

Vijay M. Mache
(B.com.LL.B)



Advocate & Notary



Ajinkya V. Mache
(BCS LL.B)



Advocate

Resi/Office: Plot No. 10, Old SBH Colony
New Osmanpura, Near Peer
Bazar, Aurangabad - 431005

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FORMAT - A
(Circular No. 28/2021)

5 MAY 2022

To,
Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Report of investigation of title in respect of immovable property

Subject: - Legal opinion on the title of Project "GREEN SPACE RESIDENCY" (Project-2) B - Block, Row Houses, Part -1, Gut No 77P, Situated land Adm. 3900.00 Sq.Mts to the extent of adm. 1005.96 Sq. Mtr. Row houses construction area in Gut 77/P situated at Mauje Satara in the Limits of AMC, Aurangabad, here under. NAME OF CONCERN: Mr. Nikhil Praful Jedhe.

I have investigated title to the under mentioned property and I have investigated the title after following guideline in the checklist provided by Mr. Nikhil Praful Jedhe

1. Description of property
Total built up area adm. 1005.96 Sq. Mtr, in Gut No 77P, Situated Total land Adm. 3900.00 Sq. Mts in Gut 77/P situated at Mauje Satara in the Limits of AMC, Aurangabad.
2. Document of allotment of land as under
 - 2.1 Registered Sale Deed No. 2800 dated 27.12.1974 executed by Mr. Ahemed Khan Shanurkha & Habibshah Garib Shah in favour of Mr. Nanasaheb Savlaram Jedhe in respect of said property land admeasuring 2H 24R, in Old Survey No. 55 new Gut No. 77, Situated at village Satara, Tq. & Dist. Aurangabad.
 - 2.2 Registered General Power of Attorney before Sub-Registrar office Aurangabad bearing day book No. AGG.6-192/2014 dated 13.01.2014 executed by Mr. Nikhil Praphul Jedhe & Mr. Tushar Praphul Jedhe in favour of his father Mr. Praphul Nanasaheb Jedhe in respect Land admeasuring 00H & 39R each for all deeds and things land Situated at Gut No. 77P Satara in limits of AMC Aurangabad.
 - 2.3 Registered General Power of Attorney before Sub-Registrar office Aurangabad bearing day book No. AGG.6-192/2014 dated 13.01.2014 executed by Mr. Nikhil Praphul Jedhe & Mr. Tushar Praphul Jedhe in favour of his father Mr. Praphul Nanasaheb Jedhe in respect Land admeasuring 00H & 39R each for all deeds and things land Situated at Gut No. 77P Satara in limits of AMC Aurangabad.
 - 2.4 Copy of Tentative Layout Plan & Permission bearing No. CIDCO/TPO/AFA-TLP/2014/06 dated 10.06.2014 issued by Town Planner CIDCO Fringe Area New Aurangabad in favour of Mr. Praphul N. Jedhe, Mr. Nikhil P. Jedhe & Mr. Tushar P. Jedhe through its GPA Holder Mr. Praphul N. Jedhe in respect of Land admeasuring 8500.00 Sq. Mtr. Situated at Gut No. 77P Satara in limits of AMC Aurangabad.
 - 2.5 Registered Development Agreement bearing day book No. AGG.1-4563/2014 dated 24.09.2014 executed by 1) Mr. Praphul Nanasaheb Jedhe 2)Mr. Nikhil Praphul Jedhe & 3)Mr. Tushar Praphul Jedhe through his registered GPA holder Mr. Praphul Nanasaheb Jedhe as a owner and in favour of M/s Marathwada

- Construction Pvt. Ltd, through its Director Mr. Pramod Hari Khairnar in respect of total land admeasuring 3900.00 Sq. Mts for construction of Flatted Building and Shops & row houses Situated at Gut No. 77P Satara in limits of AMC Aurangabad.
- 2.6 Registered Irrevocable General Power of Attorney bearing day book No. AGG.1-4564/2014 dated 24.09.2014 executed by 1) Mr. Praphul Nanasaheb Jedhe 2) Mr. Nikhil Praphul Jedhe & 3) Mr. Tushar Praphul Jedhe through his registered GPA holder Mr. Praphul Nanasaheb Jedhe as a owner and in favour of M/s Marathwada Construction Pvt. Ltd, through its Director Mr. Pramod Hari Khairnar in respect of total land admeasuring 3900.00 Sq. Mts for execution of all deeds and things in all government offices for construction of Flatted Building and Shops & Row houses Scheme Situated at Gut No. 77P Satara in limits of AMC Aurangabad.
 - 2.7 Registered Amendment to Development Agreement bearing day book No. AGG.1-6629/2014 dated 23.12.2014 executed by 1) Mr. Praphul Nanasaheb Jedhe, 2) Mr. Nikhil Praphul Jedhe & 3) Mr. Tushar Praphul Jedhe through his registered GPA holder Mr. Praphul Nanasaheb Jedhe in favour of M/s Marathwada Construction Pvt. Ltd, through its Director Mr. Pramod Hari Khairnar in respect of as per this amendment deed owner having 2137 Sq. Mtr. Residential area and 261 Sq.Mtr. Commercial area total area 2398 Sq. Mtr. and Developer retained/in his portion 3152 Sq. Mtr. area for development of Flatted Building and Shops Situated at Gut No. 77P Satara in limits of AMC Aurangabad.
 - 2.8 Commencement Certificate bearing Permission No. 85/2017-18 and File No. 439/17/2016-17 dated 20.04.2017 issued by Commissioner Municipal Corporation, Aurangabad in favour of Mr. Praphul Nanasaheb Jedhe through its GPA Holder M/s Marathwada Construction Pvt. Ltd, through its Director Mrs. Parineeta Pramod Khairnar in respect of Gut No. 77P Satara in limits of AMC Aurangabad.
 - 2.9 N.A, Order bearing O/w No. 2017/LAND-2/PARI.B/CR/-44 dated 09.06.2017 issued by Uppar Tahasildar office, Aurangabad in favour of Mr. Nikhil Praphul Jedhe in respect of land admeasuring 3900.00 Sq. Mtr. U/s 42-A in MLRC 1966 Situated at Gut No. 77P Satara in limits of AMC Aurangabad.
 - 2.10 Registered Deed of Correction cum Confirmation before Sub-Registrar office Aurangabad bearing day book No. AGG.3-2720/2021 dated 31.03.2021 executed by 1) Mr. Nikhil Praphul Jedhe, 2) Mr. Tushar Praphul Jedhe & 3) Mr. Praphul Nanasaheb Jedhe as a owner in favour of M/s Marathwada Construction Pvt. Ltd, through its Director Mr. Pramod Hari Khairnar in respect of owner shall retain 30% portion of construction & developer shall retain 70% portion as per their mutual understanding for "Green Space Residency" Adm. 00H & 39R Situated at Gut
 - 2.11 Revised Commencement Certificate with approved row houses plan bearing Permission No.11/2022-23 and File No. 795/17/2021-12 dated 08.04.2022 issued by Commissioner Municipal Corporation, Aurangabad in favour of Mr. Praphul Nanasaheb Jedhe through its GPA Holder M/s Marathwada Construction Pvt. Ltd, through its Director Mr. Pramod Hari Khairnar in respect of Row houses scheme in B- Part in Gut No. 77P Satara in limits of AMC Aurangabad.
- 3 7/ 12 extract
- 3.1 Copy of Mutation Entry No. 564 on 7/12 Extract in Year 1987 issued by Talathi office Satara, Aurangabad in the name of Mr. Praphul Nanasaheb Jedhe, for Agri Land to the extent of 4 Acre situated at Gut No. 77 Village Satara Tq. & Dist. Aurangabad.

3.2 Copy of Mutation Entry No. 3202 on 7/12 Extract in 27.02.1999 issued by Talathi office Satara, Aurangabad in the name of Mr. Praphul Nanasaheb Jedhe in respect of Agri Land to the extent of 4 Acre situated at Gut No. 77P Village Satara Tq. & Dist. Aurangabad.

3.3 Copy of Mutation Entry No. 18249 on 7/12 Extract dated 05.05.2010 issued by Talathi office Satara, Aurangabad, by way of affidavit of partition on Rs. 100/- stamp paper executed by Mr. Praphul Nanasaheb Jedhe to their Son's and entered the name Mr. Nikhil Praphul Jedhe & Mr. Tushar Praphul Jedhe area admeasuring 00H & 39R each and Mr. Praphul Nanasaheb Jedhe area admeasuring 07R with Mutation Entry No.5366 on 7/12 Extract in Gut No. 77P Village Satara Tq. & Dist. Aurangabad.

4. Mutation Entry No.

4. 1. Mutation Entry No. 564 on 7/12 Extract in Year 1987

4. 2. Mutation Entry No. 3202 on 7/12 Extract in 27.02.1999

4. 3. Mutation Entry No. 18249 on 7/12 Extract dated 05.05.2010

5. Search report for 30 years from Year 1992 to Year 2022 taken from Sub-registrar office at Aurangabad the receipt attached herewith.

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.

That, on the perusal of above said documents it appears that the present applicants namely Mr. Nikhil Praful Jedhe have not any kind of loan,

Owner of the land:

1. Mr. Nikhil Praful Jedhe

Land admeasuring about land Adm. 3900.00 Sq. Mts to the extent of adm. 1005.96 Sq. Mtr. Gut 77 P, at Satara in the limits of AMC, Aurangabad.

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

Place: Aurangabad

Date: 05.05.2022



Yours Sincerely

Adv. Vijay M. Mache

VIJAY MACHE
B.Com., LL.B.
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
10, State Bank Colony,
Osmanpura, Peer Bazar
Aurangabad - 431 005

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- 4 Copy of Mutation Entry No. 18249 on 7/12 Extract dated 05.05.2010 issued by Talathi office Satara, Aurangabad. by way of affidavit of partition on Rs. 100/- stamp paper executed by Mr. Praphul Nanasaheb Jedhe to their Son's and entered the name Mr. Nikhil Praphul Jedhe & Mr. Tushar Praphul Jedhe area admeasuring 00H & 39R each and Mr. Praphul Nanasaheb Jedhe area admeasuring 07R with Mutation Entry No.5366 on 7/12 Extract in Gut No. 77P Village Satara Tq. & Dist. Aurangabad.
- 5 Copy of Registered General Power of Attorney before Sub-Registrar office Aurangabad bearing day book No. AGG.6-192/2014 dated 13.01.2014 executed by Mr. Nikhil Praphul Jedhe & Mr. Tushar Praphul Jedhe in favour of his father Mr. Praphul Nanasaheb Jedhe in respect Land admeasuring 00H & 39R each for all deeds and things land Situated at Gut No. 77P Satara in limits of AMC Aurangabad.
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- 10 Copy of Commencement Certificate bearing Permission No. 85/2017-18 and File No. 439/17/2016-17 dated 20.04.2017 issued by Commissioner Municipal Corporation, Aurangabad in favour of Mr. Praphul Nanasaheb Jedhe through its GPA Holder M/s Marathwada Construction Pvt. Ltd. through its Director Mrs. Parineeta Pramod Khairnar in respect of Gut No. 77P Satara in limits of AMC Aurangabad.
- 11 Copy of N.A. Order bearing O/w No. 2017/LAND-2/PARLB/CR/-44 dated 09.06.2017 issued by Uppar Tahasildar office, Aurangabad in favour of Mr. Nikhil Praphul Jedhe in respect of land admeasuring 3900.00 Sq. Mtr. U/s 42-A in MLRC 1966 Situated at Gut No. 77P Satara in limits of AMC Aurangabad.
- 12 Copy of RERA Registration Certificate bearing No. P5150009980 dated 23.08.2017 issued by Maharashtra Real Estate Regulatory Authority Office Aurangabad in favour of M/s Marathwada Construction Pvt. Ltd. in respect of "Green Space Residency A-Building" Situated at Gut No. 77P Satara in limits of AMC Aurangabad. The Registration will be valid for a period of w.e.f. 23.08.2017 up to till 30.12.2022
- 13 Copy of Revised Commencement Certificate bearing Permission No. 166/2020-21 in file No. 356/17/2017-18 dated 04.12.2020 issued by Commissioner Municipal Corporation, Aurangabad in favour of Mr. Praphul Nanasaheb Jedhe through GPA M/s Marathwada Construction Pvt. Ltd. through its Director Mr. Pramod Hari Khairnar in respect of Flatted Building Scheme "Green Space Residency" Situated at Gut No. 77P Satara in limits of AMC Aurangabad.
- 14 Copy of letter issued by CREDAL office through its president and secretary br. at Aurangabad to whom it may be concern that as per the RERA Act unless 51% units booked or project is completed the process for Formation of Association of Apartment/ Deed of Declaration under Apartment of Ownership Act or Society formation as per MOFA Act is not necessary to be initiated so this letter applicable to the "Green Space Residency"
- 15 Copy of Registered Special Power of Attorney before Sub-Registrar office Aurangabad bearing day book No. AGG.6-1318/2021 dated 11.02.2021 executed by M/s Marathwada Construction Pvt. Ltd. through its Director Mr. Pramod Hari Khairnar in favour of Mr. Santosh Balchand Chavan in respect of execution of Registration related documents of "Green Space Residency" project-1 Situated at Gut No. 77P Satara in limits of AMC Aurangabad.
- 16 Copy of Registered Deed of Correction cum Confirmation before Sub-Registrar office Aurangabad bearing day book No. AGG.3-2720/2021 dated 31.03.2021 executed by 1)Mr. Nikhil Praphul Jedhe, 2)Mr. Tushar Praphul Jedhe & 3)Mr. Praphul Nanasaheb Jedhe as a owner in favour of M/s Marathwada Construction Pvt. Ltd. through its Director Mr. Pramod Hari Khairnar in respect of owner shall retain 30% portion of construction & developer shall retain 70% portion as per their mutual understanding for "Green Space Residency" Adm. 00H & 39R Situated at Gut No. 77P Satara in limits of AMC Aurangabad.
- 17 Copy of Letter To whom so ever it may concern issued by M/s Marathwada Construction Pvt. Ltd. through its Director Mr. Pramod Hari Khairnar stated that by name "GREEN SPACE RESIDENCY" (Project-1) A-Building has 60 Flats & 12 Shops till the date 51 % booking has not been done and as per Maha RERA rules we will start procedure for formation of Housing Society or Association at the case may be the project Situated at Gut No 77P, Satara Parisur, In AMC limits Aurangabad.
- 18 Copy of Revised Commencement Certificate with approved row houses plan bearing Permission No.11/2022-23 and File No. 795/17/2021-12 dated 08.04.2022 issued by Commissioner Municipal Corporation, Aurangabad in favour of Mr. Praphul Nanasaheb Jedhe through its GPA Holder M/s Marathwada Construction Pvt. Ltd. through its Director Mr. Pramod Hari Khairnar in respect of Row houses scheme in B- Part in Gut No. 77P Satara in limits of AMC Aurangabad.

Search report for 30 years from 1992 to 2022 taken from Sub-registrar office at Aurangabad the receipt attached herewith.

Place: Aurangabad
Date: 05.05.2022



VIJAY MACHE
Advocate & Solicitor
10, State Bank Colony
Osmanpura, Poor Bazar
Aurangabad - 431 004

Yours Sincerely

Adv. Vijay M. Mache

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(B.com.LL.B)



Advocate & Notary

Ajinkya V. Mache
(BCS LL.B)



Advocate

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Email Id: adv.vijaymache@gmail.com

FORMAT-A

(Circular No.:28/ (2021))

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1. Copy of 7/12 Extract with Mutation Entry No. 18249 on dated 05.05.2010 area admeasuring 00H & 39R
2. Mutation Entry No.
 1. Mutation Entry No. 564 on 7/12 Extract in Year 1987
 2. Mutation Entry No. 3202 on 7/12 Extract in 27.02.1999
 3. Mutation Entry No. 18249 on 7/12 Extract dated 05.05.2010
3. Search report for 30 years from 1992 to 2022 Taken from Sub-Registrar' office at Aurangabad
4. Any other relevant title. :- No
5. Litigations if any. :- No

Date: 5 MAY 2022




Advocate.
(Stamp)

VIJAY MACHE

B.Com.LL.B
ADVOCATE & NOTARY
GOVT. OF INDIA
10, State Bank Colony,
Osmanpura, Peer Bazar
Aurangabad - 431 005



CHALLAN
MTR Form Number-6



GRN	MH001490797202223E	BARCODE			Date	05/05/2022-16:57:08		Form ID		
Department					Inspector General Of Registration					
Type of Payment					Search Fee					
Type of Payment					Other Items					
Office Name					ARB3_AURANGABAD 3 JT SUB REGISTRAR					
Location					AURANGABAD					
Year					2022-2023 One Time					
Account Head Details					Amount in Rs.					
0030072201 SEARCH FEE					750.00					
					Flat/Block No.					
					Premises/Building					
					Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					GREEN SPACE RESIDENCY Row Houses Phase II B Block in Gut No					
					77P At Satara Aurangabad					
					Amount in					
					Seven Hundred Fifty Rupees Only					
Total					750.00					
Payment Details					FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA										
Cheque/DD Details					Bank CIN					
					Ref. No.					
					00040572022050677994					
Cheque/DD No.					Bank Date					
					RBI Date					
					05/05/2022-16:24:59					
Name of Bank					Not Verified with RBI					
Name of Branch					Bank/Branch					
					STATE BANK OF INDIA					
					Scroll No. . Date					
					Not Verified with Scroll					

Department ID : Mobile No. : 9326223937
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
खतर घालण "छाया ऑफ फॉर्म" गळ्ये नसुन कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तासाठी लागू नाही.