and authorisation of Mr. Maheshkumar Shankarlal Lila and Mrs. Sulochana Rajkumar Lila, I have deposited fees in the office of Sub-Registrar Aurangabad vide online Challan No. MH018132341202223E dated 31.03.2023 for the title in respect of the above property since the last 30 years and submitted my title report as under: -

1. I have gone through the available revenue record and papers, and from the perusal of it, it has been revealed that the property Land Gut No. 32, totally admeasuring 09 Hector 55 Are, Potkharab 00 Are owned initially and possessed by Patansingh Mansingh Rajput, and his name appearing since before 1970.

2. In the year 1984, Patansingh Mansingh Rajput, due to his old age, transferred land Gut no. 32 to his two sons Tarachand Patansingh Rajput and Poonamchand Patansingh Rajput 7 Acre 27 Gunthas each in family partition, and accordingly, mutation entry sanctioned on 25.05.1984 and certified on 15.06.1984 and their name came to be mutated in revenue record to the extent of 7 Acre 27 Gunthas each.

3. In 1986 Poonamchandsing Patangsingh Rajput transferred 00 Hector 40 Are portion to Mrs. Rekhabai Satyanarayan Agarwal under the registered Sale Deed bearing no.8008/1986 dated 19.12.1986 registered at the office of Sub-

VIJAY MALANI ADVOCATE

registrar Aurangabad and accordingly mutation entry no. 184 sanctioned and certified.

4. In 1989 Poonamchandsing Patangsingh Rajput transferred 00 Hector 40 Are portion to Mrs. Rekhabai Satyanarayan Agarwal under the registered Sale Deed bearing no.1240/1989 dated 31.01.1989 registered at the office of Sub-registrar Aurangabad and accordingly mutation entry no. 212 sanctioned and certified.

5. In 1992, Poonamchandsing Patangsingh Rajput transferred 00 Hector 81 Are portion to Pratapsingh Roopchnad Rajput under the registered Sale Deed bearing no. 281/1992 dated 21.09.1992 registered at the office of Sub-registrar Aurangabad and accordingly mutation entry no. 248 sanctioned and certified.

6. In 1999 Pratapsingh Roopchnad Rajput transferred 00 Hector 81 Are portion to Mrs. Sulochan Rajkumar Lila under the registered Sale Deed bearing no. 2367/1999 dated 28.09.1999 and Deed of Correction bearing registration no. 6783/2009 dated 31.12.2009 registered at the office of Sub-registrar Aurangabad and accordingly mutation entry no. 336 sanctioned and certified.

7. In 1999 Mrs. Rekhabai Satyanarayan Agarwal transferred 00 Hector 75 Are portion to Mr. Maheshkumar Shankarlal Lila under the registered Sale Deed bearing no. 2368/1999 dated 28.09.1999 and Deed of Correction bearing registration no.6784/2009 dated 31.12.2009 registered at the office of Sub-registrar Aurangabad and accordingly mutation entry no.337 sanctioned and certified.

8. That the applicants prepared a plan for a group housing scheme residential layout and got sanction from CIDCO Aurangabad, vide letter no. CIDCO/ATPO/BP/AUR(WLJ)/2018(LP)/23 dated 05.01.2018. As per this sanction layout, the property is divided into two parts; therefore, the Applicants decided to develop said property in two independent projects.



9. The applicants also obtained an NA order under Section 42A of Maharashtra Land Revenue Code 1966 vide order no. 2018/MASHKA/Jameen-1/NAP-34/p.k.204 dated 04/07/2018.

10. The applicants obtained building permission to construct residential Row-Houses on the southern side of the land, measuring 7144.37 Sq.Mt. only vide letter no. CIDCO/ATPO/BP/WLJ/2018(BP)/110 dated 29.10.2018 from CIDCO and now obtained revised construction permission for 4374.08 Sq.Mt. Northern side portion admeasuring vide letter CIDCO/ATPO/BP/WLJ/2022(BP)/643 dated 11.09.2022.

11. In view of the above discussion, it seems that Mr. Maheshkumar Shankarlal Lila and Mrs. Sulochana Rajkumar Lila are the absolute owner and possessors of the Property Land Gut No. 32 admeasuring 09 Hector 55 Are, Land revenue Rs.34.16 ps. out of which to the extent of **01 Hector 56 Are**, reservation of Library, out of which area **4374.08 Sq.Mt. only** Situated at Village Golwadi Tq. & Dist. Aurangabad, as mentioned herein above, except for the loan of State Bank of India, said property is free from all types of encumbrances. This title report/opinion regarding title was issued only on the basis of documents and revenue records produced before me. HENCE THIS TITLE REPORT.

DATE. 31.03.2023

(Anil P Malani)
ADVOCATE

CHALLAN

MTR Form Number-6

GRN	MH018132341202223E	BARCODE		Date	31/03/2023-21:24:36	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	AGD_JT DIST REGISTRAR AURANGABAD	**Full Name**	Anil P Malani Advocate
Location	AURANGABAD		
Year	2022-2023 From 01/04/1993 To 31/03/2023	**Flat/Block No.**	
		Premises/Building	

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

Road/Street								
Area/Locality	Aurangabad							
Town/City/District								
PIN		4	3	1	0	0	5	

Remarks (If Any)

Search fee for 30 year of Land Gut no 32 situated at Golwadi Tq Dist Aurangabad

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023033125551	IK0CEIPQT9
Cheque/DD No.		Bank Date	RBI Date	31/03/2023-21:25:39	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9823911460

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 लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 02-04-2023 11:52:22