

FORMAT -ATo,
MahaRERA,**LEGAL TITLE REPORT**

Subject :- Title Clearance Certificate with respect to Property bearing land Gut No. 22, admeasuring 32R, situated at Shahnoorwadi, Aurangabad (hereinafter referred as the said Land)

I have investigated the title of the said plot on the request of Shri. Gopal Balaprasad Ajmera and following documents i.e. :-

1) DESCRIPTION OF THE PROPERTY.

Property bearing land Gut No. 22, admeasuring 32R (3200 Sq. Mtrs.), situated at Shahnoorwadi, Aurangabad.

BOUNDARIES OF THE PROPERTY :-

EAST :- Satara Shiv
WEST :- Shahnoorwadi Gut No. 23
NORTH :- Satara Shiv Gut No. 20
SOUTH :- Beed bye pass road

2) THE DOCUMENTS OF ALLOTMENT OF PLOT:

Sr. No.	Date	Particulars	Remarks
1.	19.07.1996	Copy of Registered Sale Deed bearing daybook no. 2911/1996 executed by Shri. Ghanshyamdas Kevalram Chetlani, Shri. Manoharlal Gangaram Koranne and Shri. Ranjeet Gangaram Koranne infavour of Shri. Rangnath Baburao Kale, Shri. Sambhaji Daulatrao Shinde, Smt. Savitribai Shridhar Mhaske, Smt. Alka Bhagwanrao Pawar and Shri. Suresh Madhavrao Bodkhe in respect to Property bearing land Gut No. 22, admeasuring 81R, situated at Shahnoorwadi, Aurangabad.	Photocopy
2.	11.10.2003	Copy of Order passed by Tahsildar Aurangabad in respect to partition of the above said property bearing Gut No. 22, admeasuring 81R, situated at Shahnoorwadi, Aurangabad issued in the name of Shri. Rangnath Baburao Kale, Shri. Sambhaji Daulatrao Shinde, Smt. Savitribai Shridhar Mhaske, Smt. Alka Bhagwanrao Pawar and Shri. Suresh Madhavrao Bodkhe.	Photocopy
3.	01.11.2003	Copy of Mutation Entry bearing no. 1012.	Photocopy
4	08.03.2004	Copy of Registered Sale Deed bearing daybook no. 926/2004	Photocopy

		executed by Shri. Sambhaji Daulatrao Shinde infavour of Shri. Bhagwanrao Manikrao Bodkhe in respect to property bearing land Gut No. 22, admeasuring 16R, situated at Shahnoorwadi, Tq. & Dist. Aurangabad.	
5	17.07.2007	Copy of Registered Sale Deed bearing daybook no. 3880/2007 executed by Shri. Bhagwanrao Manikrao Bodkhe infavour of Shri. Gopaldasji Balaprasad Ajmera in respect to property bearing land Gut No. 22, admeasuring 16R, situated at Shahnoorwadi, Tq. & Dist. Aurangabad.	Photocopy
6	31.08.2007	Copy of Registered Sale Deed bearing daybook no. 4701/2007 executed by Sau. Savitribai Shridhar Mhaske infavour of Shri. Gopaldasji Balaprasad Ajmera in respect to property bearing land Gut No. 22, admeasuring 16R, situated at Shahnoorwadi, Tq. & Dist. Aurangabad.	Photocopy
7	23.05.2012	Copy of Commencement Certificate issued by Municipal Corporation Aurangabad bearing Permission No. 185/2012-13.	Photocopy
8	23.05.2012	Copy of Sanctioned Construction Plan.	Photocopy
9	09.04.2021	Copy of Relinquishment Deed bearing daybook no. 2506/2021 executed by Shri. Gopaldasji Balaprasad Ajmera infavour of Aurangabad Municipal Corporation Aurangabad.	Photocopy
10	06.05.2021	That, Commencement Certificate has been issued on 06.05.2021 by Aurangabad Municipal Corporation in the name of Shri. Gopal Balaprasad Ajmera in respect of land Gut No. 22, admeasuring 32R (3200 Sq. Mtrs.), situated at Shahnoorwadi, Tq. & Dist. Aurangabad.	Photocopy
11	06.05.2021	That, Construction Plan has been sanctioned on 06.05.2021 by Aurangabad Municipal Corporation in the name of Shri. Gopal Balaprasad Ajmera in respect of land Gut No. 22, admeasuring 32R (3200 Sq. Mtrs.), situated at Shahnoorwadi, Tq. & Dist. Aurangabad.	Photocopy
12	08.06.2022	That, Revised Commencement Certificate has been issued on 08.06.2022 by Aurangabad Municipal Corporation in the name of Shri. Gopal Balaprasad Ajmera in respect of land Gut No. 22, admeasuring 32R (3200 Sq. Mtrs.), situated at Shahnoorwadi, Tq. & Dist. Aurangabad.	Photocopy
13	08.06.2022	That, Revised Construction Plan has been sanctioned on 08.06.2022 by Aurangabad Municipal Corporation in the name of Shri. Gopal Balaprasad Ajmera in respect of land Gut No. 22,	Photocopy



14	26.12.2023	admeasuring 32R (3200 Sq. Mtrs.), situated at Shahnoorwadi, Tq. & Dist. Aurangabad. That, 7/12 extract has been issued on 26.12.2023 in the name of Shri. Gopal Balaprasad Ajmera in respect of land Gut No. 22, admeasuring 32R (3200 Sq. Mtrs.), situated at Shahnoorwadi, Tq. & Dist. Aurangabad.	Photocopy
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- 3) 7/12 extract digitally issued by Talathi, Shahnoorwadi dated 26.12.2023.
- 4) Search Report for 30 Years from 26.12.1993 to 24.12.2023.
- 5) 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 Shri. Gopal Balaprasad Ajmera is clear, marketable and without any encumbrances,
- 6) **LITIGATION** - There are no any pending litigation in respect to above said Property bearing Gut No. 22, admeasuring 32R (3200 Sq. Mtrs.), situated at Shahnoorwadi, Tq. & Dist. Aurangabad.
- 7) **Owners of the Land -**
 1. Shri. Gopal Balaprasad Ajmera Gut No. 22, admeasuring 32R (3200 Sq. Mtrs.), situated at Shahnoorwadi, Tq. & Dist. Aurangabad.

Encl. Annexure

PLACE : AURANGABAD
DATE : 30.09.2024



Pratik N. Agrawal
(PRATIK N. AGRAWAL)
ADVOCATE

FLOW OF THE TILE OF THE SAID LAND

1. 7/12 extract as on date of Application for Registration is in the name of Shri. Gopal Balaprasad Ajmera.
2. Mutation Entry No. 1273 is in the name of Shri. Gopal Balaprasad Ajmera.
4. Search Report for 30- Years from 1993 to 2023 is taken from Sub-Registrar office at Aurangabad.

5. **FLOW OF TITLE**

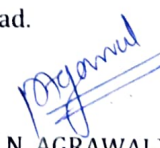
1. That, from the documents and records produced before me it seems and reveals that originally the property bearing land Gut No. 22, admeasuring 81R, situated at Shahnoorwadi, Tq. & Dist. Aurangabad was owned and possessed by Shri. Ghanshyamdas Kevalram Chetlani, Shri. Manoharlal Gangaram Koranne and Shri. Ranjeet Gangaram Koranne. Thereafter, Shri. Ghanshyamdas Kevalram Chetlani, Shri. Manoharlal Gangaram Koranne and Shri. Ranjeet Gangaram Koranne had sold out the above land to Shri. Rangnath Baburao Kale, Shri. Sambhaji Daulatrao Shinde, Smt. Savitribai Shridhar Mhaske, Smt. Alka Bhagwanrao Pawar and Shri. Suresh Madhavrao Bodkhe through Registered Sale Deed daed 19.07.1996 bearing daybook no. 2911/1996. On the basis of Registered Sale Deed Shri. Rangnath Baburao Kale, Shri. Sambhaji Daulatrao Shinde, Smt. Savitribai Shridhar Mhaske, Smt. Alka Bhagwanrao Pawar and Shri. Suresh Madhavrao Bodkhe where become the owners and possessors of the above said land.
2. Thereafter, Shri. Rangnath Baburao Kale, Shri. Sambhaji Daulatrao Shinde, Smt. Savitribai Shridhar Mhaske, Smt. Alka Bhagwanrao Pawar and Shri. Suresh Madhavrao Bodkhe filed an application towards Tahsildar Aurangabad requesting the partition of the above said land and accordingly the Tahsildar Aurangabad has finally approved the partition in respect to the abov said land on 15.10.2003 and accordingly the Mutation Entry bearing no. 1012 was passed by the appropriate revenue authorities on 01.11.2003.
3. Thereafter, Shri. Sambhaji Daulatrao Shinde had sold out his part of share out of above said property admeasuring 16R, Shri. Gopaldasji Balaprasad Ajmera through Registered Sale Deed dated 17.07.2007 bearing daybook no. 3880/2007. On the basis of Registered Sale Deed Shri. Gopaldasji Balaprasad Ajmera is become the owner and possessor of the above said land.
4. Thereafter, Shri. Gopaldasji Balaprasad Ajmera again purchased the another 16R land from Smt. Savitribai Shridhar Mhaske through Registered Sale Deed dated 31.08.2017 bearing daybook no. 4791/2007. On the basis of above all the documents through Shri. Gopaldasji Balaprasad Ajmera is become the owner and

possessor of the land Gut No. 22, admeasuring 32R, situated at Shahnoorwadi Aurangabad.

5. Thereafter, Shri. Gopaldasji Balaprasad Ajmera further made an application towards the Aurangabad Municipal Corporation Aurangabad for sanctioned of Construction Permission and accordingly the Aurangabad Municipal Corporation had sanctioned the Construction Permission and issued Commencement Certificate on 23.05.2012 bearing Permission No. 185/2012-13. As well as the DY Engineer Town Planning Municipal Corporation Aurangabad has also sanctioned the Construction Plan on 23.05.2012.
6. Thereafter, Shri. Gopaldasji Balaprasad Ajmera had executed the Registered Relinquishment Deed for area admeasuring 238.71 Sq. Mtrs area under 60 mtrs, DP road infavour of Aurangabad Municipal Corporation on 09.04.2021 bearing daybook no. 2506/2021.
7. That, Commencement Certificate has been issued on 06.05.2021 by Aurangabad Municipal Corporation in the name of Shri. Gopal Balaprasad Ajmera in respect of land Gut No. 22, admeasuring 32R (3200 Sq. Mtrs.), situated at Shahnoorwadi, Tq. & Dist. Aurangabad.
8. That, Construction Plan has been sanctioned on 06.05.2021 by Aurangabad Municipal Corporation in the name of Shri. Gopal Balaprasad Ajmera in respect of land Gut No. 22, admeasuring 32R (3200 Sq. Mtrs.), situated at Shahnoorwadi, Tq. & Dist. Aurangabad.
9. That, Revised Commencement Certificate has been issued on 08.06.2022 by Aurangabad Municipal Corporation in the name of Shri. Gopal Balaprasad Ajmera in respect of land Gut No. 22, admeasuring 32R (3200 Sq. Mtrs.), situated at Shahnoorwadi, Tq. & Dist. Aurangabad.
10. That, Revised Construction Plan has been sanctioned on 08.06.2022 by Aurangabad Municipal Corporation in the name of Shri. Gopal Balaprasad Ajmera in respect of land Gut No. 22, admeasuring 32R (3200 Sq. Mtrs.), situated at Shahnoorwadi, Tq. & Dist. Aurangabad.
11. That, 7/12 extract has been issued on 26.12.2023 in the name of Shri. Gopal Balaprasad Ajmera in respect of land Gut No. 22, admeasuring 32R (3200 Sq. Mtrs.), situated at Shahnoorwadi, Tq. & Dist. Aurangabad.

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