



Yash V. Kasliwal

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FORMAT – A

(Circular No. 28/2021)

To,
Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no. 86, admeasuring about 280.00 Sq. Mts., Gut no. 168/P, situated at Satara, 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. 86, admeasuring about 280.00 Sq. Mts., Gut no. 168/P, situated at Satara, Aurangabad. The same is bounded as under:

- East : Plot no. 87.
West : Plot no. 85.
North : 9.14 Mts. wide road.
South : Plot no. 78 & 79.

2. The documents of allotment of land as under:

2.1 The copy of 7/12 extract of Gut no. 168, situated at Satara, Aurangabad.

2.2 The copy of NA order issued by the office of Addl. Tahasildar, Aurangabad vide its file no. 3464 Dt: 06.01.1987.

2.3 The copy of registered sale deed in respect of Plot no. 86 executed by Ghuge, Darade & Company through Pandarinath Namdeorao Ghuge in favor of Suresh Vasudev Chapalgaonkar bearing no. 3757 Dt: 18.12.1989.

Adv. Yash Kasliwal

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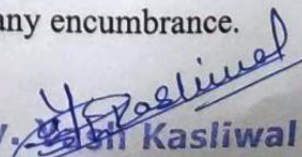
- 2.4 The copy of registered sale deed in respect of Plot no. 86 executed by Suresh Vasudev Chapalgaonkar in favor of Dhananjay Subhash Palodkar bearing no. 2338 Dt: 08.06.1998.
- 2.5 The copy of registered agreement to sale in respect of Plot no. 86 executed by Dhananjay Subhash Palodkar in favor of Swapnil Moreshwar Kulkarni bearing no. 8657 Dt: 09.12.2021.
- 2.6 The copy of regularization certificate issued by the office of Municipal Corporation, Aurangabad vide its file no. 1344 Dt: 16.12.2021.
- 2.7 The copy of sanctioned layout plan of Plot no. 86 issued by the office of Municipal Corporation, Aurangabad vide its file no. 2633 Dt: 14.01.2022.
- 2.8 The copy of registered sale deed in respect of Plot no. 86 executed by Dhananjay Subhash Palodkar in favor of Swapnil Moreshwar Kulkarni bearing no. 3116 Dt: 20.04.2022.
- 2.9 The copy of registered deed transfer of development rights in respect of Plot no. 86 executed Swapnil Moreshwar Kulkarni in favor of Sandu Ramsingh Mhaske & 2 others bearing no. 3257 Dt: 14.06.2022.
- 2.10 The copy of Commencement certificate issued by the office of Municipal Corporation, Aurangabad vide its file no. 2911 Dt: 20.09.2022.
- 2.11 The copy of Sanctioned building plan issued by the office of Municipal Corporation, Aurangabad vide its file no. 2911 Dt: 20.09.2022.
- 2.12 The copy of registered deed of declaration in respect of Plot no. 86 executed by Swapnil Moreshwar Kulkarni of project known as "Shree Mahalaxmi Saubhagya-02" bearing no. 6390 Dt: 31.10.2022.

3. 7/12 extract:

- 3.1 The copy of 7/12 extract of Gut no. 168, situated at Satara, Aurangabad.

Search report for 30 years from 16.11.1992 to 16.11.2022 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 without any encumbrance.

Adv.  Kasliwal
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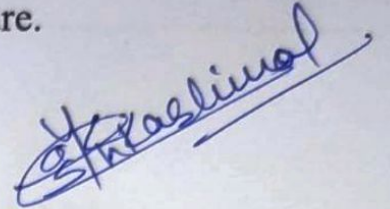
Owner of the land:

Swapnil Moreshwar Kulkarni.

The copy of 7/12 extract of Gut no. 168, situated at Satara, 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.

Encl: Annexure.



Date: 16.11.2022.

Yash V. Kasliwal

Advocate

Adv. Yash Kasliwal

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FLOW OF THE TITLE OF THE SAID LAND

1. That, the land from Gut no. 168 situated at Satara, Aurangabad was owned and possessed by Pandarinath Namdeo Ghuge & Dyanoba Maruti Darade prior to year 1988.
2. That, thereafter the said land was converted into non-agricultural use and divided into various plots. Accordingly, the NA order issued by the office of Addl. Tahasildar, Aurangabad vide its file no. 3464 Dt: 06.01.1987.
3. That, thereafter Plot no. 86 purchased by Suresh Vasudev Chapalgaonkar from Ghuge, Darade & Company through Pandarinath Namdeorao Ghuge through registered sale deed bearing no. 3757 Dt: 18.12.1989.
4. That, thereafter Plot no. 86 was purchased by Dhananjay Subhash Palodkar from Suresh Vasudev Chapalgaonkar through registered sale deed bearing no. 2338 Dt: 08.06.1998.
5. That, thereafter Swapnil Moreshwar Kulkarni was entered into registered agreement to sale in respect of Plot no. 86 with Dhananjay Subhash Palodkar bearing no. 8657 Dt: 09.12.2021.
6. That, thereafter Satara area was included into limits of Municipal Corporation, Aurangabad. Accordingly, Dhananjay Subhash Palodkar has obtained regularization certificate from the office of Municipal Corporation, Aurangabad vide its file no. 1344 Dt: 16.12.2021. Thereafter, sanctioned layout plan of Plot no. 86 issued by the office of Municipal Corporation, Aurangabad vide its file no. 2633 Dt: 14.01.2022.
7. That, thereafter Plot no. 86 was purchased by Swapnil Moreshwar Kulkarni from Dhananjay Subhash Palodkar through registered sale deed bearing no. 3116 Dt: 20.04.2022.

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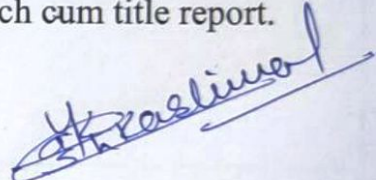
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8. That, thereafter Swapnil Moreshwar Kulkarni has transferred the development rights in respect of Plot no. 86 to Sandu Ramsingh Mhaske & 2 others through registered deed transfer of development rights bearing no. 3257 Dt: 14.06.2022.
9. That, thereafter they all are wants to develop the said plot. Accordingly, they have got Commencement certificate from the office of Municipal Corporation, Aurangabad vide its file no. 2911 Dt: 20.09.2022. Thereafter, Sanctioned building plan issued by the office of Municipal Corporation, Aurangabad vide its file no. 2911 Dt: 20.09.2022. On the basis of these documents they have constructed the project known as "Shree Mahalaxmi Saubhagya-02" over the said plot. The deed of declaration of project known as "Shree Mahalaxmi Saubhagya-02" is registered at Sub-Registrar office bearing no. 6390 Dt: 31.10.2022.

Search report for 30 years from 16.11.1992 to 16.11.2022 taken from Sub-registrar office at Aurangabad the receipt attached herewith.

Note:

1. The documents produce before me by the applicant namely Swapnil Moreshwar Kulkarni, I have taken the search and this is my opinion regarding this search.
2. The all documents given by applicant are returned with this search cum title report.
3. The receipt of Challan attached herewith.



Date: 16.11.2022.

Yash V. Kasliwal
Advocate
Adv. Yash Kasliwal
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2-10-81/1, Labour Colony, Behind
Maruti Mandir, Aurangabad-431001.



CHALLAN
MTR Form Number-6



GRN MH010654727202223P		BARCODE		Date 16/11/2022-09:54:34		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1				Full Name		Adv Yash V Kasliwal	
Location AURANGABAD							
Year 2022-2023 From 16/11/1992 To 16/11/2022				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 86 Gut no 168/P Satara Aurangabad		
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only
					Words		
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502022111600305	8945875751239
Cheque/DD No.				Bank Date	RBI Date	16/11/2022-09:54:56	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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

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