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 TITLE 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 and on following documents :-

1. **Description of the property** :-

All the piece and parcel of the plot no 39, CTS no. 15181/7, sheet no 113, admeasuring area 410.40 sq mts situated at Mitra nagar, Aurangabad Taluka and Dist: Aurangabad, within the local limits of the Aurangabad Municipal Corporation and is the bounded as under:

Jadhav
18/4/21 Adv

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Advocate, District and Sessions Court.
Aurangabad.

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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 :-

- Copy of sale deed 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.
- Copy of registered released deed bearing no. 996/2022 dated 25.02.2022 executed in favour of her real brother namely Avinash Madhukar Kulkarni by Archana Suresh Rote.
- Copy of registered development agreement no. 2677/2022, dated 31.03.2022 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.

Jadhav
18/4/22 ADV

D.D.Jadhav
Advocate, District and Sessions Court.
Aurangabad.
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- Copy of registered general power of attorney no. 2678/2022, dated 31.03.2022 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.

3. **7/12 Extract or Property Card :-**

- Copy of property card bearing C T S No.15181/7 in plot no 39, Sheet no 113, admeasuring area 410.40 Sq Meters situated at Mitra nagar, Aurangabad, within the local limits of the Aurangabad Municipal Corporation, Aurangabad.
- Copy of Mutation Entry No. 17271 dated 04.02.2022.

4. **Search report period :-** Search report for 47 years from 1976 till 18.04.2022.

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.

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

Jadhav
18/4/22 Adv

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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.

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

Encl: Annexure is enclosed herewith as annexure.

Jadhav 18/4/2022

Date: 18.04.2022.
Place: Aurangabad

D.D.JADHAV
Advocate

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

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

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FLOW OF THE TITLE OF PROPERTY UNDER THE SEARCH.

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.
9. Search report for 47 years from 1976 taken from Sub-Registrar office at Aurangabad.
10. Litigations if any - No.

Jadhav 18/4/22 Adv

Date: 18.04.2022

Adv. D D Jadhav
(Stamp)

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