

ADVOCATE NIKHIL P. RUNWAL

BBA, LLM, CS

Office: Shop No:1, Plot: 73, SBH Colony, Sahakar Nagar Road, Aurangabad
Mob: 9028304507 Email id: nikhil_runwal@yahoo.co.in

(FORMAT-A)

(Circular No.28/2021)

DATE: 29/12/2023

To,

MahaRERA

Subject: Title clearance certificate with respect to Plot Nos 17 & 18 collectively admeasuring 557.41 Sq. Mtrs. contained in Survey no.51/4, Garkheda, Tq. & Dist. Aurangabad.

I have investigated the title of the said plots at request of Sachin Joshi partner of M/s. Panchshil Builders.

1. DESCRIPTION OF THE PROPERTY:

Plot Nos 17 & 18 collectively admeasuring 557.41 Sq. Mtrs. contained in Survey no.51/4, Garkheda, Tq. & Dist. Aurangabad, bounded as under: -

Towards East : 9 Mt Wide Road
Towards West : Area under High School & Play ground
Towards South : Plot no.19
Towards North : Plot no. 16.

2. DOCUMENTS OF ALLOTMENT OF PLOTS:

A. Land Survey No.51/4 situated at Garkheda was converted for non-agriculture use under the order of collector, Aurangabad dated 3.11.1986 and thereafter owner of the land namely Anil Govindrao Nirantar applied for and got the layout sanctioned from Municipal Corporation Aurangabad.


ADV. NIKHIL P. RUNWAL
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B. Thereafter plots nos. 17 and 18 admeasuring 278.70 Sq Mt each, forming part of land Survey No.51/4 situated at Garkheda, Aurangabad were purchased under registered sale deed nos. 865/1982 and 866/1982 dated 18.2.1982 and 18.2.1982 by Mangalmuru Mukund Dharwad and Suniti Mangalmuru Dharwad respectively.

C. Thereafter, plots nos. 17 and 18 were sold to Rameshwar Manikchand Goyal and Manju Rameshwar Goyal under registered sale deeds no.5499/2000 and 5498/2000 dated 18.10.2000 and 18.10.2000, by Mangalmuru Mukund Dharwad and Suniti Mangalmuru Dharwad respectively.

D. Thereafter Rameshwar Manikchand Goyal and Manju Rameshwar Goyal sold their plots nos. 17 & 18 to Rajpalsingh Gabrusing Rathod under registered sale deed no.1108/2011 dated 3.3.2011.

E. Thereafter, Rajpalsingh Gabrusing Rathod sold plots no. 17 and 18 to Krushna Rajendra Malu and Sanjay Mathuradas Rathi under registered sale deed no.4424/2011 dated 5.11.2011.

F. Thereafter, under registered Release deed No.6746/2015 dated 20/11/2015 executed by Krishna Rajendra Malu and Sanjay Mathuradas Rathi in favor of Aurangabad Municipal Corporation.

G. Thereafter, Sanjay Mathuradas Rathi and Krushna Rajendra Malu applied for the amalgamation of plots nos. 17 & 18, which came to be amalgamated by order No. MANAPA /NARVI/ SASANAR/


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2017/ 1334 of Assistant Director Town Planning Aurangabad and the same was communicated to the owners of plots by letter bearing outward no.1337 dated 10.7.2017

H. Thereafter, Sanjay Mathuradas Rathi sold his part of share from Plot Nos. 17 & 18 to Krishna Rajendra Malu under registered sale deed no.7408/2017 dated 3.10.2017.

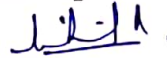
3. 7/12 EXTRACT AND MUTATION ENTRY:

It appears from the 7/12 extract dated 17/08/2023 of land survey no. 51/4 Mauje Garkheda, Aurangabad that name of Krishna Rajendra Malu and Sanjay Rathi is recorded vide mutation entry no.2937 over plot nos. 17 & 18.

4. LAYOUT, COMMENCE CERTIFICATE AND DEVELOPMENT AGREEMENT:

A. Land Survey No.51/4 situated at Garkheda was converted for non-agriculture use under the order of collector, Aurangabad dated 3.11.1986 and thereafter owner of the land namely Anil Govindrao Nirantar applied for and got the layout sanctioned from Municipal Corporation Aurangabad.

B. Aurangabad Municipal Corporation has issued a Commencement Certificate under file no.901/17/2016-17 in the name of Krishna Rajendra Malu for constructing the residential unit/flat. Further Plinth Certificate bearing outward no.2704/2018 dated 7.12.2018 is also issued by Aurangabad Municipal Corporation.



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C. Krishna Rajendra Malu executed registered development agreement AGG-3-12659/2023 on 23/12/2023 in favor of M/s. Panchshil Builders through its partners Sachin Chandrakant Joshi and Satish Shantilal Ostwal.

5. SEARCH REPORT OF 30 YEARS:

A search report of last 30 years from 1993 to 2023, in the form of the flow of title is prepared and attached herewith.

CONCLUSION: On perusal of the above documents relating to title of the plots, I am of the opinion that:

Krishna Rajendra Malu has clear and marketable title without any encumbrance of Plot Nos 17 & 18 collectively admeasuring 557.41 Sq. Mtrs. contained in Survey no.51/4, Garkheda, Tq. & Dist. Aurangabad. Further, Krishna Rajendra Malu has given the said plots on development to M/s. Panchshil Builders through its partners Sachin Chandrakant Joshi and Satish Shantilal Ostwal.

Enclosed: Search fees Challan No. MH013162546202324E dated 29/12/2023 towards e-search of plots for last 30 years beginning from 1993.

Date: 29/12/2023


Advocate

Nikhil P. Runwal

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1. 7/12 EXTRACT:

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2. MUTATION ENTRY NO: By way of mutation entry no.2937 name of Krishna Rajendra Malu and Sanjay Rathi is recorded over 7/12 extract of the land survey no. 51/4 Mauje Garkheda, Aurangabad.

3. SEARCH REPORT OF LAST 30 YEARS:

A. Land Survey No.51/4 situated at Garkheda was converted for non-agriculture use under the order of collector, Aurangabad dated 3.11.1986 and thereafter owner of the land namely Anil Govindrao Nirantar applied for and got the layout sanctioned from Municipal Corporation Aurangabad.

B. Thereafter plots nos. 17 and 18 admeasuring 278.70 Sq Mt each,


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the same was communicated to the owners of plots by letter bearing outward no.1337 dated 10.7.2017

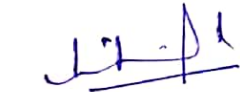
H. Thereafter, Sanjay Mathuradas Rathi sold his part of share from Plot Nos. 17 & 18 to Krishna Rajendra Malu under registered sale deed no.7408/2017 dated 3.10.2017.

4. OTHER RELEVANT INFORMATION:

Krishna Rajendra Malu executed registered development agreement AGG-3-12659/2023 on 23/12/2023 in favor of M/s. Panchshil Builders through its partners Sachin Chandrakant Joshi and Satish Shantilal Ostwal.

5. LITIGATION: No litigation is pending over the said plot as per the record provided.

Date: 29/12/2023



Advocate

Nikhil P. Runwal

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CHALLAN
MTR Form Number-6



GRN	MH013162546202324E	BARCODE	Date 29/12/2023-14:32:25		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	ARB2_AURANGABAD 2 JT SUB REGISTRAR		Full Name	ADV NIKHIL RUNWAL	
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			
		Town/City/District			
		PIN			
		Remarks (If Any)			
		SEARCH FEES LAST 30 YEARS PLOT NOS 17 AND 18 SURVEY			
		NO.51/4 GARKHEDA AURANAGBAD			
		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.	00040572023122999533	IK0COUSHX5	
Cheque/DD No.	Bank Date	RBI Date	29/12/2023-14:24:33	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. : 9028304507

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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.