

Date: - 09-Jul-2021

FORMAT - A

(as per Circular No. :- 28/2021)

To

MahaRERA,

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect land adm. 13 R forming part of Gut No. 36, land adm. 41 R forming part of Gut No. 37, land adm. 3 acre forming part of Gut No. 37 and land adm. 46 R forming part of Gut No. 37 all together situated at Village Itkheda Tq. and Dist. Aurangabad.

I have investigated the title of the said plot land adm. 13 R forming part of Gut No. 36, land adm. 41 R forming part of Gut No. 37, land adm. 3 acre forming part of Gut No. 37 and land adm. 46 R forming part of Gut No. 37 all together situated at Village Itkheda Tq. and Dist. Aurangaba and give my report of flow of title for last 30 years, in my opinion is as under :

- 1) Description of the Property : land adm. 13 R forming part of Gut No. 36, land adm. 41 R forming part of Gut No. 37, land adm. 3 acre forming part of Gut No. 37 and land adm. 46 R forming part of Gut No. 37 all together situated at Village Itkheda Tq. and Dist. Aurangabad.**



2) Documents referred for title report : 7/12 extract, Mutation entries, Sale Deeds.

3) Search in pursuance to the documents provided and search available at www.igrmaharashtra.gov.in and in the office of Sub-registrar, Aurangabad it appears that :

- a. 1. Shri. Punjaram Yashvantrao Jagdale, 2. Ganesh Yashvantrao Jagdale 3. Shri. Sanjay Yashvantrao Jagdale 4. Suman Machindra Shinde 5. Pushpa Damodhar Mhaske and 6. Hausabai Yashvantrao Jagdale were owners and possessors of land adm. 67 R forming part of Gut No. 37 situated at village Itkheda, Tq. and Dist. Aurangabad vide mutation entry No. 414.
- b. The Kalpak Developers have purchased the land adm. 46 R from Gut No. 37 situated at village Itkheda, Tq. and Dist. Aurangabad from 1. Shri. Punjaram Yashvantrao Jagdale, 2. Ganesh Yashvantrao Jagdale 3. Shri. Sanjay Yashvantrao Jagdale 4. Suman Machindra Shinde 5. Pushpa Damodhar Mhaske and 6. Hausabai Yashvantrao Jagdale by virtue of sale deed dated 11-Mar-2003 registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. AGG-1-468-2003.
- c. Krushnarpan Co. Op. Housing Society was the owner and possessor of land adm. 13 R forming part of Gut No. 36 vide Sale Deed Reg. No. 1091 dated 14-Dec-1990 and land adm. 41 R forming part of Gut No. 37 vide Sale Deed Reg. No. 9676 dated 09-Nov-1990 both situated at village Itkheda, Tq. and Dist. Aurangabad and its name appear

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in the revenue records for Gut No. 36 vide mutation entry No. 217 and for Gut No. 37 vide mutation entry No. 218.

- d. The Krushnarpan Co. Op. Housing Society was desire to sale the above mentioned property therefore the Society has taken the permission for sale of above mentioned property from Sub-Registrar, Co. Op. Society vide permission No. जा. क्र. ताउना/प्रशा-२/गृहनि/श्रीकृष्णार्धन/११३०/२००९ on 27-Feb-2009.
- e. Krushnarpan Co. Op. Housing Society sold the 13 R land forming part of Gut No. 36 and land adm. 41 R forming part of Gut No. 37 situated at village Itkheda, Tq. and Dist. Aurangabad to M/s. Kalpak Developers by virtue of sale deed dated 04-Sep-2009 registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. AGG-1-2892-2009 accordingly its name has been mutated in the revenue records 7/12 extract vide mutation Entry No. 1983.
- f. Utkarsha Co. Op. Housing Society was purchased the total land adm. 3 acre of Gut No. 37 from Yashwant Nathu Jagdale by virtue of sale deed dated 27-Jul-1988 and 03-Oct-1988 registered in the office of the Sub-Registrar, Aurangabad at day book Sr. No. 7451/1988 and 9727/1988 and accordingly its name have been mutated in the revenue records 7/12 extract vide mutation entry No. 169.
- g. The Kalpak Developers have purchased the land adm. 3 Acres forming part of Gut No. 37 situated at village

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Itkheda, Tq. and Dist. Aurangabad from Utkarsha Co. Op. Housing Society by virtue of sale deed dated 31-Jul-2004 registered in the office of the Sub-Registrar, Aurangabad at day book Sr. No. AGG-1-3086- 2004.

- h.** M/s. Kalpak Developers is sole and absolute owner of irrevocable property Plot No. 34 area adm. 191.36 forming part of Gut No. situated at village Itkheda, Tq. and Dist. Aurangabad which is tentatively approved Layout Permission of land adm. 41 R forming part of Gut No. 37 situated at village Itkheda, Tq. and Dist. Aurangabad and same is approved vide Officer Letter bearing No. AMC/TPS/1963/05 on 03-Nov-2005 approved by the Asst. Director, Town Planning Aurangabad Municipal Corporation.
- i.** M/s. Kalpak Developers executed Exchange Deed dated 20-Dec-2019 registered under No. AGG-3-4545-2019 thereby it exchange the Plot No. 34 farming part of Gut No. 37 with adjacent land adm. 3000 Sq. Ft. farming part of Gut No. 36 situated at Itkheda Tq. and Dist. Aurangabad.

- 4) 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 **Kalpak Developers is owner and over possessor of land adm. 13 R forming part of Gut No. 36, land1 adm. 41 R forming part of Gut No. 37, land adm. 3 acre forming part of Gut No. 37 and land adm. 46 Rforming part of Gut No. 37 and the aforesaid exchanged land, all together situated at Village Ttkheda Tq. and Dist.****

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Aurangabad and its title over the said land is clear, marketable and without encumbrance.

- 5) Search Fee receipt No. 6757 and 6759 issued by Sub-registrar, Aurangabad on 08-Jul-2021 and online receipt obtained from www.igrmaharashtra.gov.in under No. 112073988 and 112074059 dated 09-Jul-2021 is annexed with this report.

Date : 09-Jul-2021
Place : Aurangabad

Vishvesh A. Ghanekar
Advocate

Vishvesh A. Ghanekar
Advocate
Flat No. 8, 1st Floor, Chhatrapati Shivaji
Museum, Aurangabad - 431001
Mobile No. 9820019191



158/0

इतर पावती

Original/Duplicate

Thursday, 08 July 2021 11:19 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6757 दिनांक: 08/07/2021

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: अगग1-0-2021

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: अंड विम्वेश घाणेकर

वर्णन अर्ज क्र 676/2021, मौजे ईटखेडा, गट नं 36, ताजि औरंगाबाद, 1992 ते 2003 एकुण 12 वर्ष

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

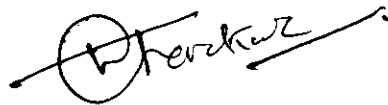
Sub Registrar Aurangabad

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र. १

MH003459595202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 Jul 2021	Receipt	Receipt no.: 1112073988
Name of the Applicant : Vishvesh Anand Ghanekar		
Details of property of which document has to be searched :		Dist :Aurangabad Village :Itakheda S.No/CTS No/G.No. : 36
Period of search :		From :2004 To :2021
Received Fee :		450
The above mentioned Search fee has been credited to government vide GRN no :MH003459595202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

Search taken for Gut No. 36 farming part. Itkheda.
Aurangabad.



Vishvesh A. Ghanekar
Advocate
Plot No. 1, "Surya" Dignity Colony
Near Light House, Aurangabad-431001
Gr. No. 1112073988

1580

इतर पावती

Original/Duplicate

Thursday, 08 July 2021 11:22 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6759 दिनांक: 08/07/2021

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2021

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अंड विश्वेश घाणेकर

वर्णन अर्ज क्र 677/2021 मीजे ईटखेडा, गट नं 37, शोध वर्ष 1992 ते 2003 एकूण 12 वर्ष

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

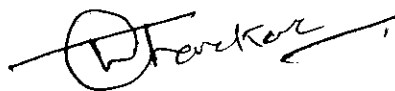
Sub Registrar Aurangabad

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

सह दुय्यम निबंधक वग-र
औरंगाबाद क्र. 9

MH003460526202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 Jul 2021	Receipt	Receipt no.: 1112074059
Name of the Applicant : Vishvesh Anand Ghanekar		
Details of property of which document has to be searched :		Dist :Aurangabad Village :Itakheda S.No/CTS No/G.No. : 37
Period of search :		From :2004 To :2021
Received Fee :		450
The above mentioned Search fee has been credited to government vide GRN no :MH003460526202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

Search taken for Gut No. 37, Itakheda Aurangabad.



Vishvesh A. Ghanekar
Aurangabad
Dist. Aurangabad
S.No. 37, Itakheda
Aurangabad
09/07/2021