

PRAKASH B. PAITHANKAR
ANIRUDDHA P. PAITHANKAR
ADVOCATES

"Vishnuvardhan"
Plot No.2, Mayanagar,
Sector N-2, CIDCO,
AURANGABAD.

PHONE NO. 0240-3550322

MOBILE NO. 98232-70026/ 98600-10271

FORMAT – A
(Circular No.28 / 2021)

To,

MahaRERA, Mumbai,
Government of Maharashtra.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to (1) Open Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs. and (2) Open Plot CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad, presently owned & possessed by (1) Shri. Pankaj Kantilal Lodha (Karta of HUF) (HUF) and (2) Shri. Gautam Kachardas Sancheti respectively (hereinafter referred to as the "said property").

I have investigated the title of the said property on request of M/s. **Nabhraj Builders and Developers Pvt. Ltd.**, through its Authorized Director **Shri. Rajesh Balabax Butole** and following documents i.e.

1. Original Registered sale deed No.AGG-5-6327 dated 31.07.2010 executed by (1) Smt. Kamladevi Sohanraj Surana, (2) Sow. Vasantidevi Kantilal Surana, (3) Shri. Kantilalji Jaywantraji Surana, (4) Sow. Tejodevi Sampatraji Surana, (5) Shri. Surendra Sampatraji Surana, (6) Shri. Mahendra Sampatraji Surana, (7) Shri. Jaywantraji Hajarimalji Surana, (8) Shri. Gautamkumar Sohanraji Surana, (9) Sow. Vijayadevi Premchand Surana, (10) Shri. Vinod Premchandji Surana, (11) Shri. Vinay Premchandji Surana and (12) Shri. Vikram Premchandji Surana through their GPA holder Shri. Pramod Kantilalji Surana (vide Registered GPA No.AGG-1-4545 dated 05.12.2009) in favour of Shri. Pankaj Kantilal Lodha (Karta of HUF) in respect of Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad and
2. Original Registered sale deed No.AGG-5-6328 dated 31.07.2010 has been executed by (1) Smt. Kamladevi Sohanraj Surana, (2) Sow. Vasantidevi Kantilal Surana, (3) Shri. Kantilalji Jaywantraji Surana, (4) Sow. Tejodevi Sampatraji Surana, (5) Shri. Surendra Sampatraji Surana, (6) Shri. Mahendra Sampatraji Surana, (7) Shri. Jaywantraji Hajarimalji Surana, (8) Shri. Gautamkumar Sohanraji Surana, (9) Sow. Vijayadevi Premchand Surana, (10) Shri. Vinod Premchandji Surana, (11) Shri. Vinay Premchandji Surana and (12) Shri. Vikram Premchandji Surana through their GPA holder Shri. Pramod Kantilalji Surana (vide Registered GPA No.AGG-1-4545 dated 05.12.2009) in favour of Shri. Gautam Kachardas Sancheti in respect of Plot CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad.



3. Search Report for 30 years from 1993 till 2022.

1. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that, the title of (1) **Shri. Pankaj Kantilal Lodha (Karta of HUF)** and (2) **Shri. Gautam Kachardas Sancheti** is clear, marketable and without any encumbrances.

Owners of the Plots : (1) **Shri. Pankaj Kantilal Lodha (Karta of HUF)** and (2) **Shri. Gautam Kachardas Sancheti**.

Developer, GPA Holder and Possessor of Plots : **M/s. Nabhraj Builders and Developers Pvt. Ltd.,** through its Authorized Director **Shri. Rajesh Balabax Butole**.

- (1) (a) Open Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs. and (b) Open Plot CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad, presently owned & possessed by (1) **Shri. Pankaj Kantilal Lodha (Karta of HUF) (HUF)** and (2) **Shri. Gautam Kachardas Sancheti**.

2. The report reflecting the flow of the title of (1) **Shri. Pankaj Kantilal Lodha (Karta of HUF)** and (2) **Shri. Gautam Kachardas Sancheti** on the said property is enclosed herewith as annexure.

Encl : Annexure

Place : Aurangabad.

Date : 29.06.2023

P.B.Paithankar.



PRAKASH B. PAITHANKAR
ANIRUDDHA P. PAITHANKAR
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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1. P. R. Card dated 22.03.2023 downloaded from the official website of City Survey Office.
2. Mutation entry No.6321 dated 29.08.2012 and Mutation entry No.6320 dated 29.08.2012.
3. Search Report for 30 years :

4.	Name of the owner	M/s. Nabhraj Builders and Developers Pvt. Ltd., through its Authorized Director Shri. Rajesh Balabax Butole.
Sr. No.	Description of Document Verified	Nature of document
1	Certified copy of P.R.Card in respect of CTS No.12960/11 admeasuring 770.20 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad showing the names of (1) Smt. Kamladevi Sohanraj Surana, (2) Smt. Vasantidevi Kantilal Surana, (3) Shri. Kantilal Jaiwantraaj Surana, (4) Smt. Tejodevi Sampatraaj Surana, (5) Shri. Surendrakumar Sampatraaj Surana, (6) Shri. Mahendrakumar Sampatraaj Surana, (7) Shri. Jaiwantraaj Hajarimal Surana, (8) Shri. Gautamkumar Sohamraj Surana, (9) Shri. Pratapmal Hajarimal Surana, (10) Shri. Sohanraj Pratapmal Surana, (11) Smt. Vijayadevi Premchand Surana and (12) Shri. Premchand Pratapmal Surana and their names are appearing in the record of rights i.e. P.R.Card of CTS No.12960/11 since year 28.12.1982 taken on the basis of layout sanction order No.1495/82 dated 19.10.1982 and Sub-Division.	Certified copy.



2	Certified copy of P.R.Card in respect of CTS No.12960/11 admeasuring 770.20 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad showing the names of (1) Smt. Kamladevi Sohanraj Surana and (2) Shri. Gautam Sohanraj Surana mutated in the record of rights i.e. P.R.Card of CTS No.12960/11 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate No.1001 dated 28.02.1999 on account of death of Shri. Sohanraj Pratapmal Surana who expired on 22.02.1999.	Certified copy.
3	Certified copy of P.R.Card in respect of CTS No.12960/11 admeasuring 770.20 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad showing the names of (1) Smt.Vijayadevi Premchand Surana, (2) Shri. Vinod Premchand Surana, (3) Shri. Vikram Premchand Surana and (4) Shri. Vijay Premchand Surana are mutated in the record of rights i.e. P.R.Card of CTS No.12960/11 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate dated 02.12.2004 on account of death of Shri. Premchand Pratapmal Surana who expired on 21.11.2004.	Certified copy.
4	Certified copy of P.R.Card in respect of CTS No.12960/11 admeasuring 770.20 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad showing the names of (1) Smt. Kamladevi Sohanraj Surana, (2) Shri. Gautam Sohanraj Surana, (3) Smt. Vijayadevi Premchand Surana, (4) Shri. Vinod Premchand Surana and (5) Shri. Vikram Premchand Surana are mutated in the record of rights i.e. P.R.Card of CTS No.12960/11 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate dated 12.07.1992 on account of death of Shri. Pratapmal Hajarimal Surana who expired on 07.07.1979.	Certified copy.
5	Original Registered sale deed No.AGG-5-6327 dated 31.07.2010 executed by (1) Smt. Kamladevi Sohanraj Surana, (2) Sow. Vasantidevi Kantilal Surana, (3) Shri. Kantilalji Jaywantraji Surana, (4) Sow. Tejodevi Sampatraji Surana, (5) Shri. Surendra Sampatraji Surana, (6) Shri. Mahendra Sampatraji Surana, (7) Shri. Jaywantraji Hajarimalji Surana, (8) Shri. Gautamkumar Sohanraji Surana, (9) Sow. Vijayadevi Premchand Surana, (10) Shri. Vinod Premchandji Surana, (11) Shri. Vinay Premchandji Surana and (12) Shri. Vikram Premchandji Surana through their GPA holder Shri. Pramod Kantilalji Surana (vide Registered GPA No.AGG-1-4545 dated 05.12.2009) in favour of Shri. Pankaj Kantilal Lodha (Karta of HUF) in respect of CTS No.12960/11 admeasuring 770.20 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad.	Original.



6	Certified copy of P.R.Card in respect of CTS No.12960/11 admeasuring 770.20 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad showing the name of present owner Shri. Pankaj Kantilal Lodha (Karta of HUF) mutated in record of rights i.e. P.R.Card of CTS No.12960/11 vide mutation entry dated 29.08.2012 taken on the basis of Registered sale deed No.AGG-5-6327 dated 31.07.2010 executed by (1) Smt. Kamladevi Sohanraj Surana & others.	Xerox copy.
7	Xerox copy of Zone Certificate No.JA.KRA./MANAPA/NARAVI/SASANAR/2021/08 dated 01.01.2021 issued by the Aurangabad Municipal Corporation in favour of Shri. Pankaj Kantilal Lodha (Karta of HUF) in respect of CTS No.12960/11, Jafargate, Aurangabad certifying that, the plot is situated in "residential zone".	Xerox copy.
8	Xerox copy of N.A. "Sanad" No.JA.KRA.2021/NAP-34/AKRISHIK/MOUJE JAFARGATE TA. AURANGABAD/PRA.KRA.02/21 dated 24.03.2021 u/s. 42-A of the MLR Code, 1966 issued by the Sub-Divisional Officer, Aurangabad in favour of (1) Shri. Pankaj Kantilal Lodha (Karta of HUF) and (2) Shri. Gautam Kachardas Sancheti in respect of plot CTS No.12960/11 and 12960/12 totally admeasuring 1830.00 sq.mtrs., situated at Jafargate, Aurangabad.	Xerox copy.
9	Xerox copy of Compromise Decree dated 19.04.2022 has been passed by the learned 9 th Joint Civil Judge Senior Division, Aurangabad in R.C.S. No.200026 of 2011, according to which a compromise arrived between the tenant i.e. New Bharat Education Society and Trust and landlords (1) Shri. Gautam Kachardas Sancheti and (2) Shri. Pankaj Kantilal Lodha (Karta of HUF) in respect of CTS No.12960/11 and 12960/12, Jafargate, Aurangabad.	Xerox copy.
10	Xerox copy of "Possession Receipt" dated 02.05.2022 issued by the New Bharat Education Society in favour of (1) Shri. Pankaj Kantilal Lodha (Karta of HUF) and (2) Shri. Gautam Kachardas Sancheti in respect of CTS No.12960/11 and 12960/12, Jafargate, Aurangabad, in terms of Compromise Decree dated 19.04.2022 passed by the learned 9 th Joint Civil Judge Senior Division, Aurangabad in R.C.S. No.200026 of 2011.	Xerox copy.
11	Xerox copy of Notice u/s. 264(1), 265, 246 of Maharashtra Municipal Corporations Act, 1949 No.JA.KRA./MANAPA/PA.NI.A./956/2018 dated 27.08.2018 issued by the Aurangabad Municipal Corporation to Smt. Chitra Phadke & Shri. Sanjay Parashar of Progressive English School, who were the then tenants of CTS No.12960/11 and 12960/12 for demolition of building/structure standing on the plot as it was dilapidated. Therefore, after taking physical possession of the demised plot from the tenant on 02.05.2022, the seller has demolished the dilapidated structure standing on the demised plot and now it is an open plot.	Xerox copy.



12	Xerox copy of Registered General Power of Attorney bearing document No.NSN-I-5237 dated 03.06.2022 executed by (1) Sow. Varsha w/o. Pankaj Lodha, (2) Miss. Rashi d/o. Pankaj Lodha and (3) Shri. Kishi s/o. Pankaj Lodha in favour of Shri. Pankaj Kantilal Lodha (Karta of HUF) in respect of Open Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad, authorizing him to sell, transfer, mortgage, rent-out or dispose of the plot in any manner he likes.	Xerox copy.
13	Certified copy of P.R.Card in respect of CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad showing the names of (1) Smt. Kamladevi Sohanraj Surana, (2) Smt. Vasantidevi Kantilal Surana, (3) Shri. Kantilal Jaiwantraj Surana, (4) Smt. Tejodevi Sampatraj Surana, (5) Shri. Surendrakumar Sampatraj Surana, (6) Shri. Mahendrakumar Sampatraj Surana, (7) Shri. Jaiwantraj Hajarimal Surana, (8) Shri. Gautamkumar Sohamraj Surana, (9) Shri. Pratapmal Hajarimal Surana, (10) Shri. Sohanraj Pratapmal Surana, (11) Smt. Vijayadevi Premchand Surana and (12) Shri. Premchand Pratapmal Surana and their names are appearing in the record of rights i.e. P.R.Card of CTS No.12960/12 since year 28.12.1982 taken on the basis of layout sanction order No.1495/82 dated 19.10.1982 and Sub-Division.	Certified copy.
14	Certified copy of P.R.Card in respect of CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad showing the names of (1) Smt. Kamladevi Sohanraj Surana and (2) Shri. Gautam Sohanraj Surana mutated in the record of rights i.e. P.R.Card of CTS No.12960/12 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate No.1001 dated 28.02.1999 on account of death of Shri. Sohanraj Pratapmal Surana who expired on 22.02.1999.	Certified copy.
15	Certified copy of P.R.Card in respect of CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad showing the names of (1) Smt.Vijayadevi Premchand Surana, (2) Shri. Vinod Premchand Surana, (3) Shri. Vikram Premchand Surana and (4) Shri. Vijay Premchand Surana are mutated in the record of rights i.e. P.R.Card of CTS No.12960/12 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate dated 02.12.2004 on account of death of Shri. Premchand Pratapmal Surana who expired on 21.11.2004.	Certified copy.



16	Certified copy of P.R.Card in respect of CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad showing the names of (1) Smt. Kamladevi Sohanraj Surana, (2) Shri. Gautam Sohanraj Surana, (3) Smt. Vijayadevi Premchand Surana, (4) Shri. Vinod Premchand Surana and (5) Shri. Vikram Premchand Surana are mutated in the record of rights i.e. P.R.Card of CTS No.12960/12 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate dated 12.07.1992 on account of death of Shri. Pratapmal Hajarimal Surana who expired on 07.07.1979.	Certified copy.
17	Original Registered sale deed No.AGG-5-6328 dated 31.07.2010 has been executed by (1) Smt. Kamladevi Sohanraj Surana, (2) Sow. Vasantidevi Kantilal Surana, (3) Shri. Kantilalji Jaywantraji Surana, (4) Sow. Tejodevi Sampatraji Surana, (5) Shri. Surendra Sampatraji Surana, (6) Shri. Mahendra Sampatraji Surana, (7) Shri. Jaywantraji Hajarimalji Surana, (8) Shri. Gautamkumar Sohanraji Surana, (9) Sow. Vijayadevi Premchand Surana, (10) Shri. Vinod Premchandji Surana, (11) Shri. Vinay Premchandji Surana and (12) Shri. Vikram Premchandji Surana through their GPA holder Shri. Pramod Kantilalji Surana (vide Registered GPA No.AGG-1-4545 dated 05.12.2009) in favour of Shri. Gautam Kachardas Sancheti in respect of CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad.	Original.
18	Certified copy of P.R.Card in respect of CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad showing the name of present owner Shri. Gautam Kachardas Sancheti mutated in record of rights i.e. P.R.Card of CTS No.12960/12 vide mutation entry dated 29.08.2012 taken on the basis of Registered sale deed No.AGG-5-6328 dated 31.07.2010 executed by (1) Smt. Kamladevi Sohanraj Surana & others in his favour.	Certified copy.
19	Xerox copy of Zone Certificate No.JA.KRA/MANAPA/NARAVI/SASANAR/2021/09 dated 01.01.2021 issued by the Aurangabad Municipal Corporation in favour of Shri. Gautam Kachardas Sancheti in respect of CTS No.12960/12, Jafargate, Aurangabad certifying that, the plot is situated in "residential zone".	Xerox copy.
20	Xerox copy of N.A. "Sanad" No.JA.KRA.2021/NAP-34/AKRISHIK/MOUJE JAFARGATE TA. AURANGABAD/PRA.KRA.02/21 dated 24.03.2021 u/s. 42-A of the MLR Code, 1966 issued by the Sub-Divisional Officer, Aurangabad in favour of (1) Shri. Pankaj Kantilal Lodha (Karta of HUF) and (2) Shri. Gautam Kachardas Sancheti in respect of plot CTS No.12960/11 and 12960/12 totally admeasuring 1830.00 sq.mtrs., situated at Jafargate, Aurangabad.	Xerox copy.



21	Xerox copy of Compromise Decree dated 19.04.2022 has been passed by the learned 9 th Joint Civil Judge Senior Division, Aurangabad in R.C.S. No.200026 of 2011, according to which a compromise arrived between the tenant i.e. New Bharat Education Society and Trust and landlords (1) Shri. Gautam Kachardas Sancheti and (2) Shri. Pankaj Kantilal Lodha (Karta of HUF) in respect of CTS No.12960/11 and 12960/12, Jafargate, Aurangabad.	Xerox copy.
22	Xerox copy of "Possession Receipt" dated 02.05.2022 issued by the New Bharat Education Society in favour of (1) Shri. Pankaj Kantilal Lodha (Karta of HUF) and (2) Shri. Gautam Kachardas Sancheti in respect of CTS No.12960/11 and 12960/12, Jafargate, Aurangabad, in terms of Compromise Decree dated 19.04.2022 passed by the learned 9 th Joint Civil Judge Senior Division, Aurangabad in R.C.S. No.200026 of 2011.	Xerox copy.
23	Xerox copy of Notice u/s. 264(1), 265, 246 of Maharashtra Municipal Corporations Act, 1949 No.JA.KRA./MANAPA/PA.NI.A./956/2018 dated 27.08.2018 issued by the Aurangabad Municipal Corporation to Smt. Chitra Phadke & Shri. Sanjay Parashar of Progressive English School, who were the then tenants of CTS No.12960/11 and 12960/12 for demolition of building/structure standing on the plot as it was dilapidated. Therefore, after taking physical possession of the demised plot from the tenant on 02.05.2022, the seller has demolished the dilapidated structure standing on the demised plot and now it is an open plot.	Xerox copy.
24	Original Registered Development Agreement No.AGG-3-415 dated 12.01.2023 executed by (1) Shri. Pankaj Kantilal Lodha (Karta of HUF) and (2) Shri. Gautam Kachardas Sancheti in favour of M/s. Nabhranj Builders and Developers through its Authorized Director Shri. Rajesh Balabax Butole in respect of (1) Open Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs. and (2) Open Plot CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad.	Original.
25	Original Registered General Power of Attorney (GPA) No.AGG-3-416 dated 12.01.2023 executed by (1) Shri. Pankaj Kantilal Lodha (Karta of HUF) and (2) Shri. Gautam Kachardas Sancheti in favour of M/s. Nabhranj Builders and Developers through its Authorized Director Shri. Rajesh Balabax Butole in respect of (1) Open Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs. and (2) Open Plot CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad.	Original.
6)	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/Registered mortgage	(1) Open Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs. and (2) Open Plot CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad, presently owned & possessed by Pankaj Kantilal Lodha



		Shri. Pankaj Kantilal Lodha (Karta of HUF) (HUF) and (2) Shri. Gautam Kachardas Sancheti respectively.
i	Survey No.	CTS No.12960/11 and CTS No.12960/12.
ii	Door no. (in case of house property)	N.A.
iii	Extent/Areas including plinth/built up area in case of house property	(1) Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs. and (2) Plot CTS No.12960/12 admeasuring 990.00 sq.mtrs.
iv	Locations like name of the place, village, city, registration, sub-district etc.	Aurangabad.
v	BOUNDARIES OF PROJECT PLOT CTS NO.12960/11 (As mentioned in the Registered Development Agreement) ON OR TOWARDS EAST : 6.00 MTRS. WIDE LANE. ON OR TOWARDS WEST : HOLY CROSS CHURCH (CTS NO.12960/15). ON OR TOWARDS NORTH : 12 MTRS. WIDE ROAD. ON OR TOWARDS SOUTH : CTS NO.12960/12.	
v	BOUNDARIES OF PROJECT PLOT CTS NO.12960/12 (As mentioned in the Registered Development Agreement) ON OR TOWARDS EAST : 6.00 MTRS. WIDE LANE. ON OR TOWARDS WEST : HOLY CROSS CHURCH (CTS NO.12960/15). ON OR TOWARDS NORTH : CTS NO.12960/11. ON OR TOWARDS SOUTH : BAGADIYA OIL MILL.	

FLOW OF TITLE

Plot CTS No.12960/11 :



That, Plot CTS No.12960/11 was originally owned by (1) Smt. Kamladevi Sohanraj Surana, (2) Smt. Vasantidevi Kantilal Surana, (3) Shri. Kantilal Jaiwantraj Surana, (4) Smt. Tejodevi Sampatraj Surana, (5) Shri. Surendrakumar Sampatraj Surana, (6) Shri. Mahendrakumar Sampatraj Surana, (7) Shri. Jaiwantraj Hajarimal Surana, (8) Shri. Gautamkumar Sohamraj Surana, (9) Shri. Pratapmal Hajarimal Surana, (10) Shri. Sohanraj Pratapmal Surana,

(11) Smt. Vijayadevi Premchand Surana and (12) Shri. Premchand Pratapmal Surana and their names are appearing in the record of rights i.e. P.R.Card of CTS No.12960/11 since year 28.12.1982 taken on the basis of layout sanction order No.1495/82 dated 19.10.1982 and Sub-Division.

That, Shri. Sohanraj Pratapmal Surana expired on 22.02.1999 and the names of his legal heirs (1) Smt. Kamladevi Sohanraj Surana and (2) Shri. Gautam Sohanraj Surana are mutated in the record of rights i.e. P.R.Card of CTS No.12960/11 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate No.1001 dated 28.02.1999.

That, Shri. Premchand Pratapmal Surana expired on 21.11.2004 and the names of his legal heirs (1) Smt. Vijayadevi Premchand Surana, (2) Shri. Vinod Premchand Surana, (3) Shri. Vikram Premchand Surana and (4) Shri. Vijay Premchand Surana are mutated in the record of rights i.e. P.R.Card of CTS No.12960/11 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate dated 02.12.2004.

That, Shri. Pratapmal Hajarimal Surana expired on 07.07.1979 and the names of his legal heirs (1) Smt. Kamladevi Sohanraj Surana, (2) Shri. Gautam Sohanraj Surana, (3) Smt. Vijayadevi Premchand Surana, (4) Shri. Vinod Premchand Surana and (5) Shri. Vikram Premchand Surana are mutated in the record of rights i.e. P.R.Card of CTS No.12960/11 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate dated 12.07.1992.

That, registered sale deed No.AGG-5-6327 dated 31.07.2010 has been executed by (1) Smt. Kamladevi Sohanraj Surana, (2) Sow. Vasantidevi Kantilal Surana, (3) Shri. Kantilalji Jaywantraji Surana, (4) Sow. Tejodevi Sampatraji Surana, (5) Shri. Surendra Sampatraji Surana, (6) Shri. Mahendra Sampatraji Surana, (7) Shri. Jaywantraji Hajarimalji Surana, (8) Shri. Gautamkumar Sohanraji Surana, (9) Sow. Vijayadevi Premchand Surana, (10) Shri. Vinod Premchandji Surana, (11) Shri. Vinay Premchandji Surana and (12) Shri. Vikram Premchandji Surana through their GPA holder Shri. Pramod Kantilalji Surana (vide registered GPA No.AGG-1-4545 dated 05.12.2009) in favour of Shri. Pankaj Kantilal Lodha (Karta of HUF) in respect of demised plot.

That, the name of Shri. Pankaj Kantilal Lodha (Karta of HUF) has been mutated in record of rights i.e. P.R.Card of CTS No.12960/11 vide mutation entry dated 29.08.2012, taken on the basis of registered sale deed No.AGG-5-6327 dated 31.07.2010 executed by Smt. Kamladevi Sohanraj Surana & others in his favour.

That, Zone Certificate No.JA.KRA./ MANAPA/ NARAVI/ SASANAR/ 2021/ 08 dated 01.01.2021 has been issued by the Aurangabad Municipal Corporation in favour of Shri. Pankaj Kantilal Lodha (HUF) in respect of CTS No.12960/11, Jafargate, Aurangabad certifying that, the plot is situated in "residential zone".

That, N.A. "Sanad" No.JA.KRA.2021/ NAP-34/ AKRISHIK/ MOUJE JAFARGATE TA. AURANGABAD/ PRA.KRA.02/ 21 dated 24.03.2021 has been issued in favour of (1) Shri. Pankaj Kantilal Lodha (Karta of HUF) and (2) Shri. Gautam Kachardas Sancheti in respect of plot CTS No.12960/11 and 12960/12 totally admeasuring 1830.00 sq.mtrs., situated at Jafargate, Aurangabad.



That, Compromise Decree dated 19.04.2022 has been passed by the learned 9th Joint Civil Judge Senior Division, Aurangabad in R.C.S. No.200026 of 2011, according to which a compromise has been arrived between the tenant i.e. New Bharat Education Society and Trust and landlords (1) Shri. Pankaj Kantilal Lodha (Karta of HUF) and (2) Shri. Gautam Kachardas Sancheti in respect of CTS No.12960/11 and 12960/12, Jafargate, Aurangabad.

That, "Possession Receipt" dated 02.05.2022 has been issued by the New Bharat Education Society in favour of (1) Shri. Pankaj Kantilal Lodha (Karta of HUF) and (2) Shri. Gautam Kachardas Sancheti in respect of CTS No.12960/11 and 12960/12, Jafargate, Aurangabad, in terms of Compromise Decree dated 19.04.2022 passed by the learned 9th Joint Civil Judge Senior Division, Aurangabad in R.C.S. No.200026 of 2011.

That, Notice u/s. 264(1), 265, 246 of Maharashtra Municipal Corporations Act, 1949 No.JA.KRA./ MANAPA/ PA.NI.A./ 956/ 2018 dated 27.08.2018 has been issued to Smt. Chitra Phadke & Shri. Sanjay Parashar of Progressive English School, who were the then tenants of CTS No.12960/11 and 12960/12 for demolition of building/structure standing on the plot as it was dilapidated. Therefore, after taking physical possession of the demised plot from the tenant on 02.05.2022, the seller has demolished the dilapidated structure standing on the demised plot and now it is an open plot.

That, registered General Power of Attorney bearing document No.NSN-1-5237 dated 03.06.2022 has been executed by (1) Sow. Varsha w/o. Pankaj Lodha, (2) Miss. Rashi d/o. Pankaj Lodha and (3) Shri. Kishi s/o. Pankaj Lodha in favour of Shri. Pankaj Kantilal Lodha in respect of Open Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad, authorizing him to sell, transfer, mortgage, rent-out or dispose of the plot in any manner he likes.

Plot CTS No.12960/12 :

That, Plot CTS No.12960/12 was originally owned by (1) Smt. Kamladevi Sohanraj Surana, (2) Smt. Vasantidevi Kantilal Surana, (3) Shri. Kantilal Jaiwantraj Surana, (4) Smt. Tejodevi Sampatraj Surana, (5) Shri. Surendrakumar Sampatraj Surana, (6) Shri. Mahendrakumar Sampatraj Surana, (7) Shri. Jaiwantraj Hajarimal Surana, (8) Shri. Gautamkumar Sohamraj Surana, (9) Shri. Pratapmal Hajarimal Surana, (10) Shri. Sohanraj Pratapmal Surana, (11) Smt. Vijayadevi Premchand Surana and (12) Shri. Premchand Pratapmal Surana and their names are appearing in the record of rights i.e. P.R.Card of CTS No.12960/12 since year 28.12.1982 taken on the basis of layout sanction order No.1495/82 dated 19.10.1982 and Sub-Division.

That, Shri. Sohanraj Pratapmal Surana expired on 22.02.1999 and the names of his legal heirs (1) Smt. Kamladevi Sohanraj Surana and (2) Shri. Gautam Sohanraj Surana are mutated in the record of rights i.e. P.R.Card of CTS No.12960/12 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate No.1001 dated 28.02.1999.

That, Shri. Premchand Pratapmal Surana expired on 21.11.2004 and the names of his legal heirs (1) Smt.Vijayadevi Premchand Surana, (2) Shri. Vinod Premchand Surana, (3) Shri. Vikram Premchand Surana and (4) Shri. Vijay Premchand Surana are mutated in the record of rights i.e. P.R.Card of CTS No.12960/12 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate dated 02.12.2004.



That, Shri. Pratapmal Hajarimal Surana expired on 07.07.1979 and the names of his legal heirs (1) Smt. Kamladevi Sohanraj Surana, (2) Shri. Gautam Sohanraj Surana, (3) Smt. Vijayadevi Premchand Surana, (4) Shri. Vinod Premchand Surana and (5) Shri. Vikram Premchand Surana are mutated in the record of rights i.e. P.R.Card of CTS No.12960/12 vide mutation entry dated 16.06.2010 taken on the basis of notarized affidavit dated 29.04.2010 and Death Certificate dated 12.07.1992.

That, registered sale deed No.AGG-5-6328 dated 31.07.2010 has been executed by (1) Smt. Kamladevi Sohanraj Surana, (2) Sow. Vasantidevi Kantilal Surana, (3) Shri. Kantilalji Jaywantraji Surana, (4) Sow. Tejodevi Sampatraji Surana, (5) Shri. Surendra Sampatraji Surana, (6) Shri. Mahendra Sampatraji Surana, (7) Shri. Jaywantraji Hajarimalji Surana, (8) Shri. Gautamkumar Sohanraji Surana, (9) Sow. Vijayadevi Premchand Surana, (10) Shri. Vinod Premchandji Surana, (11) Shri. Vinay Premchandji Surana and (12) Shri. Vikram Premchandji Surana through their GPA holder Shri. Pramod Kantilalji Surana (vide registered GPA No.AGG-1-4545 dated 05.12.2009) in favour of Shri. Gautam Kachardas Sancheti in respect of Plot CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad.

That, the name of present owner Shri. Gautam Kachardas Sancheti has been mutated in record of rights i.e. P.R.Card of CTS No.12960/12 vide mutation entry dated 29.08.2012 taken on the basis of registered sale deed No.AGG-5-6328 dated 31.07.2010 executed by Smt. Kamladevi Sohanraj Surana & others in his favour.

That, Zone Certificate No.JA.KRA./MANAPA/NARAVI/SASANAR/ 2021/09 dated 01.01.2021 has been issued by the Aurangabad Municipal Corporation in favour of Shri. Gautam Kachardas Sancheti in respect of CTS No.12960/12, Jafargate, Aurangabad certifying that, the plot is situated in "residential zone".

That, N.A. "Sanad" No.JA.KRA.2021/ NAP-34/ AKRISHIK/ MOUJE JAFARGATE TA. AURANGABAD/ PRA.KRA.02/ 21 dated 24.03.2021 has been issued in favour of (1) Shri. Pankaj Kantilal Lodha and (2) Shri. Gautam Kachardas Sancheti in respect of plot CTS No.12960/11 and 12960/12 totally admeasuring 1830.00 sq.mtrs., situated at Jafargate, Aurangabad.

That, Compromise Decree dated 19.04.2022 has been passed by the learned 9th Joint Civil Judge Senior Division, Aurangabad in R.C.S. No.200026 of 2011, according to which a compromise has been arrived between the tenant i.e. New Bharat Education Society and Trust and landlords (1) Shri. Pankaj Kantilal Lodha (Karta of HUF) and (2) Shri. Gautam Kachardas Sancheti in respect of CTS No.12960/11 and 12960/12, Jafargate, Aurangabad.

That, "Possession Receipt" dated 02.05.2022 has been issued by the New Bharat Education Society in favour of (1) Shri. Pankaj Kantilal Lodha (Karta of HUF) and (2) Shri. Gautam Kachardas Sancheti in respect of CTS No.12960/11 and 12960/12, Jafargate, Aurangabad, in terms of Compromise Decree dated 19.04.2022 passed by the learned 9th Joint Civil Judge Senior Division, Aurangabad in R.C.S. No.200026 of 2011.

That, Notice u/s. 264(1), 265, 246 of Maharashtra Municipal Corporations Act, 1949 No.JA.KRA./ MANAPA/ PA.NIA./ 956/ 2018 dated 27.08.2018 has been issued to Smt. Chitra Phadke & Shri. Sanjay Parashar of Progressive English School, who were the then tenants of CTS No.12960/11 and 12960/12 for demolition of building/structure standing on the plot as it was dilapidated. Therefore, after taking physical possession of the demised plot for the



tenant on 02.05.2022, the seller has demolished the dilapidated structure standing on the demised plot and now it is an open plot.

On perusal of the aforesaid revenue record and documents and documents produced before me, I am of the opinion that (1) Shri. Pankaj Kantilal Lodha (Karta of HUF) is the owner of Open Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs. and (2) Shri. Gautam Kachardas Sancheti is the owner of Open Plot CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad and M/s. Nabhray Builders and Developers Pvt. Ltd., through its Authorized Director Shri. Rajesh Balabax Butole is the Developer, GPA Holder and Possessor of (1) Open Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs. and (2) Open Plot CTS No.12960/12 admeasuring 990.00 sq.mtrs., situated at Jafar Gate, Surana Nagar, Jalna Road, Aurangabad. Their title is clear, perfect, marketable and free from all encumbrances.

I have inspected the record of registry and Index - II of the Office of Sub-Registrar, Aurangabad for last 30 years made available to me through "online search" and have deposited the requisite charges towards search fees "online" vide receipt GRN No.MH004080821202324E and GRN No.MH004082075202324E dated 23.06.2023 which are annexed hereto.

Place : Aurangabad.

Date : 29.06.2023

P. B. Paithankar

P. B. Paithankar.

Advocate.





CHALLAN
MTR Form Number-6



GRN	MH004080821202324E	BARCODE			Date	23/06/2023-10:47:26		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)		ACAPP3995M			
Office Name ARB5_AURANGABAD 5 JT SUB REGISTRAR					Full Name		Adv Prakash B Patthankar			
Location AURANGABAD										
Year 2023-2024 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality		Aurangabad			
					Town/City/District					
					PIN		4 3 1 0 0 3			
					Remarks (If Any)					
					For 30 years Plot CTS No.12960/11 Jafar Gate Surana Nagar Jaina Road					
					Aurangabad					
					Amount In		Seven Hundred Fifty Rupees Only			
Total				750.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572023062331217		IK0CHRV22	
Cheque/DD No.					Bank Date	RBI Date	23/06/2023-10:47:55		26/06/2023	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		175 , 26/06/2023			

Department ID :

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 नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता घ्याव्या दस्तासाठी लागू नाही.

Signature Not
Verified

Digital signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES, MUMBAI 02
Date: 2023-06-29 12:05:26
IST
Reason: GRAS Secure
Document
Location: India





CHALLAN
MTR Form Number-6



GRN	MH004082075202324E	BARCODE			Date	23/06/2023-11:03:40		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)		ACAPP3995M			
Office Name ARB5_AURANGABAD 5 JT SUB REGISTRAR					Full Name		Adv Prakash B Palthankar			
Location AURANGABAD										
Year 2023-2024 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality		Aurangabad			
					Town/City/District					
					PIN		431003			
					Remarks (If Any)					
					For 30 years Plot CTS No.12960/12 Jafer Gate Surana Nagar Jaina Road					
					Aurangabad					
					Amount In		Seven Hundred Fifty Rupees Only			
Total				750.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN	Ref. No.	00040572023062331990		IKDCHRTDB	
Cheque/DD No.					Bank Date	RBI Date	23/06/2023-11:04:14		26/06/2023	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		175 , 26/06/2023			

Department ID :

Mobile No. :

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

सदर चालन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Signature Not
Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES, MUMBAI 02
Date: 2023.06.29 12:06:09
IST
Reason: GRAS Secure
Document
Location: India

