

FORMAT-A

(Circular No. 28/2021)

To,

Maha RERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Property Plot No.3 & 4, CTS No.20298/3, 20298/4, admeasuring 960.40 Sq.Mt., Situated at Deelip Nagar, Kesarsingpura, Aurangabad.

I have investigated the title of the said plot on the request of Mr. Harshal Mahavir Deoda and Mr. Rifesh Mahavir Deoda and following documents i.e. :-

1. Description of Property :-

Property Plot No.3 & 4, CTS No.20298/3, 20298/4, admeasuring 960.40 Sq.Mt., Situated at Deelip Nagar, Kesarsingpura, Aurangabad bounded by :-

Towards East : 80.00 Feet wide Road.
Towards West : Plot No.11 & 12.
Towards North : 30.00 Feet wide Road.
Towards South : Plot No. 2.

2. The Documents of Allotment of Plot :-

- a. PR Card of CTS No.20298/3, 20298/4, admeasuring 960.40 Sq.Mt., Situated at Deelip Nagar, Kesarsingpura, Aurangabad
- b. Sale Deed no.1468/1977 dated 14.07.1977 and Correction Deed bearing registration no. 1093/1978 dated 23.02.1978.
- c. Sale Deed bearing registration no. 2320/2015 dated 08.04.2015.
- d. Sale Deed bearing registration no. 765/1976 dated 02.04.1976.
- e. Construction permission from Aurangabad Municipal Council vide Permission no.303 in file no. 529/17/76 on 18.11.1976 and revise



permission vide permission no. 76 dated 18.04.1977 and Occupancy Certificate no. CC/18/17/82 on 02.02.1983.

- f. Will Deed bearing registration no. 737/2008 dated 13.02.2008.
 - g. Sale Deed bearing registration no. 6992/2019 dated 01.07.2019 and Correction Deed bearing registration no. 2332/2020 dated 02.03.2020.
 - h. Sale Deed bearing registration no. 3629/2021 dated 27.04.2021.
 - i. Amalgamation Order vide no. MANAPA/NRV/USNAR/2021/3977 dated 30.12.2021.
 - j. Transfer Development Right Deed bearing registration no. 2615/2022 dated 30.03.2022.
 - k. Construction permission no.118/2022-23 dated 20.07.2022 in file no. 763/17/2021-22.
3. Search report for 30 years from 1993 to 2023.

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 Mr. Harshal Mahavir Deoda and Mr. Ritesh Mahavir Deoda is clear, marketable except the loan of State Bank of India said property is free from all type of encumbrances.

Owners of the Plot

1. Mr. Harshal Mahavir Deoda and Mr. Ritesh Mahavir Deoda.
2. Qualifying comments/remarks is any

The report reflecting the flow of the title of the Mr. Harshal Mahavir Deoda and Mr. Ritesh Mahavir Deoda on the said Plot is enclosed herewith as annexure.

Encl : Annexure.

DATE. 02.04.2023



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FLOW OF THE TITLE OF THE SAID LAND

WHEREAS, the Mr. Harshal Mahavir Deoda and Mr. Ritesh Mahavir Deoda approached me and requested to issue title cum search report in respect of the property Plot No.3 & 4, CTS No.20298/3, 20298/4, admeasuring 960.40 Sq.Mt., Situated at Deelip Nagar, Kesarsingpura, Aurangabad.

That in pursuance to request and authorisation of Mr. Harshal Mahavir Deoda and Mr. Ritesh Mahavir Deoda I have submitted Search Application and deposited fees in the office of Sub-Registrar Aurangabad vide online Challan No. MH008980101202223E dated 10.10.2022 for the purpose of title in respect of above property since last 30 years and submits my title report as under: -

1. That the property Plot No. 3 CTS No. 20298/3 admeasuring 480.00 Sq.Mt., Sheet no.122 Situated at Deelip Nagar, Kesarsingpura, Aurangabad was originally owned and possessed by Sushma Madhukar Mule and she purchased same under registered Sale Deed bearing registration no. 1315/1976 dated 29.06.1976 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed her name came to be recorded in CTS record as owner and possessor on 20.11.1976.
2. That Sushma Madhukar Mule transferred property Plot No. 3 CTS No. 20298/3 admeasuring 480.00 Sq.Mt., Situated at Deelip Nagar, Kesarsingpura, Aurangabad to Jaiveer Balubhai Amin under registered Sale Deed bearing registration no.1468/1977 dated 14.07.1977 and Correction Deed bearing registration no. 1093/1978 dated 23.02.1978 both registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed his name came to be recorded in CTS record as owner and possessor on 30.03.1978.
3. That Jaiveer Balubhai Amin transferred property Plot No. 3 CTS No. 20298/3 admeasuring 480.00 Sq.Mt., along with construction thereon, Situated at Deelip



Nagar, Kesarsingpura, Aurangabad to Mr. Harshal Mahaveer Deoda and Mr. Ritesh Mahaveer Deoda under registered Sale Deed bearing registration no. 2320/2015 dated 08.04.2015 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their name came to be recorded in CTS record as owner and possessor.

4. That the property Plot No. 4 CTS No. 20298/4 admeasuring 480.4 Sq.Mt., along with 240.00 Sq.Mt. construction thereon, Sheet no. 122, Situated at Deelip Nagar, Kesarsingpura, Aurangabad was originally owned and possessed by Nandkishore Radhakishan Somani and he purchased the same under registered Sale Deed bearing registration no. 765/1976 dated 02.04.1976 registered at the office of Sub-registrar Aurangabad and accordingly his name came to be recorded in CTS record as owner and possessor on 20.11.1976.
5. That Nandkishore Radhakishan Somani with intent to construct Bungalow obtained construction permission from Aurangabad Municipal Council vide Permission no.303 in file no. 529/17/76 on 18.11.1976 and revise permission vide permission no. 76 dated 18.04.1977 and completed construction as per permission and obtained Occupancy Certificate no. CC/18/17/82 on 02.02.1983.
6. That Nandkishore Radhakishan Somani executed his last Will on 13.02.2008 and bequeathed property Plot No. 4 CTS No. 20298/4 admeasuring 480.4 Sq.Mt., along with 240.00 Sq.Mt. construction thereon, Sheet No. 122, Situated at Deelip Nagar, Kesarsingpura, Aurangabad to his son namely Kirankumar Nandkishore Somani and daughter namely Neeta Nandkishore Somani under registered Will Deed bearing registration no. 737/2008 dated 13.02.2008 registered at the office of Sub-registrar Aurangabad. That Nandkishore Radhakishan Somani died on 13.10.2013 at United Kingdom and after his death name of his son and daughter came to be recorded in CTS record as owner and possessor on 21.08.2014.
7. That Kirankumar Nandkishore Somani and Neeta Nandkishore Somani through GPA Pramila Nandkishore Somani with express consent of Pramila Nandkishore Somani transferred property Plot No. 4 CTS No. 20298/4 admeasuring 480.4 Sq.Mt.,



along with 240.00 Sq.Mt. construction thereon, Sheet No.122, Situated at Deelip Nagar, Kesarsingpura, Aurangabad to Mr. Harshal Mahaveer Deoda, Mr. Ritesh Mahaveer Deoda and Mr. Sachin Kailashchand Chandiwal under registered Sale Deed bearing registration no. 6992/2019 dated 01.07.2019 and Correction Deed bearing registration no. 2332/2020 dated 02.03.2020 both registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their name came to be recorded in CTS record as owner and possessor.

8. That Mr. Sachin Kailashchand Chandiwal transferred his share in the property Plot No. 4 CTS No. 20298/4 admeasuring 480.4 Sq.Mt., Sheet No. 122, Situated at Deelip Nagar, Kesarsingpura, Aurangabad to Mr. Harshal Mahaveer Deoda and Mr. Ritesh Mahaveer Deoda under registered Sale Deed bearing registration no. 3629/2021 dated 27.04.2021 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their name came to be recorded in CTS record as owner and possessor.
9. That Mr. Harshal Mahaveer Deoda and Mr. Ritesh Mahaveer Deoda filed application to Deputy Director of Town Planning Municipal Corporation for amalgamation Plot No. 3 CTS No. 20298/3 admeasuring 480.00 Sq.Mt. and Plot No. 4, CTS No. 20298/4 admeasuring 480.4 Sq.Mt., Sheet No. 1222, situated at Deelip Nagar, Kesarsingpura, Aurangabad and Deputy Director Town Planning Aurangabad amalgamated Plot no. 3 and 4 CTS No. 20298/3 and 20298/4 totally admeasuring 960.40 Sq.Mt., vide no. MANAPA/NRV/USNAR/2021/3977 dated 30.12.2021.
10. That Mr. Harshal Mahaveer Deoda and Mr. Ritesh Mahaveer Deoda purchased TDR from Development Right Certificate No. AMC/TP/DRC/45/2021, Folio No. 03/49 dated 15.01.2021 admeasuring 24730.60 Sq.Mt., out of which to the extent of 2938.78 Sq.Mt. under registered Transfer Development Right Deed bearing registration no. 2615/2022 dated 30.03.2022 registered at the office of Sub-registrar Aurangabad and loaded on property Plot no. 3 and 4 CTS No. 20298/3 and 20298/4 totally admeasuring 960.40 Sq.Mt., sheet no. 122, situated at Deelip Nagar, Kesarsingpura, Aurangabad.



11. That Mr. Harshal Mahaveer Deoda and Mr. Ritesh Mahaveer Deoda with intent to Develop their property prepared plan of Residential Cum Commercial building and obtained construction from Aurangabad Municipal Corporation vide permission no.118/2022-23 dated 20.07.2022 in file no. 763/17/2021-22 and commenced construction as per permission granted by Aurangabad Municipal Corporation.
12. That the applicant informed that they have obtained mortgage loan of Rs.8,50,00,000/- from Sate Bank of India Br. Dahmesh Nagar, Aurangabad and reordered charge of the bank on above property.
13. In view of the above discussion, it was seems that Mr. Harshal Mahaveer Deoda and Mr. Ritesh Mahaveer Deoda are absolute owner and possessor of the Property Plot No.3 & 4, CTS No.20298/3, 20298/4, admeasuring 960.40 Sq.Mt., Situated at Deelip Nagar, Kesarsingpura, Aurangabad as mentioned here in above, except the loan of State Bank of India said property is free from all type of encumbrances. This title report/opinion regarding title issued only on the basis of documents and revenue record produced before me. HENCE THIS TITLE REPORT.

DATE. 20.10.2022



(Anil P. Malani)
ADVOCATE