Anand P. Umrikar **ADVOCATE**	71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005
	Branch Office : Flat No. 14, on 3rd Floor, Building Dharam Palace, Plot No. 304 and 305, Besides RBL Bank & PNG, N-3, CIDCO, Opp. Ramgiri Hotel & Axis Bank Jalna Road Aurangabad
	Email: apumrikar@gmail.com **Cell No. 98 50 19 75 94**

Date	14	06	2017

TITLE CLEARANCE REPORT

Name Of the Project	**Mahalaxmi Alankar**
Names of the Land Owner	**Shri. Dilip Madanlal Patel**
Name of the Developer	**M/s. Mahalaxmi Builders,** a registered Partnership Firm, having its office at Flat No. 1, Kalpataru Apartment, Plot No. 51 & 52, Adityanagar, Garkheda, Aurangabad represented through its Partners:- 1. Mrs. Charulata Moreshwar Kulkarni, 2. Mr. Swapnil Moreshwar Kulkarni, 3. Mr. Dhananjay Babasaheb Doiphode 4. Mrs. Shipla Surendra Ratnaparkhi.
Description of the Property	Plot No. 27, area admeasuring 480.69 sq. mtrs., Plot No. 28 area adm. 443.7 Sq. mtrs. Plot No. 29 area adm. 457.38 Sq. mtrs. & Plot No. 30 area admeasuring 444.46 Sq. mtrs. (Total area adm. 1836.24Sq.mtrs.) out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad.

ADV. ANAND UMRIKAR
71, New SBH Colony, Shahnoorwadi
AURANGABAD

I	DESCRIPTION OF DOCUMENTS
Sr. No.	**Description of documents**
1.	7/12 Extract of Sy. No 70 of Village Satara, Tq. & Dist. Aurangabad issued by the Concern Talathi.
2.	Mutation Extract bearing No. 279 issued by the concern Talathi Aurangabad in the name of Mr. Dilip Madanlal Patel and Mr. Shriniwas Madanlal Patel, Sow. Kundabai Patel Surekha Patel, Sow. Suvasini Ayyar Patel, Vidula Patel and Punam Patel, with respect to land admeasuring 8 acres 18 gunthas out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad.
3.	N.A. Order, bearing No. 360/98 Dt 16-2-1999, issued by the Collector, Aurangabad, in the name of Dilip Madanlal Patel with respect to land admeasuring 34208.36 out of Gut No. 70, of Village Satara, Tq. & Dist. Aurangabad.
4.	Order bearing No. 1961/2002 dtd. 7.09.2002 issued by Assistant Director Town Planning Municipal Corporation Aurangabad in the name of Dilip Madanlal Patel with respect to land admeasuring 34208.36 out of No. No. 70, of Village Satara, Tq. & Dist. Aurangabad.
5.	Layout Plan Approved by the Town Planner Municipal Corporation Aurangabad in the name of Dilip Madanlal Patel with respect to land admeasuring 34208.36 out of No. No. 70, of Village Satara, Tq. & Dist. Aurangabad.
6.	Mutation Extract bearing No. 8011 issued by the concern Talathi towards execution of Registered Partition Deed bearing No. 4316 dtd., 28.07.2000 in between Mr. Dilip Madanlal Patel and Mr. Shriniwas Madanlal Patel, Sow. Kundabai Patel Surekha Patel, Sow. Suvasini Ayyar Patel, Vidula Patel and Punam Patel, with respect to land Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad.
7.	Order bearing No. 2017/504 dated 16.03.2017, issued by the Assistant Director, Town Planning, Municipal Corporation Aurangabad, towards amalgamation of Plot No. 27, area admeasuring 480.69 sq. mtrs., Plot No. 28 area adm. 443.7 Sq. mtrs. Plot No. 29 area adm. 457.38 Sq. mtrs. & Plot No. 30 area admeasuring 444.46 Sq. mtrs. (Total area adm. 1836.24Sq.mtrs.) out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad, and converted in to the one plot
8.	Approved Amalgamation Plan, approved by the Dy Engineer, Municipal Corporation, Aurangabad, with respect to Plot No. 27, area admeasuring 480.69 sq. mtrs., Plot No. 28 area adm. 443.7 Sq. mtrs. Plot No. 29 area adm. 457.38 Sq. mtrs. & Plot No. 30 area admeasuring 444.46 Sq. mtrs. (Total area adm. 1836.24Sq.mtrs.) out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad.

ADV. ANAND UMRIKAR 71, [illegible] SBH Colony, Shahnoorwadi AURANGABAD

9.	Commencement Certificate bearing permission No. 1173/2016-17 & bearing file No. 1110/17/2016-17 dated 16.03.2017 issued by Municipal Corporation, Aurangabad, with respect to the Plot No. 27, 28, 29 & 30 total area adm. 1836.24Sq.mtrs. out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad.
10.	Map of Construction, approved by the Dy Engineer, Municipal Corporation, Aurangabad, with respect to Plot No. 27, area admeasuring 480.69 sq. mtrs., Plot No. 28 area adm. 443.7 Sq. mtrs. Plot No. 29 area adm. 457.38 Sq. mtrs. & Plot No. 30 area admeasuring 444.46 Sq. mtrs. (Total area adm. 1836.24Sq.mtrs.) out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad
11.	Registered Development Agreement bearing No. 548 dated 01.02.2017 executed by Shri. Dilip Madanlal Patel in favour of M/s. Mahalaxmi Builders, through its Partners Mrs. Charulata Moreshwar Kulkarni, Mr. Swapnil Moreshwar Kulkarni, Mr. Dhananjay Babasaheb Doiphode and Mrs. Shipla Surendra Ratnaparkhi, with respect to amalgamated Plot No. 27, 28, 29 & 30 total area adm. 1836.24Sq.mtrs. out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad
12.	Registered Irrevocable Power of Attorney bearing No. 549 dated 01.02.2017 executed by Shri. Dilip Madanlal Patel & M/s. Mahalaxmi Builders, through its Partners Mrs. Charulata Moreshwar Kulkarni, Mr. Dhananjay Babasaheb Doiphode and Mrs. Shipla Surendra Ratnaparkhi, in favour of Mr. Swapnil Moreshwar Kulkarni Partner of M/s. Mahalaxmi Builders, with respect to amalgamated Plot No. 27, 28, 29 & 30 total area adm. 1836.24Sq.mtrs. out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad.
13.	Registered Deed of Declaration bearing No. 1770 dated 18.05.2017 executed by Shri. Dilip Madanlal Patel & M/s. Mahalaxmi Builders, through its Partners Mr. Swapnil Moreshwar Kulkarni with respect to amalgamated Plot No. 27, 28, 29 & 30 total area adm. 1836.24Sq.mtrs. out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad.
I	**DESCRIPTION OF PROPERTY**

- Plot No. 27, area admeasuring 480.69 sq. mtrs., Plot No. 28 area adm. 443.7 Sq. mtrs. Plot No. 29 area adm. 457.38 Sq. mtrs. & Plot No. 30 area admeasuring 444.46 Sq. mtrs. (Total area adm. 1836.24Sq.mtrs.) out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad.
- **Boundaries:**

EAST	9 Mtr. Wide Road
WEST	7.5 Mtr. Wide Road
SOUTH	Plot No. 26, Open space of the Lay out & Plot No. 31
NORTH	7.5 Mtr. Wide Road

ADV. ANAND UMRIKAR
71, New SBH Colony, Shahnoorwadi
AURANGABAD

IV	FLOW OF TITLE

1. In view of the 7/12 Extract and Mutation bearing No. 279 of Gut No 70 of Village Satara, Tq. & Dist. Aurangabad issued by the Concern Talathi land admeasuring 8 acres 18 gunthas out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad is the ancestral property of Mr. Dilip Madanlal Patel and Mr. Shriniwas Madanlal Patel, Sow. Kundabai Patel Surekha Patel, Sow. Suvasini Ayyar Patel, Vidula Patel and Punam Patel.

2. That, the Collector Aurangabad has granted permission for non agriculture use to said land vide his N.A. Order, bearing No. 360/98 Dt 16-2-1999, issued in the name of Dilip Madanlal Patel with respect to land admeasuring 34208.36 sq. mtrs.,out of Gut No. 70, of Village Satara, Tq. & Dist. Aurangabad.

3. That, the Assistant Director Town Planning, Municipal Corporation Aurangabad vide his Order bearing No. 1961/2002 dtd. 7.09.2002 issued in the name of Dilip Madanlal Patel has granted the layout plan with respect to land out of No. No. 70, of Village Satara, Tq. & Dist. Aurangabad & Plot Nos. 65, area admeasuring 180.00 sq. mtrs., out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad is from the said Lay Out & said Lay Out is known as "Kinkorben Nagar".

4. In the view of Mutation Extract bearing No. 8011 of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad Mr. Dilip Madanlal Patel and Mr. Shriniwas Madanlal Patel, Sow. Kundabai Patel Surekha Patel, Sow. Suvasini Ayyar Patel, Vidula Patel and Punam Patel have made partition in between them vide Registered Partition Deed bearing No. 4316 dtd., 28.07.2000, with respect to land Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad. In view of the said partition deed Plot No. 1 to 21 and 23 to 30, 55, 65 and 66 are comes to the share of Dilip Madanlal Patel Plot No 51 52, 53, 56, 58, 59 and 60 are comes to the share of Shriniwas Madanlal Patel Plot No. 37 to 40, 47 to 49 and Pot No. 54 are comes to the share of Surekha Pravinchand Patel Plot No. 36, 41 to 46, comes to the share of Suvasini Hariharan Ayyar, Plot No. 22, 57, and 61 to 64 comes to the share of Vidula Mandanlal Patel, Plot No. 31 to 35 and 50 comes to the share of Punam Vishunbhai Zariwala and land admeasuring 45 R comes to the share of Kundabai Subhashchandra Patel.

5. That, the Owner Shri. Dilip Madanlal Patel has prepared and submitted the amalgamation plan of Plot No. 27, area admeasuring 480.69 sq. mtrs., Plot No. 28 area adm. 443.7 Sq. mtrs. Plot No. 29 area adm. 457.38 Sq. mtrs. & Plot No. 30 area admeasuring 444.46 Sq. mtrs. (Total area adm. 1836.24Sq.mtrs.) out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad, to the Aurangabad Municipal Corporation, for its approval.

6. That, the Assistant Director, Town Planning, Municipal Corporation Aurangabad, vide his Order bearing No. 2017/504 dated 16.03.2017 has approved the said amalgamation plan Plot No. 27, area admeasuring 480.69 sq. mtrs., Plot No. 28 area adm. 443.7 Sq. mtrs. Plot No. 29 area adm. 457.38 Sq. mtrs. & Plot No. 30 area admeasuring 444.46 Sq. mtrs. (Total area adm. 1836.24Sq.mtrs.) out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad, and converted

ADV. ANAND UMRIKAR
71, New SBH Colony, Shahnoorwadi
AURANGABAD

in to the one plot.

7. That, the Municipal Corporation Aurangabad, vide its Commencement Certificate bearing permission No. 1173/2016-17 & bearing file No. 1110/17/2016-17 dated 16.03.2017 has granted permission for construction of flatted building on the amalgamated Plot No. 27, 28, 29 & 30 total area adm. 1836.24Sq.mtrs. out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad.

8. That, the Dy. Engineer, Town Planning, Municipal Corporation Aurangabad, has also approved the Construction Plan submitted by the owner with respect to amalgamated Plot No. 27, 28, 29 & 30 total area adm. 1836.24Sq.mtrs. out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad.

9. That, the owner Shri. Dilip Madanlal Patel has entered in to the Registered Development Agreement bearing No. 548 dated 01.02.2017 with M/s. Mahalaxmi Builders, A Registered Partnership Firm Having its office at Flat No. 1, Kalpataru Apartment, Plot No. 51 & 52, Adityanagar, Garkheda, Aurangabad, Through its Partners Mrs. Charulata Moreshwar Kulkarni, Mr. Swapnil Moreshwar Kulkarni, Mr. Dhananjay Babasaheb Doiphode and Mrs. Shipla Surendra Ratnaparkhi, with a view to develop the said amalgamated Plot No. 27, 28, 29 & 30 total area adm. 1836.24Sq.mtrs. out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad, as per the sanctioned building Plan. In consideration of the development work, the developer will construct the building on the plots referred under the schedule as per the bye-laws & FSI available with the present norms & this total construction will be shared by owner and developer in the ratio of 45 : 55 (the share of owner will be 30% & the share of developer will be 55%) & in future developer shall obtain revised construction permission for additional FSI granted by the Aurangabad Municipal Corporation, & this additional construction will also be shared by owner and developer in the ratio of 45 : 55. (the share of owner will be 30% & the share of developer will be 55%).

10. It is further agreed in between the parties of the above referred development Agreement that, after execution of the Registered Deed of Declaration with respect to the property referred under the schedule, the Developer & the Owner Shall specifically mentioned & identified the 30% share of the owner & 55 % share of Developer by executing registered Deed of Modification to the Development Agreement & by giving specific Flat/Row Houses/Shop Numbers to the each ones share of the owner & Developer

11. It is agreed in between the parties above referred development Agreement that, owner shall execute the Registered Irrevocable General Power of Attorney in favour of the developer in respect of the properties under development to authorize him to carry out entire development work, & to give all the powers required for sale, mortgage the property to the extent of his 55% share in construction.

12. That, the owner Shri. Dilip Madanlal Patel has executed Registered Irrevocable Power of Attorney bearing No. 549 dated 01.02.2017 in favour of Mr. Swapnil Moreshwar Kulkarni Partner of M/s. Mahalaxmi Builders, with respect to amalgamated Plot No. 27, 28, 29 & 30 total area adm. 1836.24Sq.mtrs. out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad & authorized the Developer to do all things, acts, on behalf of the owner in terms of the Development Agreement, as well as on behalf of other partners of the developer firm i.e. M/s. Mahalaxmi Builders.

ADV. ANAND UMRIKAR 71, New SBH Colony, Shahnoorwadi AURANGABAD

13. That, Shri. Dilip Madanlal Patel & M/s. Mahalaxmi Builders, through its Partners Mr. Swapnil Moreshwar Kulkarni have executed Registered Deed of Declaration bearing No. 1770 dated 18.05.2017 with respect to amalgamated Plot No. 27, 28, 29 & 30 total area adm. 1836.24Sq.mtrs. out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad & thereby the said project is nomenclature as "Mahalaxmi Alankar". The said project is submitted to the provisions of the Maharashtra Apartment Ownership Act 1970.

14. That, there are Commercial units/flats, in the above said property being constructed and all units/flats/buildings will be known as "Mahalaxmi Alankar".

VI	**POSSESSION OF PROPERTY**

In view of the above discussion & the documents & Registered Partition Deed bearing No. 4316 dtd., 28.07.2000, referred by me, I come to the conclusion that, the ownership & possession of Plot No. 27, area admeasuring 480.69 sq. mtrs., Plot No. 28 area adm. 443.7 Sq. mtrs. Plot No. 29 area adm. 457.38 Sq. mtrs. & Plot No. 30 area admeasuring 444.46 Sq. mtrs. (Total area adm. 1836.24Sq.mtrs.) out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad is with M/s. Mahalaxmi Builders.

Final Conclusion

After perusing the above referred documents, I came to the conclusion that, Shri. Dilip Madanlal Patel thus get, absolute, clear, good, & marketable title over Plot No. 27, area admeasuring 480.69 sq. mtrs., Plot No. 28 area adm. 443.7 Sq. mtrs. Plot No. 29 area adm. 457.38 Sq. mtrs. & Plot No. 30 area admeasuring 444.46 Sq. mtrs. (Total area adm. 1836.24Sq.mtrs.) out of Gut No. 70 of Village Satara, Tq. & Dist. Aurangabad.

M/s. Mahalaxmi Builders, A Registered Partnership Firm, through its Partners Mrs. Charulata Moreshwar Kulkarni, Mr. Swapnil Moreshwar Kulkarni, Mr. Dhananjay Babasaheb Doiphode and Mrs. Shipla Surendra Ratnaparkhi, have involved their development rights, in the said property, in terms of the development agreement & the said plots are free from all encumbrances.

Hence the Opinion
Yours Truly

Anand P. Umrikar
(Advocate)