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Date: 17/01/2022.

FORMAT-A
(Circular No. :-28/2021)

TO,
Maha RERA,
Mumbai. (Maharashtra)

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to Project "HARI OM HEIGHTS", (24 Flats & 12 Shops) Plot No. 01 Admeasuring Area 849.738 Sq.Mtr; Survey No. 154, Harsool, TQ. & Dist., Aurangabad.

I, have investigated the title of the said above property on the request of M/s. Deepvijay Construction. Through its partner, 1) Mr. Prakash Suka Attarde 2) Mr. Abhay Shankar Jawle 3) Mr. Dyandev Chandrakant Badhe 4) Mrs. Varsha Dnyandev Badhe, And following documents i.e.

1) Description of the property: -

Project "HARI OM HEIGHTS", (24 Flats & 12 Shops) Plot No. 01 Admeasuring Area 849.738 Sq.Mtr; Survey No. 154, Harsool, TQ. & Dist., Aurangabad. Boundaries of Above Property:

East : 12 Mtr Wide Road.

West : Survey No. 157.

South : Plot No. 05 & 06,

North : 36 Mtr Wide Development Road.

2) The Documents of Allotment of Project "HARI OM HEIGHTS". :-

1. Copy of 7/12 Extract, DATED 23/11/2021.
2. Copy of Mutation Entry No. 964, dated 05/10/1971.
3. Copy of Mutation Entry No. 9329, 11/11/2005.
4. Copy of Registered Sale Deed No. AGG-5-3006, dated 23/06/2009.
5. Copy of Mutation Entry No. 16280, dated 07/01/2012.
6. Copy of N.A Order, dated 21/10/2011.
7. Copy of Registered Relinquishment Deed No. AGG-1-341, dated 17/01/2012.
8. Copy of Sanction Layout, dated 21/05/2012.
9. Copy of Registered Partition Deed No. AGG-1-940, dated 25/02/2013.
10. Copy of Mutation Entry No. 18913, dated 08/04/2013.
11. Copy of Commencement Certificate, dated 26/03/2021.
12. Copy of Partnership Deed, dated 02/11/2021.
13. Copy of Registered Sale Deed No. AGG-1-8295, dated 24/11/2021.
14. Copy of Mutation Entry No. 31808, dated 05/01/2022.

3) 7/12 extract issued by Talathi Harsool, TQ. & Dist. Aurangabad, in the year 1990-2021.

4) Search Report fro 30 Years: -

from 17/01/1992 to 17/01/2022. I deposited with Sub-Registrar Office-2 at Aurangabad the requisite fees of Rs.750/- (Rupees Seven Hundred and Fifty Only) on 17/01/2022 vide GRN No. MH011725416202122E for taking the search for the said period and did the search in the records and index made available to me. I have also perused the records maintained by the Sub-Registrar Office at Aurangabad. After perusing the records made available to me with the Sub-Registrar Office at Aurangabad.

On the perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Deepvijay Construction. Through its partner, 1) Mr. Prakash Suka Attarde 2) Mr. Abhay Shankar Jawle 3) Mr. Dyandev Chandrakant Badhe 4) Mrs. Varsha Dnyandev Badhe, is clear, marketable and without any encumbrances.

* The Report reflection the flow of the title of the M M/s. Deepvijay Construction. Through its partner, 1) Mr. Prakash Suka Attarde 2) Mr. Abhay Shankar Jawle 3) Mr. Dyandev Chandrakant Badhe 4) Mrs. Varsha Dnyandev Badhe on the said land /project enclosed herewith as annexure.





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5. FLOW OF THE TITLE OF THE SAID PROJECT/LAND.

Tracing of Title and Investigation of Title:-

1. That, said property bearing Part of the property admeasuring 02 H 00 R of land Survey No. 154-Part, Harsul, Aurangabad was owned and possessed by one Mr. Vasantrao Shridharrao Joshi in the since 1972 to 2002. The owner showing name on revenue record through mutation entry No. 964, dated 05/10/1971.
2. That, after the owner Mr. Vasantrao Shridharrao Joshi who died on 06/05/2002, his legal heirs 1) Mr. Santosh Vasantrao Joshi 2) Smt. Vijya (Ashwini) Ashok Dawre 3) Mrs. Sulbha Mohan Kulkarni 4) Mrs. Prathibha Shreedhar Kulkarni mutated his name on revenue record through mutation entry No. 9329, dated 11/11/2005, and said property land admeasuring area 02 H 00 R transfer in the name of 1) Mr. Santosh Vasantrao Joshi 2) Smt. Vijya (Ashwini) Ashok Dawre 3) Mrs. Sulbha Mohan Kulkarni 4) Mrs. Prathibha Shreedhar Kulkarni.
3. That Mr. Sanotsh Vasant Joshi was owned total land admeasuring area 02 H 00 R from the Survey No.154 situated at Harsul, Aurangabad, out of the said land the land admeasuring area 03 Acre 12 R was purchased by 1) Mr. Prakash Suka Attarde 2) Mr. Sitaram Isram Sure, 3) Mr. Dnyandeo Chandrakant Bade 4) Mr. Abhay Shankar Jawale 5) Mr. Abhijeet Bhaskarrao Deshmukh by way registered sale deed No. 3006, dated 23/06/2009 at Sub-Register office Aurangabad, on the basis above sale deed the owner/purchaser mutated his name on revenue record through mutation entry No. 16280, dated 07/01/2012.
4. That, after N.A of the said land was sanctions to in the name of previous owner Mr. Santosh Vasant Joshi, as per the Maharashtra Land Revenue Code 1966 u/s. 44 by way of order No. 2009/MS/LAND-1/NAP-34/HARSUL TQ.AURANGABAD/APP.NO.348, dated 21/10/2011 by Collector of Aurangabad. And also sanction layout in respect of the said land was by Town Planning Municipal Corporation Aurangabad by O.W. No. AMC/NRV/SSNR/1136/2012, dated 21/05/2012.
5. That, also the owners 1) Mr. Prakash Suka Attarde 2) Mr. Sitaram Isram Sure, 3) Mr. Dnyandeo Chandrakant Bade 4) Mr. Abhay Shankar Jawale 5) Mr. Abhijeet Bhaskarrao Deshmukh executed one registered Relinquishment Deed No. AGG-1-341 dated 17/01/2012 in favor of Aurangabad Municipal Corporation for has directed to hand over internal road open space and area affected in D.P Road Situated at Survey No. 154, Harsool, Aurangabad. On the basis above deed the Aurangabad Municipal Corporation mutated his name on revenue record.
6. That, after the owners 1) Mr. Prakash Suka Attarde 2) Mr. Sitaram Isram Sure, 3) Mr. Dnyandeo Chandrakant Bade 4) Mr. Abhay Shankar Jawale 5) Mr. Abhijeet Bhaskarrao Deshmukh making plotting on said land admeasuring area 03 Acre 12 R, and above also executed one registered partition deed No. AGG-1-940, dated 25/02/2013 at Sub-Register office Aurangabad and Plot No. 01 describe in Schedule allotted to Mr. Dnyandev Chandrakant Badhe. On the basis above partition deed the owner mutated his name on revenue record with plot number through mutation entry No. 18913, dated 20/01/2016.
7. That, after the owner of Plot No. 01 Mr. Dnyandev Chandrakant Badhe decided develop said plot and his obtaining commencement certificate from Municipal Corporation of Aurangabad on 26/03/2021 through permission No. 433/2020-21.
8. That, after the owner of Plot No. 01 Mr. Dnyandev Chandrakant Badhe and 1) Mr. Prakash Suka Attarde 2) Mr. Abhay Shankar Jawle 3) Mrs. Varsha Dnyandev Badhe is opening one partnership firm regarding construction and partnership deed executed on 02/11/2021, and the said firm known as M/s. Deepvijay Construction.
9. That, after the owner of Plot No. 01 Mr. Dnyandev Chandrakant Badhe sold Plot No. 01 describe in schedule to M/s. Deepvijay Construction. Through its partner, 1) Mr. Prakash Suka Attarde 2) Mr. Abhay Shankar Jawle 3) Mr. Dyandev Chandrakant Badhe 4) Mrs. Varsha Dnyandev Badhe through registered sale deed No. AGG-1-8295, dated 24/11/2021, at Sub-Register office Aurangabad, on the basis above sale deed the M/s. Deepvijay Construction. Through its partner, 1) Mr. Prakash Suka Attarde 2) Mr. Abhay Shankar Jawle 3) Mr. Dyandev Chandrakant Badhe 4) Mrs. Varsha Dnyandev Badhe mutated his name on revenue record through mutation entry No. 31818, dated 05/01/2022.
10. That, after owners of Plot No. 01 M/s. Deepvijay Construction. Through its partner, 1) Mr. Prakash Suka Attarde 2) Mr. Abhay Shankar Jawle 3) Mr. Dyandev Chandrakant Badhe 4) Mrs. Varsha Dnyandev Badhe decided constructed and develop said property.
11. That, owner/builders decided and obtaining total 36 units constructed on said plot or project the total 04-1BHK Flats, 20-2BHK Flats & 12 Shops.

6.	Any other relevant title.	:	NO.
7.	Litigations if any	:	NIL.



(ADV. RAKESH DEVIDAS KULKARNI)