

Ameya J. Bhatt, BSc LLB

A D V O C A T E

"Harihar", Plot No.1, Rohini Nagar, near Sahakar Nagar, Aurangabad. Mobile : 9422278009 email ameyabhatt@gmail.com

FORMAT A

(Circular No. 28/2021)

Date :- 24-04-2023

To,
Maha RERA
Mumbai

LEGAL TITLE REPORT

Subject :- Title Clearance Certificate with respect of land adm.3413 Sqm; Gut No.268 Mitmita, Aurangabad, within the local limits of Aurangabad Municipal Corporation.

I have investigated the title of the said plot on request on Promoter Divine Builders and Developers, and following documents

1) Description of Property

All the part and parcel of said land adm. 3413 Sqm. forming part of Gut No. 268 in all adm. 01 Hecter 97 R situated at Mitmita Tq. and Dist. Aurangabad within the local limits of Aurangabad Municipal Corporation and the said land is bounded as under :

On towards East :- River
On towards West Land out of Gut No. 268
On towards South Land Gut no. 269
On towards North 15.00 Mtrs Road

2) Documents of Allotment of Plot



- 2.1 7/12 extract of Gut No. 268 Mitmita Aurangabad
- 2.2 Mutation Entry no. 728 of the year 21-09-1993
- 2.3 Registered Release Deed dated 26-07-2017, registered at day book serial no. AGG-2-5699/2017 in respect of land admeasuring forming part of gut No. 268 Mitmita, Aurangabad affected by DP road and approach road executed by Mr. Appasaheb Kaduba Mule, and others
- 2.4 Mutation entry no 11769
- 2.5 Order of The Upper Tahsildar Aurangabad dated 14-07-2022 bearing No. 2022/ जमा-२/परि.ब./सिआर-२४९ for converting land adm. 3413 Sqm. forming part of Gut No. 268 in all adm. 01 Hector 97 R situated at Mitmita Tq. and Dist. Aurangabad within the local limits of Aurangabad Municipal Corporation from agricultural use to Non-Agricultural use.
- 2.6 Commencement Certificate dated 04.07.2022 bearing permission No. 100/2022-2023 in the name of Mr. Appasaheb Kaduba Mule for carrying out construction over the said land adm. 3413 Sqm. forming part of Gut No. 268 Mitmita Tq. and Dist. Aurangabad issued by Aurangabad Municipal Corporation.
- 2.7 Registered Development Agreement and Irrevocable Power of Attorney both dated 30-03-2023 registered at day book serial no AGG-03-3297/2023 and AGG-03-3298/2023 on 31.03.2023 executed by Mr. Appasaheb Kaduba Mule in favour of Mrs. Gayatri W/o Ashok Muley Prop. Divine Builders and Developers in respect of land adm. 3413 Sqm. forming part of Gut No. 268 in all adm. 01 Hector 97 R situated at Mitmita Tq. and Dist. Aurangabad within the local limits of Aurangabad Municipal Corporation.

3. 7/12 extract of the land

7/12 extract of Gut No. 268 situated at Mitmita Tq. and Dist. Aurangabad.

Mutation entry no. 11769

4. Search Report for 30 years from 1994-2023 taken from the Sub-Registrar Office at Aurangabad the receipt attached herewith

On perusal of abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of following (Owner/ Developer/Promoter/Company) is clear, marketable and without any encumbrances.

Owner of the Land

Mr. Appasaheb Kaduba Mule,

7/12 extract of Gut No. 268 situated at Mitmita Tq. and Dist. Aurangabad, within the local limits of Aurangabad Municipal Corporation

Developer

Mrs. Gayatri W/o Ashok Muley Prop. Divine Builders and Developers

The Report reflecting the flow of title of Appasaheb Kaduba Mule and Developer Mrs. Gayatri W/o Ashok Muley Prop. Divine Builders and Developers over the project land i.e. adm. 3413 Sqm. forming part of Gut No. 268 in all adm. 01 Hectar 97 R situated at Mitmita Tq. and Dist. Aurangabad within the local limits of Aurangabad Municipal Corporation within limits of Aurangabad Municipal Corporation is enclosed herewith as annexure

Enclosed Annexure

Date :- 25-04-2023



Adv. Ameya J. Bhatt

Reg:- Mah/2372/2007

Adv. Ameya J. Bhatt
Advocate
10/10/2023
Aurangabad

Ameya J. Bhatt, Bsc. LLB

A D V O C A T E

"Harihar", Plot No.1, Rohini Nagar, near Sahakar Nagar, Osmanpura, Aurangabad. Mobile : 9422278009, ameyabhatt@gmail.com

Date :- 25-04-2023

FLOW OF TITLE OF THE PLOT

- 1) On perusal of documents and records placed before me it appears that a) Vijay Kaduba Mule, b) Appasaheb Kaduba Mule and c) Raju Kaduba Mule (real brothers) were owners and possessors of land admeasuring 01 Hecter 28 R forming part of Gut No. 268 in all adm. 01 Hecter 97 R situated at Mitmita Tq. and Dist. Aurangabad within the local limits of Aurangabad Municipal Corporation.
- 2) On perusal of mutation entry no. 728 of the year 21-09-1993 it appears that by virtue order passed by Tahsildar Aurangabad in proceeding bearing no. ९३/जमाबंदी/सी.आर/९३२ dated 02-09-1993 the abovementioned land admeasuring 01 Hecter 28 R forming part of Gut No. 268 in all adm. 01 Hecter 97 R situated at Mitmita Tq. and Dist. Aurangabad within the local limits of Aurangabad Municipal Corporation was partitioned between a) Vijay Kaduba Mule, b) Appasaheb Kaduba Mule and c) Raju Kaduba Mule ass under: -

Vijay Kaduba Mule	00 H 43 R
Appasaheb Kaduba Mule	00 H 43 R
Raju Kaduba Mule	00 H 42 R

- 3) On perusal of documents and records placed before me it appears that a) Vijay Kaduba Mule, b) Appasaheb Kaduba Mule and c) Raju Kaduba Mule executed registered Release Deed dated 26-07-2017, registered at day book serial no. AGG-2-5699/2017 in respect of land admeasuring 2205.00 Sqm, forming part of gut No. 268 Mitmita, Aurangabad affected by DP road and approach road, out of the abovementioned land in favour of Aurangabad Municipal Corporation. In light of Release Deed, an area admeasuring 8.87 R was deducted from the land of

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- 4) Appasaheb Kaduba Mule and he remained owner and possessor of land admeasuring 00 Hector 34.13 R (3413 Sqm), forming part of Gut No. 268 Mitmits, Aurangabad. In pursuance to the said Release Deed, name of Appasaheb Kaduba Mule is mutated as owner of 00 Hector 34.13 R (3413 Sqm) vide mutation entry no. 1176911769
- 5) On perusal of document and record placed before me it appears that The Upper Tahsildar Aurangabad vide his order dated 14-07-2022 bearing No. 2022/ जमा-२/परि.ब./सिआर-२४९ has converted the user of said land adm. 3413 Sqm. forming part of Gut No. 268 in all adm. 01 Hector 97 R situated at Mitmita Tq. and Dist. Aurangabad within the local limits of Aurangabad Municipal Corporation from Agricultural use to non Agricultural use the cost.
- 6) On perusal of document and record placed before me it appears that Aurangabad Municipal Corporation has issued Commencement Certificate dated 04.07.2022 bearing permission No. 100/2022-2023 in the name of Appasaheb Kaduba Mule for carrying out construction over the said land adm. 3413 Sqm. forming part of Gut No. 268 in all adm. 01 Hector 27 R situated at Mitmita Tq. and Dist. Aurangabad within the local limits of Aurangabad Municipal Corporation. As per sanctioned Building Plans 24 Row Houses and 01 Stilt plus Five storied Apartment Building consisting of 20 of Apartments/ Flats are permitted to be constructed over the said land.
- 7) On perusal of document and record placed before me it appears that Mr. Appasaheb Kaduba Mule executed Registered Development Agreement and Irrevocable Power of Attorney both dated 30-03-2023 registered at day book serial no AGG-03-3297/2023 and AGG-03-3298/2023 on 31.03.2023 in favour of Mrs. Gayatri W/o Ashok Muley Prop. Divine Builders and Developers in respect of land adm. 3413 Sqm. forming part of Gut No. 268 in all adm. 01 Hector 97 R situated at Mitmita Tq. and Dist. Aurangabad within the local limits of Aurangabad Municipal Corporation. A per the aid Development Agreement the owner and Developer have decided to distribute the unit between themselves as per the details mentioned in the Development Agreement

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- 8) **Search Report for 30 years** taken with the office of Sub-Registrar Aurangabad vide receipt no 760 dated 25-04-2023 it appears that title of the owner Appaahab Kaduba Mule and Developer Mrs. Gayatri W/o Ashok Muley Prop. Divine Builders and Developers over project land i.e. adm. 3413 Sqm. forming part of Gut No. 268 in all adm. 01 Hecter 97 R situated at Mitmita Tq. and Dist. urangabad within the local limits of Aurangabad Municipal Corporation is clear and marketable.
- 9) **Litigations :-** There are no litigation pending against the promoter in respect of project land i.e. adm. 3413 Sqm. forming part of Gut No. 268 in all adm. 01 Hecter 97 R situated at Mitmita Tq. and Dist. Aurangabad within the local limits of Aurangabad Municipal Corporation.

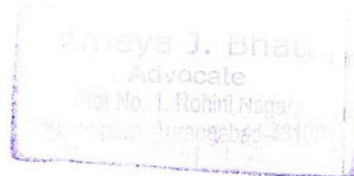
Date:- 25-04-2023

Place :- Aurangabad



Adv. Ameya J. Bhatt

Reg:- Mah/2372/2007





CHALLAN
MTR Form Number-6



GRN MH001113737202324E		BARCODE 		Date 25/04/2023-09:57:21		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 ARB6_AURANGABAD NO 6 SUB REGISTRAR				Full Name		Adv Ameya J Bhatt	
Location AURANGABAD				Flat/Block No.		Gut No. 268	
Year 2023-2024 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street		Mitmita	
0030072201 SEARCH FEE			750.00	Area/Locality		Aurangabad	
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Land adm 3413 Sq Mtrs. Gut No 268 Mitmita Aurangabad			
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only	
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572023042543432 IK0CFGJCZ4	
Cheque/DD No.				Bank Date	RBI Date	25/04/2023-09:58:05 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 :

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 कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9422278009