D.D.Jadhav
Advocate, District and Sessions Court.
Aurangabad.

OFFICE: , Plot No. 21, Flat No. 2, 21-Fortis Apartment, Behind Bharat Gas Agency, Deva-nagari, Shahanoorwadi, AURANGABAD. 431005. Mobile No. 9822515352.
Email:- jadhavdatta013@gmail.com

FORMAT – A

(Circular No.:- 28/2021)

To

MahaRERA

Mumbai, Maharahstra.

LEGAL TITILE REPORT

SUBJECT :- Title clearance certificate with respect to plot no 39, C T S no. 15181/7, sheet no 113, admeasuring area 410.40 Sq Mts situated at Mauje Mitranagar, Aurangabad, Taluka and Dist: Aurangabad, Maharashtra State (India).

I have investigated the title of the said plot on the request of Mr. Avinash Madhurkar Kulkarni, R/o: Mitra nagar, Aurangabad Tq. Dist: Aurangabad, through its developer M/s DVK Constructions through its Properietor Shri Deepak Venkatrao Kulkarni R/o, Sarang Society, Garkheda, Aurangabad.

I have gone through all the relevant documents in respect of the abovemention property and title index register available with the Sub Registrar's office at Aurangabad and took search for the 47 years on 16.04.2022 by depositing the requisite fee. Annexed herewith copy of challan No. MH000583231202223E dated 16.04.2022.

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1. **Description of the property** :- That, the plot no 39, CTS no. 15181/7, sheet no 113, admeasuring area 410.40 sq mts situated at mauje mitra nagar, Aurangabad Taluka and Dist: Aurangabad, the boundary of plotis as under:

To the East	:	House of B H Limaye,
To the West	:	Govt. Galli,
To the South	:	Govt. Road,
To the North	:	Plot No 42.

2. **The documents of allotment of plot** :- That, on 30.12.1976 by registered sale deed no. 2698/1976, the earlier owner and possessor namely Smt. Shantabai w/o, Gangaram Bodhankar through its power of attorney holder namely Prakash G Bodhankar has sold said property to Mr. Madhukar Bhimrao Kulkarni. Accordingly, Mutation entry was affected on P R card extract.

3. That, the Mr. Madhukar Bhimrao Kulkarni was applied to Aurangabad Municipal Corporation Auranganad for the permission to built the building on ground floor, and as per application the Aurangabad Municipal Corporation sanction of building permission and issued commencement certificate on

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08.11.1977 and issued completion certificate dated 26.04.1978 to the Mr. Madhukar Bhimrao Kulkarni.

4. That, the Mr. Madhukar Bhimrao Kulkarni was died on 30.01.2021 behind his legal heirs son namely Avinash and daughter namely Archana. Thereafter the name of legal heirs was recored on P R Card by way of M E no. 17271 dated 04.02.2022. That, the wife of Mr. Madhukar Bhimrao Kulkarni namely Smt. Prabha Madhukar Kulkarni was died prior to Mr. Madhukar Kulkarni on 15.03.2018.

5. That, the daughter of deceased Madhukar Bhimrao Kulkarni namely Archana Suresh Rote was executed registered released deed bearing no. 996/2022 dated 25.02.2022 infavour of her real brother namely Avinash Madhukar Kulkarni.

6. That, on 31.03.2022 by registered development agreement no. 2677/2022, the earlier owner and possessor namely Mr. Avinash Madhukar Kularni has given the said property to M/s DVK Constructions through its Properietor Shri Deepak Venkatrao Kulkarni R/o, Sarang Society, Garkheda, Aurangabad, for development of the said property.

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7. That, on 31.03.2022 by registered general power of attorney no. 2678/2022, the earlier owner and possessor namely Mr. Avinash Madhukar Kularni has given the authority of the said property to M/s DVK Constructions through its Properietor Shri Deepak Venkatrao Kulkarni R/o, Sarang Society, Garkheda, Aurangabad.

8. That I have verified all relevant documents and also verified the index register and made search at Joint Sub Registrar office, Aurangabad.

9. **Search report period** :- I have taken the Search Records of Registrar Office Aurangabad for last 47 years i.e for the period from the year 1976 to 2022 years by paying necessary search fee paid vide receipt No. Challan No. GRN MH000583231202223E dated 16.04.2022 on the basis of Search made by us I certify that the property referred in schedule is owned by the Mr. Avinash Madhukar Kulkarni is free from all encumbrances, charged liens, any other claim affecting the clear title as on today.

10. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am

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of the opinion that he title of Mr. Avinash Madhurkar Kulkarni, R/o: Mitra nagar, Aurangabad Tq. Dist: Aurangabad, through its developer M/s DVK Constructions through its Properietor Shri Deepak Venkatrao Kulkarni R/o, Sarang Society, Garkheda, Aurangabad, is clear, marketable and without any encumbrances.

11. In result I have to state that, I have made necessary searches at the concerned Registrar's office up to date and as the result of such searches, I have satisfied that the property is question is free from all types of encumbrances and the title is clear and marketable.

Conclusion:

After verifying all above mentioned documents and discussions, I have come to the conclusion that plot no 39, CTS no. 15181/7, sheet no 113, admeasuring area 410.40 Sq Mts situated at Mauje Mitra nagar, Aurangabad Taluka and Dist: Aurangabad as described by four boundaries in above paragraph. It appears that, the aforesaid property is in the name of Mr. Avinash Madhukar Kulkarni it appears that, aforesaid property is free from any encumbrances.

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In view of the above submissions and discussion, I hold an opinion that Mr. Avinash Madhukar Kulkarni is lawful owner and possessor and has acquired clear and marketable title of the plot no 39, CTS no. 15181/7, sheet no 113, admeasuring area 410.40 Sq Mts situated at Mauje Mitra nagar, Aurangabad Taluka and Dist: Aurangabad as described by four boundaries above mentioned para.

Encl. The report reflecting the flow of the title of the property on the said plot is enclosed herewith as annexure.

Sr. No.

1) Copy of sale deed no. 2698/1976 dated 30.12.1976.
2) P R Card extract as on date of application for registration.
3) Copy of death certificate of Smt. Prabha w/o, Madhukar Kulkarni.
4) Copy of death certificate of Mr. Madhukar Bhimrao Kulkarni.
5) Copy of released deed no. 996/2022 dated 25.02.2022.
6) Copy of Development Agreement no. 2677/2022 dated 31.03.2022.
7) Copy of General Power of Attorney no. 2678/2022 dated 31.03.2022.
8) Copy of commencement certificate issued by Aurangabad Municipal Corporation Aurangabad dated 06.04.2022.

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9) Search report for 47 years from 1976 taken from Sub-Registrar office at Aurangabad.

Date: 18.04.2022.
Place: Aurangabad

D.D.JADHAV
Advocate

ADV. D.D. JADHAV
Dist & Session, Court
Aurangabad M.9822515352

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FLOW OF THE TITLE OF PROPERTY UNDER THE SEARCH.

Sr. No.

10) Copy of sale deed no. 2698/1976 dated 30.12.1976.

11) P R Card extract as on date of application for registration.

12) Copy of death certificate of Smt. Prabha w/o, Madhukar Kulkarni.

13) Copy of death certificate of Mr. Madhukar Bhimrao Kulkarni.

14) Copy of released deed no. 996/2022 dated 25.02.2022.

15) Copy of Development Agreement no. 2677/2022 dated 31.03.2022.

16) Copy of General Power of Attorney no. 2678/2022 dated 31.03.2022.

17) Copy of commencement certificate issued by Aurangabad Municipal Corporation Aurangabad dated 06.04.2022.

18) Search report for 47 years from 1976 taken from Sub-Registrar office at Aurangabad.

19) Litigations if any - No.

Jadhav 18/4/22 Adv

Date: 18.04.2022

Adv. D D Jadhav
(Stamp)

ADV. D.D. JADHAV
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