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TITLE CLEARANCE REPORT

In respect of the Plot CTS No. 16071 & 16071/1, situated at Jyotinagar,
Aurangabad.

Names of the Owners	Mr. Vikas S/o- Sudhakar Kulkarni, Mr. Krishnaji S/o- Sudhakar Kulkarni & Mr. Kumar S/o- Sudhakar Kulkarni								
Name of the Developer	M/s. Drushti Developers through its partners Mr. Sachit Sunil Deshpande, Mr. Sunil Mohiniraj Deshpande, Mrs. Pratima Sachit Deshpande & Mrs. Shobha Sunil Deshpande								
Description of Property	Plot CTS No. 16071 & 16071/1, total area admeasuring 6200.00 sq. ft., situated at Jyotinagar, Aurangabad. Boundaries: <table border="1"> <tr> <td>East</td><td>CTS No.16074</td></tr> <tr> <td>West</td><td>6.00 Meter Wide Road</td></tr> <tr> <td>South</td><td>CTS No. 16072</td></tr> <tr> <td>North</td><td>9.00 Meter Wide Road</td></tr> </table>	East	CTS No.16074	West	6.00 Meter Wide Road	South	CTS No. 16072	North	9.00 Meter Wide Road
East	CTS No.16074								
West	6.00 Meter Wide Road								
South	CTS No. 16072								
North	9.00 Meter Wide Road								
Property Tax	Paid till the year 2016-17 vide receipt bearing No. AS/24757 dated 01.06.2016, No. AS/21728 dated 25.05.2016 & No. AS/21727 DATED 25.05.2016								
N.A. Charges	Paid till the year 2016-17 vide receipt dated 23.05.2016, FI04/3851 dated 24.05.2016 & FI04/3851 dated 24.05.2016								
NO-Dues Certificate	The Municipal Corporation Aurangabad has issued three No-Dues Certificates respectively bearing No. 5481, 5482 & 5483 all dated 03.06.2016.								

I	DESCRIPTION OF DOCUMENTS
Sr. No.	Description of documents
1.	PR Card of CTS NO. 16071/1, issued by the CTS authority, Aurangabad.
2.	Registered Sale Deed bearing No. 2732 dated 09.09.1965 executed by Dr. Narayan Sadashiv Christain S/o- Narayan Sadashiv Pilley through his GPA Holder Mr. Laxmichand Amolakchand Jain in favour of Shri. Sudhakar S/o- Krishnarao Kulkarni with respect to Plot CTS No. 16071, Jyotinagar, Shahanoorwadi, Aurangabad.
3.	N.A. Assessment Order bearing No. 5462 dated 31.08.1982 issued by the Additional Tahasildar, (N.A. Assessment) Collectorate, Aurangabad, in the name of Shri. Sudhakar Krishnarao Kulkarni with respect to Plot CTS No. 16071, of village Shahanoorwadi, Tq. & Dist. Aurangabad.
4.	Death Certificate bearing No. 920 dated 17.04.1984 issued by the Registrar of Birth & Death, Municipal Council, Govt. of Maharashtra, Aurangabad, in the name of Sudhakar Krishna Kulkarni died on 07.04.1984.
5.	Death Certificate bearing No. 7374 dated 17.08.2002 issued by the Registrar of Birth & Death, Municipal Corporation, Govt. of Maharashtra, Aurangabad, in the name of Mangala Sudhakar Kulkarni died on 11.08.2002.
6.	Letter bearing No. 4791/89 dated 28.12.1989 issued by the Commissioner, Municipal Corporation Aurangabad, in the name of Smt. Mangala Sudhakar Kulkarni & others towards Sub-Division of Plot CTS No. 16071, Jyotinagar, Aurangabad.
7.	Commencement Certificate bearing file No. 123/17/90 dated 07.02.1990 issued by the Municipal Corporation Aurangabad, with respect to Plot CTS No. 16071/1, Jyotinagar, Aurangabad.
8.	Occupancy Certificate bearing No. OC/185/17/90 dated 03.08.1990, issued by the Municipal Corporation Aurangabad, with respect to Plot No. 212/B, CTS No. 16071/1, Jyotinagar, Aurangabad
9.	Commencement Certificate bearing file No. 1115/17/99 dated 22.03.1999 issued by the Municipal Corporation Aurangabad, in the

	name of Shri. Krushnaji Sudhakar Rao Kulkarni with respect to Plot No. 212/B, of CTS No. 16071, Jyotinagar, Aurangabad.
10.	Map of Construction approved by the Dy. Engineer, Town Planning, Municipal Corporation Aurangabad, in the name of Shri. K.S. Kulkarni, with respect to Plot No. 212/A, area admeasuring 248.5 sq. mtrs., of CTS No. 16071, Jyotinagar, Aurangabad.
11.	Occupancy Certificate bearing No. OC/18/17/2001 dated 08.06.2001 issued by the Municipal Corporation Aurangabad, in the name of Shri. Krushnaji Sudhakar Kulkarni with respect to Plot No. 212/A, CTS No. 16071, Jyotinagar, Aurangabad.
12.	Registered Relinquishment Deed bearing No. 4421 dated 03.12.1998 executed by Smt. Mangala Sudhakar Kulkarni & Shri. Kumar Sudhakar Kulkarni in favour of Shri. Krushnaji Sudhakar Kulkarni with respect to Plot area to the extent of 165.67 sq. meters out of the total Plot CTS No. 16071 area admeasuring 248.5 sq. mtrs., of, & releasing rights area admeasuring 165.67 sq. mtrs., Jyotinagar, Aurangabad.
13.	Registered Relinquishment Deed bearing No. 4422 dated 03.12.1998 executed by Shri. Vikas Sudhakar Kulkarni in favour of Smt. Mangala Sudhakar Kulkarni & Shri. Kumar Sudhakar Kulkarni with respect to Plot CTS No. 16071/1, area admeasuring 327.5 sq. mtrs., of CTS No. 16071/1, load bearing construction thereon admeasuring 44.38 sq. mtrs., Jyotinagar, Aurangabad.
14.	Development Agreement bearing No. 3152 dated 12.05.2016 executed by Mr. Vikas S/o- Sudhakar Kulkarni, Mr. Krishnaji S/o- Sudhakar Kulkarni & Mr. Kumar S/o- Sudhakar Kulkarni & Signed by Madhuri D/o- Sudhakar Kulkarni alias Madhuri W/o- Nandkumar Kulkarni, Ratnaprabha D/o- Sudhakar Kulkarni alias Pradnya W/o- Pramod Kulkarni as the consenting party in favour of M/s. Drushti Developers through its partners Mr. Sachit Sunil Deshpande, Mr. Sunil Mohiniraj Deshpande, Mrs. Pratima Sachit Deshpande & Mrs. Shobha Sunil Deshpande with respect to Plot CTS No. 16071 & 16071/1, situated at Jyotinagar, Aurangabad.
15.	Registered Irrevocable Power of Attorney bearing No. 3153 dated 12.05.2016 executed by Mr. Vikas S/o- Sudhakar Kulkarni, Mr. Krishnaji S/o- Sudhakar Kulkarni & Mr. Kumar S/o- Sudhakar Kulkarni in favour of Mr. Sachit Sunil Deshpande on of the partner of M/s. Drushti Developers with respect to Plot CTS No. 16071 & 16071/1, situated at Jyotinagar, Aurangabad.

IV	FLOW OF TITLE
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1. In the year 1965, Shri. Sudhakar S/o- Krishnarao Kulkarni, has purchased the property Plot CTS No. 16071, Jyotinagar, Shahanoorwadi, Aurangabad, from its previous owner Dr. Narayan Sadashiv Christain S/o- Narayan Sadashiv Pilley through his GPA Holder Mr. Laxmichand Amolakchand Jain vide Registered Sale Deed bearing No. 2732 dated 09.09.1965.
2. In the year 1971 the City Survey Authority has made inquiry in the Aurangabad City & has issued Property Card in the name of holder of the property by giving CTS numbers to the said property.
3. After due inquiry of the property belonging to Shri. Sudhakar S/o- Krishnarao Kulkarni, CTS authority has opened P.R. Card bearing CTS No. 16071 which is admeasured as 576.00 sq. meters & recorded the name of Shri. Sudhakar S/o- Krishnarao Kulkarni, as the owner & possessor of the said property.
4. That, the Additional Tahasildar, (N.A. Assessment) Collectorate, Aurangabad, vide his N.A. Assessment Order bearing No. 5462 dated 31.08.1982 issued in the name of Shri. Sudhakar Krishnarao Kulkarni with respect to land CTS No. 16071, of village Shahanoorwadi, Tq. & Dist. Aurangabad, has assessed & converted the said property for Non-Agricultural use.
5. Shri. Sudhakar Krishnaji Kulkarni died on 07.04.1984 & the wife of deceased Shri. Sudhakar Krishnaji Kulkarni namely Mangala Sudhakar Kulkarni also died on 11.08.2002.
6. After the death of Shri. Sudhakar Krishnaji Kulkarni & Mangala Sudhakar Kulkarni who living behind them Mr. Vikas S/o- Sudhakar Kulkarni, Mr. Krishnaji S/o- Sudhakar Kulkarni, Mr. Kumar S/o- Sudhakar Kulkarni, the sons & Madhuri D/o- Sudhakar Kulkarni alias Madhuri W/o- Nandkumar Kulkarni, Ratnaprabha D/o- Sudhakar Kulkarni alias Pradnya W/o- Pramod Kulkarni the daughters of them as only Legal Heirs. of deceased Shri. Sudhakar Krishnaji Kulkarni & Mangala Sudhakar Kulkarni.

7. As per the request of Mr. Vikas S/o- Sudhakar Kulkarni, Mr. Krishnaji S/o- Sudhakar Kulkarni, Mr. Kumar S/o- Sudhakar Kulkarni, Madhuri D/o- Sudhakar Kulkarni alias Madhuri W/o- Nandkumar Kulkarni, Ratnaprabha D/o- Sudhakar Kulkarni alias Pradnya W/o- Pramod Kulkarni, the CTS authority has recorded the names of Mr. Vikas S/o- Sudhakar Kulkarni, Mr. Krishnaji S/o- Sudhakar Kulkarni, Mr. Kumar S/o- Sudhakar Kulkarni & Mangala Sudhakar Kulkarni on P.R. Card of CTS No. 16071, as the owner & possessors of the said property.
8. As per the request of Mr. Vikas S/o- Sudhakar Kulkarni, Mr. Krishnaji S/o- Sudhakar Kulkarni, Mr. Kumar S/o- Sudhakar Kulkarni & Mangala Sudhakar Kulkarni the Commissioner, Municipal Corporation Aurangabad, vide his Letter bearing No. 4791/89 dated 28.12.1989 issued in the name of Smt. Mangala Sudhakar Kulkarni & others has sub-divided Plot CTS No. 16071 in to two parts. The CTS authority has reduced the area of CTS No. 16071, from 576.00 sq. meters to 248.5 sq. meters & recorded the name of Mr. Krishnaji S/o- Sudhakar Kulkarni, on the said CTS No. 16071, as the owner & possessor of the said property by deleting the names of Mr. Vikas S/o- Sudhakar Kulkarni, Mr. Kumar S/o- Sudhakar Kulkarni & Mangala Sudhakar Kulkarni & has opened new P.R. Card of remaining plot area of 327.5 sq. meters; by giving new CTS number as 16071/1 & recorded the names of Mr. Vikas S/o- Sudhakar Kulkarni, Mr. Kumar S/o- Sudhakar Kulkarni & Mangala Sudhakar Kulkarni, on the said P.R. Card as the owner & possessor of the said property.
9. That, the Municipal Corporation Aurangabad, has granted permission for construction of residential house, as per the approved map of construction on the Plot CTS No. 16071/1, situated at Jyotinagar, Aurangabad & has issued Commencement Certificate bearing file No. 123/17/90 dated 07.02.1990 in that regard.
10. That, the Assistant Director Municipal Corporation has also approved the Building Plan, with respect to the Plot CTS No. 16071/1, situated at Jyotinagar, Aurangabad.

11. After completion of construction work, as per the approved map of construction, the Municipal Corporation Aurangabad, has issued Occupancy Certificate bearing No. OC/185/17/90 dated 03.08.1990, with respect to Plot No. 212/B, CTS No. 16071/1, Jyotinagar, Aurangabad.
12. That, the Municipal Corporation Aurangabad, vide its Commencement Certificate bearing file No. 1115/17/99 dated 22.03.1999 has also granted permission for construction of residential house, as per the approved map of construction, to Shri. Krushnaji Sudhakar Rao Kulkarni with respect to Plot No. 212/B, of CTS No. 16071, Jyotinagar, Aurangabad & after completion of the said construction work the said authority has issued Occupancy Certificate bearing No. OC/18/17/2001 dated 08.06.2001, with respect to the said property.
13. That, Smt. Mangala Sudhakar Kulkarni & Shri. Kumar Sudhakar Kulkarni have executed Registered Relinquishment Deed bearing No. 4421 dated 03.12.1998 in favour of Shri. Krushnaji Sudhakar Kulkarni with respect to Plot area to the extent of 165.67 sq. meters out of the total Plot CTS No. 16071 area admeasuring 248.5 sq. mtrs., of, & releasing rights area admeasuring 165.67 sq. mtrs., Jyotinagar, Aurangabad.
14. That, Shri. Vikas Sudhakar Kulkarni has executed Registered Relinquishment Deed bearing No. 4422 dated 03.12.1998 in favour of Smt. Mangala Sudhakar Kulkarni & Shri. Kumar Sudhakar Kulkarni with respect to Plot CTS No. 16071/1, area admeasuring 327.5 sq. mtrs., of CTS No. 16071/1, load bearing construction thereon admeasuring 44.38 sq. mtrs., Jyotinagar, Aurangabad.
15. In the year 2002, after the death of Smt. Mangala Sudhakar Kulkarni, after due inquiry the CTS authority has again recorded the names of Mr. Vikas S/o- Sudhakar Kulkarni, Mr. Krishnaji S/o- Sudhakar Kulkarni & Mr. Kumar S/o- Sudhakar Kulkarni, on P.R. Card of CTS No. 16071/1, as the Lrs of deceased Smt. Mangala Sudhakar Kulkarni.

16. That, Mr. Vikas S/o- Sudhakar Kulkarni, Mr. Krishnaji S/o- Sudhakar Kulkarni & Mr. Kumar S/o- Sudhakar Kulkarni have executed Registered Development Agreement bearing No. 3152 dated 12.05.2016 in favour of M/s. Drushti Developers through its partners Mr. Sachit Sunil Deshpande, Mr. Sunil Mohiniraj Deshpande, Mrs. Pratima Sachit Deshpande & Mrs. Shobha Sunil Deshpande with respect to Plot CTS No. 16071 & 16071/1, situated at Jyotinagar, Aurangabad.
17. That, Madhuri D/o- Sudhakar Kulkarni alias Madhuri W/o- Nandkumar Kulkarni, Ratnaprabha D/o- Sudhakar Kulkarni alias Pradnya W/o- Pramod Kulkarni the daughters of deceased Shri. Sudhakar Krishnaji Kulkarni & Mangala Sudhakar Kulkarni, have their undivided right, title & interest in the property referred under the schedule and they are well established in life and not interested in the said property and therefore, out of natural love and affection they desire to renounce and release their undivided shares, rights, title and interest in the said property without consideration in favour of their brothers Mr. Vikas S/o- Sudhakar Kulkarni, Mr. Krishnaji S/o- Sudhakar Kulkarni, Mr. Kumar S/o- Sudhakar Kulkarni & have signed the said registered Development Agreement in the capacity of Consenting Party with intention to release their undivided share, right, title and interest in the said property.
18. That, Mr. Vikas S/o- Sudhakar Kulkarni, Mr. Krishnaji S/o- Sudhakar Kulkarni & Mr. Kumar S/o- Sudhakar Kulkarni have executed Registered Irrevocable Power of Attorney bearing No. 3153 dated 12.05.2016 in favour of Mr. Sachit Sunil Deshpande on of the partner of M/s. Drushti Developers with respect to Plot CTS No. 16071 & 16071/1, situated at Jyotinagar, Aurangabad.

Final Conclusion

Mr. Vikas S/o- Sudhakar Kulkarni, Mr. Krishnaji S/o- Sudhakar Kulkarni & Mr. Kumar S/o- Sudhakar Kulkarni thus get absolute, clear, good and marketable title in respect of the property referred above & M/s. Drushti Developers through its partners Mr. Sachit Sunil Deshpande, Mr. Sunil Mohiniraj Deshpande, Mrs. Pratima Sachit Deshpande & Mrs. Shobha Sunil Deshpande have involved their developments rights in terms of the Registered Development Agreement bearing No. 3152 dated 12.05.2016 in the said property.

Hence the Opinion
Yours Truly



Anand P. Umrihar
(Advocate)