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Date 29.03.2019

LEGAL SCRUTINY REPORT

Sr. No.	Description of the Documents
1.	7/12 Extract of Gut No. 11, Kanchanwadi, Aurangabad.
2.	N.A. Order bearing No. 82/JMS/105/1882 dtd. 02.06.1982 issued by Tahsildar, Aurangabad with respect to land Gut No. 11, Kanchanwadi, Aurangabad.
3.	Registered Gift Deed bearing No. 2219 dtd. 20.06.2016 executed by Shri. Jaywantrao Govindrao Deshpande in favour of Sau. Ashwini Avinash Joshi with respect to Plot No. 4, area admg. 510.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.
4.	Registered Power of Attorney bearing No. 6590 dtd. 07.07.2018 executed by Sau. Ashwini Avinash Joshi in favour of Avinash Achyut Joshi with respect to Plot No. 4, area admg. 510.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.
5.	Registered Development Agreement bearing No. 5337 dtd. 10.10.2018 executed by Sau. Ashwini Avinash Joshi through her GPA Avinash Achyut Joshi in favour of Chandrashekhar Bardapurkar with respect to Plot No. 4, area admg. 510.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.
6.	Registered Relinquishment Deed bearing No. 5336 dtd. 10.10.2018 executed by Avinash Achyut Joshi in favour of Aurangabad Municipal Corporation with respect to land to the extent of 60.00 Sq.mtr. out of Plot No. 4, situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad
7.	Registered Power of Attorney bearing No. 5338 dtd. 10.10.2018 executed by Sau. Ashwini Avinash Joshi through her GPA Avinash Achyut Joshi in favour of Chandrashekhar Bardapurkar with respect to Plot No. 4, area admg. 510.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.



8.	Commencement Certificate bearing Permission No. 892/2018-19 bearing File No. 07/17/2018-19 dtd. 05.11.2018 issued by Commissioner, Municipal Corporation, Aurangabad in the name of Sau. Ashwini Avinash Joshi with respect to Plot No. 4, area admg. 510.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.
9.	Map of construction approved by Dy. Engineer, Town Planning, Municipal Corporation, Aurangabad in the name of Sau. Ashwini Avinash Joshi with respect to Plot No. 4, area admg. 510.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.

FLOW OF TITLE

1. That, in view of the 7/12 Extract of Gut No. 11, Kanchanwadi, Aurangabad, in the year 1990, the property Plot No. 4, area admg. 510.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad was owned & possessed by Shri. Jaywantrao Govindrao Deshpande, which is from the approved layout of Town Planning, Aurangabad and Tahsildar, Aurangabad with respect to land Gut No. 11, Kanchanwadi, Aurangabad vide his N.A. Order bearing No. 82/JMS/105/1882 dtd. 02.06.1982 has converted the land Gut No. 11 for non agriculture purpose.
2. That, Shri. Jaywantrao Govindrao Deshpande has executed Registered Gift Deed bearing No. 2219 dtd. 20.06.2016 in favour of Sau. Ashwini Avinash Joshi with respect to Plot No. 4, area admg. 510.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.
3. On the basis of above referred registered sale deed, the revenue has sanctioned mutation bearing no. 2277 & recorded the name of Sau. Ashwini Avinash Joshi on 7/12 Extract of Gut No. 11, Kanchanwadi, Aurangabad, as the owner & possessor of said property.
4. That, Avinash Achyut Joshi vide Registered Relinquishment Deed bearing No. 5336 dtd. 10.10.2018 have relinquished land to the extent of 60.00 Sq.mtr. out of Plot No. 4, situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad in favour of Aurangabad Municipal Corporation, towards acquisition of land for D.P. Road.
5. That, Sau. Ashwini Avinash Joshi has executed Registered Power of Attorney bearing No. 6590 dtd. 07.07.2018 in favour of Avinash Achyut Joshi with respect to Plot No. 4, area admg. 510.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad & authorize him to do all the acts & things referred under said Power of Attorney.
6. That, Sau. Ashwini Avinash Joshi through her GPA Avinash Achyut



Joshi has entered into the Registered Development Agreement bearing No. 5337 dtd. 10.10.2018 in favour of Chandrashekhar Bardapurkar with respect to Plot No. 4, area admg. 510.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad & has also executed Registered Power of Attorney bearing No. 5338 dtd. 10.10.2018 in favour of Chandrashekhar Bardapurkar in support of the Development Agreement.

7. That, Commissioner, Municipal Corporation, Aurangabad, vide Commencement Certificate bearing Permission No. 892/2018-19 bearing File No. 07/17/2018-19 dtd. 05.11.2018 issued in the name of Sau. Ashwini Avinash Joshi, has granted permission for construction of flatted building, as per the approved map of construction on Plot No. 4, area admg. 510.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.
8. That, Dy. Engineer, Town Planning, Municipal Corporation, Aurangabad, has approved the Map of construction in the name of Sau. Ashwini Avinash Joshi with respect to Plot No. 4, area admg. 510.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad.

CERTIFICATE

This is to certify that we have investigated the title to the aforesaid property Plot No. 4, area admg. 510.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad, on which the project "AGASTHYA TOWER" is going to be constructed, which is more particularly described below in the Schedule hereunder written and have perused the title deeds and certify that Sau. Ashwini Avinash Joshi, thus get clear, good & marketable title over the said property & Mr. Chandrashekhar Bardapurkar Proprietor of M/s. Merit Construction, has involved his development rights in terms of the above referred Registered Developed Agreement in the Plot No. 4, area admg. 510.00 sq.mtr. situated at Nath Housing Colony, Part of Gut No. 11, Kanchanwadi, Aurangabad & owner & developer each have their 50% respective share, in the sale consideration of the unit in the project namely Agasthya Tower to be constructed on the said land.

Hence the Report

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Anand P. Umrikar
(Advocate)



