

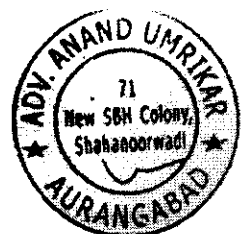
Anand P. Umrikar ADVOCATE	Office : 71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005. Email: apumrikar@gmail.com Cell No. 98 50 19 75 94
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Date 13.10.2020

TITLE CLEARANCE REPORT

Names of the Owners	Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni								
Description of Property									
Property Plot No. 9 to 16 total admeasuring 543.73 sq. mtrs. Part of Gut No. 154 & 155 of Village Ladgaon Tq. and Dist. Aurangabad. Boundaries: <table border="1" data-bbox="467 1255 1177 1537"> <tr> <td>East</td><td>9.00 Meter Wide Road</td></tr> <tr> <td>West</td><td>Part of Gut No. 155</td></tr> <tr> <td>South</td><td>Part of Gut No. 155</td></tr> <tr> <td>North</td><td>Road</td></tr> </table>		East	9.00 Meter Wide Road	West	Part of Gut No. 155	South	Part of Gut No. 155	North	Road
East	9.00 Meter Wide Road								
West	Part of Gut No. 155								
South	Part of Gut No. 155								
North	Road								

Sr. No.	Description of documents
1.	7/12 extract of Sy. No. 32/3, of village Ladgaon, Tq. & Dist. Aurangabad, issued by the concern Talathi.
2.	Mutation Extract bearing No. 546 of Gut No. 154, of village Ladgaon, Tq. & Dist. Aurangabad, issued by the concern Talathi.
3.	7/12 extract of Sy. No. 32/1A, of village Ladgaon, Tq. & Dist. Aurangabad, issued by the concern Talathi.
4.	7/12 extract of Gut No. 155, of village Ladgaon, Tq. & Dist. Aurangabad, issued by the concern Talathi.



5.	Mutation Extract bearing No. 405 of Gut No. 155, of village Ladgaon, Tq. & Dist. Aurangabad, issued by the concern Talathi.
6.	Mutation Extract bearing No. 635 of Gut No. 155, of village Ladgaon, Tq. & Dist. Aurangabad, issued by the concern Talathi.
7.	Registered Partition Deed bearing No. 4292 dated 18.06.2015 executed in between Shri. Eknath Suryabhan Itthar, Smt. Jijabai Eknath Itthar, Shri. Ramkisan Eknath Itthar & Shri. Babasaheb Eknath Itthar with respect to land Gut No. 155, of village Ladgaon, Tq. & Dist. Aurangabad.
8.	Mutation Extract bearing No. 2543 of Gut No. 155, of village Ladgaon, Tq. & Dist. Aurangabad, issued by the concern Talathi.
9.	Registered Sale Deed bearing No.1154 dated 20.02.2016 executed by Shri Bajirao Mahipati Itther & Shri Ramkisan Eknath Itther in favour of Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni and signed by Shri Narayan Bajirao Itther, Sow. Inderbai Anna Ambhore, Shri Babasaheb Eknath Itther, Shri Eknath Suryabhan Itther and Shri Jayvanta Abaji Itther as the Consenting Party in favour of Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni with respect to Land admg. 1 H & 05 R Part of Gut No. 155, land admg. 0H & 37 R Out of Gut No. 154, Land admg. 0 H & 25 R Out of Gut No. 155, Land admg. 0 H & 15 R Out of land Gut No. 154, Land admg. 0 H & 01.5 R Out of Gut No. 155 & Land admg. 0 H & 47 R Out of Land Gut No. 155 All of Village Ladgaon Tq. & Dist. Aurangabad.
10.	N. A. Order bearing No. 162 dated 14.10.2016 issued by Collector Aurangabad in the name of Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni with respect to the land admg. 9900 sq. mtrs. Out of Gut No. 154 & 155 of Land Gut No. 155 All of Village Ladgaon Tq. & Dist. Aurangabad.
11.	Letter bearing No. 1919 dated 21.09.2016 Town Planning Aurangabad in the name of Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni with respect to the land admg. 9900 sq. mtrs. Out of Gut No. 154 & 155 of Land Gut No. 155 All of Village Ladgaon Tq. & Dist. Aurangabad
12.	Layout Plan approved by Asst. Director Town Planning Aurangabad in the name of Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni with respect to the land admg. 9900 sq. mtrs. Out of Gut No. 154 & 155 of Land Gut No. 155 All of Village Ladgaon Tq. & Dist. Aurangabad
13.	Registered Sale Deed bearing No.1154 dated 20.02.2016 executed by Shri Bajirao Mahipati Itther & Shri Ramkisan Eknath Itther in favour of Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni and signed by Shri Narayan Bajirao Itther, Sow. Inderbai Anna Ambhore, Shri Babasaheb Eknath Itther, Shri Eknath Suryabhan Itther and Shri Jayvanta Abaji Itther as the Consenting Party in favour of Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni with respect to Land admg. 1 H & 05 R Part of Gut No. 155, land admg. 0H & 37 R Out of Gut No. 154, Land admg. 0 H & 25 R Out of Gut No.



	155, Land admg. 0 H & 15 R Out of land Gut No. 154, Land admg. 0 H & 01.5 R Out of Gut No. 155 & Land admg. 0 H & 47 R Out of Land Gut No. 155 All of Village Ladgaon Tq. & Dist. Aurangabad.
14.	N. A. Order bearing No. 162 dated 14.10.2016 issued by Collector Aurangabad in the name of Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni with respect to the land admg. 9900 sq. mtrs. Out of Gut No. 154 & 155 of Land Gut No. 155 All of Village Ladgaon Tq. & Dist. Aurangabad.
15.	Letter bearing No. 1919 dated 21.09.2016 Town Planning Aurangabad in the name of Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni with respect to the land admg. 9900 sq. mtrs. Out of Gut No. 154 & 155 of Land Gut No. 155 All of Village Ladgaon Tq. & Dist. Aurangabad
16.	Letter bearing No. 193 dated 29.01.2019, issued by the Town Planning Aurangabad in the name of Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni towards Construction Permission & approval of Building Plan with respect to the land admg. 9900 sq. mtrs. Out of Gut No. 154 & 155 of Land Gut No. 155 All of Village Ladgaon Tq. & Dist. Aurangabad
17.	Registered Deed of Declaration bearing No. 2476 dated 06.10.2020 executed by Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni with respect to the project "Mahalaxmi Utsav" constructed on land admg. 9900 sq. mtrs. Out of Gut No. 154 & 155 of Land Gut No. 155 All of Village Ladgaon Tq. & Dist. Aurangabad
IV	FLOW OF TITLE

1. In view of the 7/12 extract of Sy. No. 32/3 & now converted into Gut No. 154, in consolidation scheme, of village Ladgaon, Tq. & Dist. Aurangabad, issued by the concern Talathi, in the Year 1960 the said land was owned & possessed by Shri. Bajirao Mahipati & Shri. Trimbak Mahipati & the said property is their ancestral property.
2. In view of the Mutation Extract bearing No. 546 of Gut No. 154, & Gut No. 32 of village Ladgaon, Tq. & Dist. Aurangabad, Shri. Bajirao Mahipati & Shri. Trimbak Mahipati have made partition in between them before the Tahasildar with respect to the land admeasuring 74 R, out of Gut No. 154 & land admeasuring 1 H 06 R. out of Gut No. 32 both situated at village Ladgaon, Tq. & Dist. Aurangabad.
3. That, the office of Tahasildar, vide its Order bearing No. 38 dated 08.03.1992 has accepted the above referred partition & in view of the said partition the revenue authority has sanctioned the mutation bearing no. 546 & recorded the name of Shri. Bajirao Mahipati on 7/12 extract of Gut No. 154 situated at village Ladgaon, Tq. & Dist. Aurangabad, as the owner & possessor of the land admeasuring 74 R, out of Gut No. 154.
4. In view of the 7/12 extract of Sy. No. 32/1A & now converted into Gut No. 155, in consolidation scheme, of village Ladgaon, Tq. & Dist. Aurangabad, issued by the concern Talathi, in the Year 1960 the said land was owned & possessed by Shri. Suryabhan Bapu Itthar.
5. In view of the Mutation Extract bearing No. 405 of Gut No. 155, of village Ladgaon, Tq. & Dist. Aurangabad, Shri. Suryabhan Bapu Itthar has made



- partition the land admeasuring 3 H 21 R, & transferred the said land in the name of his Wife namely Gayabai Suryabhan Itthar, Daughter-in-Law namely Jijabai Eknath Itthar & Grand Son namely Ramkisan Eknath Itthar & they all have getting equal share in the said property.
6. In view of the Mutation Extract bearing No. 635 of Gut No. 155, of village Ladgaon, Tq. & Dist. Aurangabad, issued by the concern Talathi, Shri. Suryabhan Bapu Itthar died on 01.10.1996 & Gayabai Suryabhan Itthar also died on 10.04.1996. After the death of Shri. Suryabhan Bapu Itthar & Gayabai Suryabhan Itthar Revenue authority has made Inquiry under law & the recorded the names of the Lrs. of deceased Shri. Suryabhan Bapu Itthar & Gayabai Suryabhan Itthar namely Shri. Eknath Suryabhan Itthar (the son of deceased), Hausabai W/o- Shyamrao, Kausabai W/o- Kaduba, Mandabai W/o- Murlidhar & Muktabai W/o- Nana (the daughters of deceased), by sanctioning mutation bearing No. 405.
 7. That, Shri. Eknath Suryabhan Itthar & his wife namely Smt. Jijabai Eknath Itthar & sons namely Shri. Ramkisan Eknath Itthar & Shri. Babasaheb Eknath Itthar have made Registered Partition Deed bearing No. 4292 dated 18.06.2015 in between them with respect to land Gut No. 155, of village Ladgaon, Tq. & Dist. Aurangabad. In view of the said Registered Partition Deed Land admeasuring 01 H 15.5 R, part of Gut No. 155, situated at village Ladgaon, Tq. & Dist. Aurangabad, came to the share of Shri. Ramkisan Eknath Itthar & accordingly the revenue authority has sanctioned the Mutation bearing No. 2543 & recorded the name of Shri. Ramkisan Eknath Itthar on 7/12 extract of Gut No. 155, of village Ladgaon, Tq. & Dist. Aurangabad, as the owner & possessor of the Land admeasuring 01 H 15.5 R, part of Gut No. 155, situated at village Ladgaon, Tq. & Dist. Aurangabad
 8. That Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni vide Registered Sale Deed bearing No.1154 dated 20.02.2016 have purchased Land admg. 1 H & 05 R Part of Gut No. 155, land admg. 0H & 37 R Out of Gut No. 154, Land admg. 0 H & 25 R Out of Gut No. 155, Land admg. 0 H & 15 R Out of land Gut No. 154, Land admg. 0 H & 01.5 R Out of Gut No. 155 & Land admg. 0 H & 47 R Out of Land Gut No. 155 All of Village Ladgaon Tq. & Dist. Aurangabad from its previous owners Shri Bajirao Mahipati Itther & Shri Ramkisan Eknath Itther and the said Sale Deed is signed by Shri Narayan Bajirao Itther, Sow. Inderbai Anna Ambhore, Shri Babasaheb Eknath Itther, Shri Eknath Suryabhan Itther and Shri Jayvanta Abaji Itther as the Consenting Party.
 9. That Collector Aurangabad vide his N. A. Order bearing No. 162 dated 14.10.2016 issued in the name of Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni has converted the land admg. 9900 sq. mtrs. Out of Gut No. 154 & 155 of Land Gut No. 155 all of Village Ladgaon Tq. & Dist. Aurangabad for non-agricultural use and Asst. Director Town Planning Aurangabad vide his Letter bearing No. 1919 dated 21.09.2016, has approve the Layout Plan with respect to the said property and Property Plot No. 9 to 16 total admeasuring 543.73 sq. mtrs. Part of Gut No. 154 & 155 of Village Ladgaon Tq. and Dist. Aurangabad are from the said Layout.
 10. That, the Town Planning Aurangabad vide his Letter bearing No. 193 dated 29.01.2019, issued in the name of Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni has granted Construction Permission with respect to the land admg. 9900 sq. mtrs. Out of Gut No. 154 & 155 of Land Gut No. 155 All of Village Ladgaon Tq. & Dist. Aurangabad



11. That, Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni have executed Registered Deed of Declaration bearing No. 2476 dated 06.10.2020 with respect to the project "Mahalaxmi Utsav" constructed on land admg. 9900 sq. mtrs. Out of Gut No. 154 & 155 of Land Gut No. 155 All of Village Ladgaon Tq. & Dist. Aurangabad & thereby submitted the said project to the provisions of the Maharashtra Apartment Act 1970.

Conclusion

After perusal of the record I concluded that, Sow. Charulata Moreshwar Kulkarni & Shri Swapnil Moreshwar Kulkarni, is the owner & possessor of the Property Plot No. 9 to 16 total admeasuring 543.73 sq. mtrs. Part of Gut No. 154 & 155 of Village Ladgaon Tq. and Dist. Aurangabad.

Hence the Opinion

Yours Truly

A.P.U.

Anand P. Umrikar
(Advocate)

