

FORMAT-A
(Circular No. 28/2021)

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No.33 admeasuring 660 sq. mtrs., situated at Gut No.28, Village Shahnoorwadi, Taluka and District Aurangabad, Taluka and District Aurangabad. (Hereinafter referred as the said plots)

I have investigated the title of the aforesaid said plots on the request of M/s. Mrunal Construction through it's partner (1) Shri. Ramesh Bhimrao Gadekar, (2) Shri. Abasaheb Suryabhan Jadhav and (3) Shri. Kunal Suresh Loya, and I have perused the following documents:-

1.	Description of the property.		
	That the Plot No.33 admeasuring 660 sq. mtrs., situated at Gut No.28, Village Shahnoorwadi, Taluka and District Aurangabad		
	On or towards East	24 MTRS WIDE ROAD .	
	On or towards West	PLOT NO.70-B.	
	On or towards North	PLOT NO.34.	
	On or towards South	PLOT NO.32.	
2.	The documents of allotment of Plot.		
a	30.01.1989	That the Mutation entry No.229 taken on 30.01.1989 and approved by the competent authority on 15.02.1989 and taken in records of rights in the name of M/s. Matadeva Developers through its GPA Holder Shri. Triloksingh Tarasingh and Shri. Narendrasingh Tarasingh in respect of land admeasuring 14 Acre 22 Gunthe situated at Survey No.28 taken on the basis of application, true copy of partnership letter, GPA No.939 dated 24.01.1989 given by Shri. Triloksingh, Shri. Narendrasingh, Rajendrasingh father Tarasingh and Shri. Tarasingh Tahalsingh and Smt. Deepkaur Kotheth .	
b		That, the 7/12 extract in respect of Gut No.28, Village Shahnoorwadi, Taluka and District Aurangabad shows the name of M/s. Matadeva Developers through GPA holder Shri. Triloksingh Tarasingh and Shri. Narendrasingh Tarasingh in ownership and cultivation column vide mutation entry No.229.	
c	10.08.1989	That the N A Order No. RB/DESK/II/IND/I/NAP/CR/2989/OFFICE OF THE COLLECTOR AURANGABAD dated 10.08.1989 issued by Collector Aurangabad in favor of Shri. Triloksing Tarasing in respect of land admeasuring 52635sq.mtrs in Survey No.28, of Shahnoorwadi, Taluka and District Aurangabad.	
d	19.02.1991	That the Layout Order No. MANAPA/NARAVI/REKHAKAN/555/1991/KARYALAY MAHANAGAR PALIKA AURANGABAD Dated 19.02.1991 issued by the commissioner municipal corporation Aurangabad in favor of Shri. Triloksingh Tarasingh in respect of Survey No.28, situated at Village Shahnoorwadi, Taluka and District Aurangabad.	

		Where in Plot No. 33 is admeasuring 23x 33 (660 sq.mtrs) sq.mtrs.
e	04.04.1996	That, the Certified Copy of registered sale deed No.AGG-1-1393 dated 04.04.1996 executed by M/s. Mata Deva Developers through its partners (1) Triloksingh Tarasingh Jabinda (2) Narendrasingh Tarasingh Jabinda (3) Rajendrasingh Tarasingh Jabinda (4) Tarasingh Tehalsingh Jabinda and (5) Smt. Dipkaur Ramsingh Kotheth, for 1, 4 and 5 GPA holder Narendrasingh Tarasingh Jabinda, Rajendrasingh Tarasingh Jabinda in favor of (1) Shri. Rajiv Yadhavrao Khedkar and (2) Sow. Sushma Rajiv Khedkar in respect of Plot No.33 admeasuring 660 sq.mtrs, situated at Survey No.28, Village Shahnoorwadi, Taluka and District Aurangabad.
f	02.05.1996	That the mutation entry No. 475 taken and approved by competent authority on 02.05.1996 and taken in records of rights in the name of (1) Shri. Rajiv Yadhavrao Khedkar and (2) Sow. Sushma Rajiv Khedkar in respect of Plot No.33 admeasuring 660 sq. mtrs, situated at Survey No.28, Village Shahnoorwadi, Taluka and District Aurangabad taken on the basis of registered sale deed No.AGG-1-1393 dated 04.04.1996 executed by M/s. Mata Deva Developers through its partners (1) Triloksingh Tarasingh Jabinda (2) Narendrasingh Tarasingh Jabinda (3) Rajendrasingh Tarasingh Jabinda (4) Tarasingh Tehalsingh Jabinda and (5) Smt. Dipkaur Ramsingh Kotheth, for 1, 4 and 5 GPA holder Narendrasingh Tarasingh Jabinda, Rajendrasingh Tarasingh Jabinda in their favor.
g		That, the 7/12 extract in respect of Gut No.28, Village Shahnoorwadi, Taluka and District Aurangabad shows the name of (1) Shri. Rajiv Yadhavrao Khedkar and (2) Sow. Sushma Rajiv Khedkar in respect of Plot No. 33 in ownership and cultivation column vide mutation entry No.475.
h	10.02.2022	That, the police complaint dated 10.02.2022 has been lodged by the (1) Shri. Rajiv Yadhavrao Khedkar and (2) Sow. Sushma Rajiv Khedkar stating that the original registered sale deed No.AGG-1-1393 dated 04.04.1996 has been misplaced while traveling from Nutan Colony to Kranti Chawk.
i	28.03.2022	That, the Commencement Certificate No.821/2021-22 in file No.779/17/2021-22 dated 28.03.2022 issued by Aurangabad Municipal Corporation Aurangabad in favour of (1) Shri. Rajiv Yadhavrao Khedkar and (2) Sow. Sushma Rajiv Khedkar in respect of Plot No.33, admeasuring 660 sq. mtrs, situated at Survey / Gut No.28, Village Shahnoorwadi, Taluka and District Aurangabad.
j	03.08.2022	That, the registered sale deed No.AGG-6-5876 dated 03.08.2022 executed by (1) Shri. Rajiv Yadhavrao Khedkar and (2) Sow. Sushma Rajiv Khedkar in favor of M/s. Mrunal Construction through its partner (1) Shri. Ramesh Bhimrao Gadekar, (2) Shri. Abasaheb Suryabhan Jadhav and (3) Shri. Kunal Suresh Loya in respect of Plot No.33 admeasuring 660 sq.mtrs, situated at Survey No.28, Village Shahnoorwadi, Taluka and District Aurangabad.
k	12.09.2022	That, the 7/12 extract in respect of Gut No.28, Village Shahnoorwadi, Taluka and District Aurangabad shows the name of M/s. Mrunal Construction through its partner (1) Shri. Ramesh Bhimrao Gadekar, (2) Shri. Kunal Suresh Loya and (3) Shri. Abasaheb Suryabhan Jadhav in respect of Plot No.33 in ownership and cultivation column vide mutation entry No.3536
l	25.10.2022	That, the Revised Building Permit No.141381 Permit No.BDMCB/2022/APL/00094 dated 19.10.2022 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of M/s Mrunal Construction through its partner Mr. Ramesh Bhimrao Gadekar, Mr. Abasaheb Suryabhan Jadhav and Mr. Kunal Suresh Loya in respect of Plot No.33 admeasuring 660 sq.mtrs, situated at Survey No.28, Village Shahnoorwadi, Taluka and District Aurangabad

3.	7/12 extract or property card
	That, the, 7/12 extract in respect of land at Gat No.28 village Shahnoorwadi, issued by the Talathi Osmanpura show the name of M/s. Mrunal Construction through it's partner (1) Shri. Ramesh Bhimrao Gadekar, (2) Shri. Kunal Suresh Loya and (3) Shri. Abasaheb Suryabhan Jadhav in ownership column vide mutation entry No.3536. That, the, mutation entry No.3536 dated 08.08.2022 approved by the competent authority on 12.09.2022 has been taken in record of rights by the talathi of Osmanpura in favour of M/s. Mrunal Construction through it's partner (1) Shri. Ramesh Bhimrao Gadekar, (2) Shri. Kunal Suresh Loya and (3) Shri. Abasaheb Suryabhan Jadhav in respect of Plot No.33 land admeasuring 0.0660 R situated at village Shahnoorwadi, Aurangabad on the basis of registered sale deed No.AGG-6-5876 dated 03.08.2022 executed by (1) Shri. Rajiv Yadhavrao Khedkar and (2) Sow. Sushma Rajiv Khedkar in their favor.
4.	That, I have verified the revenue record of Talathi sajja Osmanpura, Index II of Sub Registrar office Aurangabad and record of Aurangabad Municipal Corporation and after perusal of aforesaid record I am submitting Search Report for 30 years from 1992 till 2022 vide GRN No.MH009729468202223E: 653172036 Receipt No. 1112606355 and MH009730092202223E dated 25.10.2022.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Mrunal Construction through it's partner (1) Shri. Ramesh Bhimrao Gadekar, (2) Shri. Kunal Suresh Loya and (3) Shri. Abasaheb Suryabhan Jadhav is clear, marketable and without any encumbrances.

OWNES OF THE LAND

M/s. Mrunal Construction through it's partner (1) Shri. Ramesh Bhimrao Gadekar, (2) Shri. Kunal Suresh Loya and (3) Shri. Abasaheb Suryabhan Jadhav are absolute owner of the Plot No.33 admeasuring 660 sq.mtrs, situated at Survey No.28, Village Shahnoorwadi, Taluka and District Aurangabad.

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

Encl : Annexure.

Place : Aurangabad
Date: 02.11.2022



(Signature)
V. B. Kulkarni
Advocate

FLOW OF THE TITLE

That the Mutation entry No.229 taken on 30.01.1989 and approved by the competent authority on 15.02.1989 and taken in records of rights in the name of M/s. Matadeva Developers through its GPA holder Shri. Triloksingh Tarasingh and Shri. Narendrasingh Tarasingh in respect of land admeasuring 14 Acre 22 Gunthe situated at Survey No.28 taken on the basis of application, true copy of partnership letter, N/A No.939 dated 24.01.1989 given by Shri. Triloksingh, Shri. Narendrasingh, Rajendrasingh father Tarasingh and Shri. Tarasingh Tahalsingh and Smt. Deepkaur Kotheth.

That, the 7/12 extract in respect of Gut No.28, Village Shahnoorwadi, Taluka and District Aurangabad shows the name of M/s. Matadeva Developers through GPA holder Shri. Triloksingh Tarasingh and Shri. Narendrasingh Tarasingh in ownership and cultivation column vide mutation entry No.229.

That the N A Order No. RB/DESK/H/IND/I/NAP/CR/2986/OFFICE OF THE COLLECTOR AURANGABAD dated 10.08.1989 issued by Collector Aurangabad in favor of Shri. Triloksingh Tarasingh in respect of land admeasuring 52635sq.mtrs in Survey No.28, of Shahnoorwadi, Taluka and District Aurangabad.

That the Layout Order No. MANAPA/NARAVI/REKHAKAN/555/1991/XARYALAY MAHANAGAR PALIKA AURANGABAD Dated 19.02.1991 issued by the commissioner municipal corporation Aurangabad in favor of Shri. Triloksingh Tarasingh in respect of Survey No.28, situated at Village Shahnoorwadi, Taluka and District Aurangabad. Where in Plot No. 33 is admeasuring 23x 33 (660 sq.mtrs) sq.mtrs.

That, the Certified Copy of registered sale deed No.AGG-1-1393 dated 04.04.1996 executed by M/s. Mata Deva Developers through its partners (1) Triloksingh Tarasingh Jabinda (2) Narendrasingh Tarasingh Jabinda (3) Rajendrasingh Tarasingh Jabinda (4) Tarasingh Tehalsingh Jabinda and (5) Smt. Dipkaur Ramsingh Kotheth, for 1, 4 and 5 GPA holder Narendrasingh Tarasingh Jabinda, Rajendrasingh Tarasingh Jabinda in favor of (1) Shri. Rajiv Yadhavrao Khedkar and (2) Sow. Sushma Rajiv Khedkar in respect of Plot No.33 admeasuring 660 sq.mtrs, situated at Survey No.28, Village Shahnoorwadi, Taluka and District Aurangabad.

That the mutation entry No. 475 taken and approved by competent authority on 02.05.1996 and taken in records of rights in the name of (1) Shri. Rajiv Yadhavrao Khedkar and (2) Sow. Sushma Rajiv Khedkar in respect of Plot No.33 admeasuring 660 sq. mtrs, situated at Survey No.28, Village Shahnoorwadi, Taluka and District Aurangabad taken on the basis of registered sale deed No.AGG-1-1393 dated 04.04.1996 executed by M/s. Mata Deva Developers through its partners (1) Triloksingh Tarasingh Jabinda (2) Narendrasingh Tarasingh Jabinda (3) Rajendrasingh Tarasingh Jabinda (4) Tarasingh Tehalsingh Jabinda and (5) Smt. Dipkaur Ramsingh Kotheth, for 1, 4 and 5 GPA holder Narendrasingh Tarasingh Jabinda, Rajendrasingh Tarasingh Jabinda in their favor.

That, the 7/12 extract in respect of Gut No.28, Village Shahnoorwadi, Taluka and District Aurangabad shows the name of (1) Shri. Rajiv Yadhavrao Khedkar and (2) Sow. Sushma Rajiv Khedkar in respect of Plot No. 33 in ownership and cultivation column vide mutation entry No.475.

That, the police complaint dated 10.02.2022 has been lodged by the (1) Shri. Rajiv Yadhavrao Khedkar and (2) Sow. Sushma Rajiv Khedkar stating that the original registered sale deed No.AGG-1-1393 dated 04.04.1996 has been misplaced while travelling from Nutan Colony to Kranti Chawk.

That, the Commencement Certificate No. 821/2021-22 in file No.779/17/2021-22 dated 28.03.2022 issued by Aurangabad Municipal Corporation Aurangabad in favour of (1) Shri. Rajiv Yadhavrao Khedkar and (2) Sow. Sushma Rajiv Khedkar in respect of Plot No.33, admeasuring 660 sq. mtrs, situated at Survey / Gut No.28, Village Shahnoorwadi, Taluka and District Aurangabad.

That, the registered sale deed No.AGG-6-5876 dated 03.08.2022 executed by (1) Shri. Rajiv Yadhavrao Khedkar and (2) Sow. Sushma Rajiv Khedkar in favor of M/s. Mrunal Construction through it's partner (1) Shri. Ramesh Bhimrao Gadekar, (2) Shri. Abasaheb Suryabhan Jadhav and (3) Shri. Kunal Suresh Loya in respect of Plot No.33 admeasuring 660 sq.mtrs, situated at Survey No.28, Village Shahnoorwadi, Taluka and

District Aurangabad.

That, the 7/12 extract in respect of Gut No.28, Village Shahnoorwadi, Taluka and District Aurangabad shows the name of M/s. Mrunal Construction through it's partner (1) Shri. Ramesh Bhimrao Gadekar, (2) Shri. Kunal Suresh Loya and (3) Shri. Abasaheb Suryabhan Jadhav in respect of Plot No.33 in ownership and cultivation column vide mutation entry No.3536.

That, the, mutation entry No.3536 dated 08.08.2022 approved by the competent authority on 12.09.2022 has been taken in record of rights by the talathi of Osmanpura in favour of M/s. Mrunal Construction through it's partner (1) Shri. Ramesh Bhimrao Gadekar, (2) Shri. Kunal Suresh Loya and (3) Shri. Abasaheb Suryabhan Jadhav in respect of Plot No.33 land admeasuring 0.0660 R situated at village Shahnoorwadi, Aurangabad on the basis of registered sale deed No.AGG-6-5876 dated 03.08.2022 executed by (1) Shri. Rajiv Yadhavrao Khedkar and (2) Sow. Sushma Rajiv Khedkar in their favor.

That, the Revised Building Permit No.141381 Permit No.DDMCB/RB/2022/APL/00093 dated 19.10.2022 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of m/s. Mrunal Construction through it's partner Mr. Ramesh Bhimrao Gadekar, Mr. Abasaheb Suryabhan Jadhav and Mr. Kunal Suresh Loya in respect of Plot No.33 admeasuring 660 sq.mtrs, situated at Survey No.28, Village Shahnoorwadi, Taluka and District Aurangabad

I have taken the search of revenue record and Index-II Registers of the office of Sub-Registrar at Aurangabad for last 30 years from 1992 till 2022 vide GRN No.MH009729468202223E: 653172036 Receipt No. 1112606355 and MH009730092202223E dated 25.10.2022.

Place : Aurangabad
Date: 02.11.2022




V. B. Kulkarni
Advocate



CHALLAN
MTR Form Number-6



GRN	MH009729468202223E	BARCODE			Date	25/10/2022-15:17:07	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 PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name JYEE BALKRISHNA KULKARNI			
Location PUNE					Flat/Block No.			
Year 2022-2023 One Time					Premises/Building			
Account Head Details				Amount In Rs.	Road/Street			
0030072201 SEARCH FEE				525.00	Area/Locality			
					Town/City/District			
					PIN			
					Remarks (If Any)			
Total				525.00	Amount In	Five Hundred Twenty Five Rupees Only		
					Words			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	00040572022102587508	CKV1970278
Cheque/DD No.					Bank Date	RBI Date	25/10/2022-15:24:19	Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	

Department ID : 653172036

Mobile No. : 9420321341

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.

सदर चालन 'ट्रॉप ऑफ पेमेंट' मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता वाच्य दस्तावेजासाठी लागू नाही.



MTR Form Number-6

GRN	MH-009730052202223E	BARCODE											Date	25/10/2022-16:35:40	Form ID		
Department		Inspector General Of Registration										Payer Details					
Type of Payment		Search Fee										TAX ID / TAN (If Any)					
		Other Items										PAN No.(If Applicable)					
Office Name		ARBI_HQR SUB REGISTRAR AURANGABAD 1										Full Name		ADV VIVEK KULKARNI			
Location		AURANGABAD															
Year		2022-2023 One Time										Flat/Block No.		FLAT NO.5 DISHA NABHANGAN SOCIETY			
Account Head Details		Amount In Rs.										Premises/Building					
		225.00										Road/Street		N 2 CIDCO			
003007Z201 SEARCH FEE												Area/Locality		AURANGABAD			
												Town/City/District					
												PIN		4 3 1 0 0 3			
												Remarks (If Any)					
												PLOT NO.33 GUT NO.28 SHAHNOORWADI AURANGABAD SEARCH FOR 1991 TO 2002					
												Amount In		Two Hundred Twenty Five Rupees Only			
Total		225.00										Words					
Payment Details		STATE BANK OF INDIA										FOR USE IN RECEIVING BANK					
Cheque/DD No.		Cheque-DD Details										Bank CIN		Ref. No.		00040572022102587955 CKV1971878	
												Bank Date		RBI Date		25/10/2022-16 24:37 Not Verified with RBI	
Name of Bank												Bank-Branch		STATE BANK OF INDIA			
Name of Branch												Scroll No. , Date		Not Verified with Scroll			

Department ID 9420321341
NOTE: This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
एतद् चालन 'ट्रान्स ऑफ पैमेंट' मध्ये नमूद कारणासाठी लागू आहे. इतर कारणांसाठी किंवा नोंदीची न फायद्याच्या दस्तासाठी लागू नाही.