



Yash V. Kasliwal

B.S.L., LL.B.

2-10-81/1, Labour Colony, Behind Maruti Mandir,
Aurangabad – 431001 Mobile.No.9021291059.

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FORMAT – A
(Circular No. 28/2021)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no. 4, admeasuring about 1230.426 Sq. Mts., forming part of Survey no. 154, Situated at Harsul, Tq. & Dist. Aurangabad (hereinafter referred as the said plot).

I have investigated / documents produce before me the title of the said land on the request (Name of owner / promoter / developer / company) and following documents i.e.:

1. Description of property as under:

Plot no. 4, admeasuring about 1230.426 Sq. Mts., forming part of Survey no. 154, Situated at Harsul, Tq. & Dist. Aurangabad.

2. The documents of allotment of land as under:

- A. The Xerox copy of 7/12 extract in respect of Survey no. 154, situated at Harsul, Tq. & Dist. Aurangabad.
- B. The Xerox copy of Mutation entry no. 964.
- C. The Xerox copy of Mutation entry no. 9329.
- D. The Xerox copy of registered sale deed in respect of land 3 Arce 12 Gunthas executed by Santosh Vasantrao Joshi in favor of Prakash Suka Attarde, Sitaram Isram Sure, Dnyandev Chandrakant Badhe, Abhay Shankar Javle & Abhijit Bhaskarrao Deshmukh and consenting party Vijaya (Ashwini) Ashok Davre, Sulabha Mohan Kulkarni & Pratibha Shridhar Kulkarni bearing no. 3006 Dt: 23.06.2009.
- E. The Xerox copy of NA order issued by the office of Collector, Aurangabad vide its file no. 348 Dt: 21.10.2011.
- F. The Xerox copy of sanctioned layout plan issued by the office of Municipal Corporation, Aurangabad vide its file no. 262 Dt: 21.05.2012.

- G. The Xerox copy of registered Relinquishment deed in respect of internal roads of Plots executed by Prakash Suka Attarde, Sitaram Isram Sure, Dnyandev Chandrakant Badhe, Abhay Shankar Javle & Abhijit Bhaskarrao Deshmukh in favor of Municipal Corporation, Aurangabad bearing no. 341 Dt: 17.01.2012.
- H. The Xerox copy of registered partition deed in respect of Plot no. 1 to 34 executed in between Prakash Suka Attarde, Sitaram Isram Sure, Dnyandev Chandrakant Badhe, Abhay Shankar Javle & Abhijit Bhaskarrao Deshmukh bearing no. 940 Dt: 26.02.2013.
- I. The Xerox copy of Commencement certificate issued by the office of Municipal Corporation, Aurangabad vide its file no. 40 Dt: 12.11.2020.
- J. The Xerox copy of Sanctioned building plan issued by the office of Town planning, Aurangabad vide its file no. 138 Dt: 12.11.2020.
- K. The Xerox copy of registered Development agreement in respect of Plot no. 4 executed by Prakash Suka Attarde & Abhay Shankar Javle in favor of M/s Srushti Developers through its partner Shubhangi Ravindra Jadhav, Yogita Sanjay Magar & Vikas Vishnu Tarte bearing no. 1713 Dt: 12.03.2021.
- L. The Xerox copy of registered Irrevocable General Power of Attorney in respect of Plot no. 4 executed by Prakash Suka Attarde & Abhay Shankar Javle in favor of M/s Srushti Developers through its partner Shubhangi Ravindra Jadhav, Yogita Sanjay Magar & Vikas Vishnu Tarte bearing no. 1714 Dt: 12.03.2021.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am on the opinion that the title of following (owner / promoter / developer / company) is clear, marketable and with / without any encumbrance.

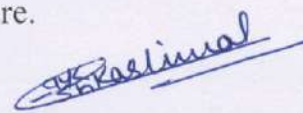
Owner of the land:

1. Prakash Suka Attarde & Abhay Shankar Javle.

The report reflecting the flow of the title of the (owner / promoter / developer / company) on the said land / Plot is enclosed herewith as annexure.

Encl: Annexure.

Date: 02.11.2021.


Yash V. Kasliwal
Advocate

Adv. Yash Kasliwal
B.S.L., L.L.B.
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Maruti Mandir, Aurangabad-431001.



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FLOW OF THE TITLE OF THE SAID LAND

- A. That, the 7/12 extract in respect of Survey no. 154, situated at Harsul, Tq. & Dist. Aurangabad.
- B. That, the land 2 H from Survey no. 154 situated at Harsul, Tq. & Dist. Aurangabad is owned and possessed by Vasantao Shridharrao Joshi prior to year 1972.
- C. That, after the death of Vasantao Shridharrao Joshi his legal heirs namely Santosh Vasantao Joshi, Vijaya (Ashwini) Ashok Davre, Sulabha Mohan Kulkarni & Pratibha Shridhar Kulkarni are taken on records vide its Mutation entry no. 9329.
- D. That, thereafter land 3 Arce 12 Gunthas was purchased by Prakash Suka Attarde, Sitaram Isram Sure, Dnyandev Chandrakant Badhe, Abhay Shankar Javle & Abhijit Bhaskarrao Deshmukh from Santosh Vasantao Joshi and consenting party Vijaya (Ashwini) Ashok Davre, Sulabha Mohan Kulkarni & Pratibha Shridhar Kulkarni through registered sale deed bearing no. 3006 Dt: 23.06.2009. On the basis of this document they have got right, title and interest over the said land.
- E. That, thereafter the said land was converted into non-agricultural use and divided into various plots. Accordingly, the office of Collector, Aurangabad issued NA order vide its file no. 348 Dt: 21.10.2011. The office of Municipal Corporation, Aurangabad issued sanctioned layout plan vide its file no. 262 Dt: 21.05.2012.
- F. That, thereafter Prakash Suka Attarde, Sitaram Isram Sure, Dnyandev Chandrakant Badhe, Abhay Shankar Javle & Abhijit Bhaskarrao Deshmukh have executed registered Relinquishment deed in respect of internal roads of the Plots in favor of Municipal Corporation, Aurangabad bearing no. 341 Dt: 17.01.2012.
- G. That, thereafter in respect of Plot no. 1 to 34 Prakash Suka Attarde, Sitaram Isram Sure, Dnyandev Chandrakant Badhe, Abhay Shankar Javle & Abhijit Bhaskarrao Deshmukh have executed registered partition deed bearing no. 940 Dt: 26.02.2013. On the basis of this document Plot no. 2, 4, 12, 13, 16, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33 & 34 are come in the share of Prakash Suka Attarde & Abhay Shankar Javle and they also have joint share in Plot no. 17, 18 & 19 with all 5 members.



CHALLAN
MTR Form Number-6



GRN	MH008395555202122P	BARCODE			Date	02/11/2021-17:00:35		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1					Full Name		Adv Yash V Kasliwal			
Location AURANGABAD										
Year 2021-2022 From 02/11/1991 To 02/11/2021					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Plot no 4 forming part of Survey no 154 Harsul Aurangabad					
					Amount In		Seven Hundred Fifty Rupees Only			
Total				750.00	Words					
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	10000502021110201821		6551249216513	
Cheque/DD No.					Bank Date	RBI Date	02/11/2021-17:01:05		Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9021291059

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

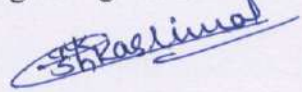
H. That, thereafter Prakash Suka Attarde & Abhay Shankar Javle wants to develop the Plot no. 4. Accordingly, the office of Municipal Corporation, Aurangabad issued Commencement certificate vide its file no. 40 Dt: 12.11.2020. The office of Town planning, Aurangabad issued Sanctioned building plan vide its file no. 138 Dt: 12.11.2020.

I. That, thereafter in respect of Plot no. 4, Prakash Suka Attarde & Abhay Shankar Javle executed registered Development agreement in favor of M/s Srushti Developers through its partner Shubhangi Ravindra Jadhav, Yogita Sanjay Magar & Vikas Vishnu Tarte bearing no. 1713 Dt: 12.03.2021 and also executed registered Irrevocable General Power of Attorney in respect of Plot no. 4 in their favor bearing no. 1714 Dt: 12.03.2021.

Search report for 30 years from 02.11.1991 to 02.11.2021 taken from Sub-registrar office at Aurangabad the receipt attached herewith.

Note: The documents produce before me by the applicants namely Prakash Suka Attarde & Abhay Shankar Javle, I have taken the search and this is my opinion regarding this search.

Date: 02.11.2021.


Yash V. Kasliwal
Advocate

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