

Ravindra G. Pawar

B.Sc., LL.B.

A D V O C A T E

Off. Flat No. 4A, Disha Chintamani
Apartment, Vivekanandpuram, Peer Bazar,
Aurangabad. 431 005.

FORMAT-A

Mob. No. +91 9545557520 + 91 9762925032.

(Circular No. 28/2021)
E-mail : rav19025@gmail.com

To,

Maha RERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect of property Plot No. 13
admeasuring 594.80 Sq.Mt. forming part of Land Gut No. 144
Situated at Satara Tq. & District Aurangabad.

I have investigated the title of the said plot on the request of M/s. Sai Swastik
Developer through its Partner Mr. Sandeep Ratanlal Lohade, Mr. Sachin
Ratanlal Lohade, Mr. Pradeep Baburao Kumawat and Mr. Sandeep Baburao
Kumawat and following documents i.e. :-

1. Description of Property :-

Property Plot No. 13 admeasuring 594.80 Sq.Mt. forming part of Land Gut No.
144 Situated at Satara Tq. & District Aurangabad bounded by :-

Towards East : 09.00 Meter Wide Road.
Towards West : Plot No.14.
Towards North : Gut No. 142.
Towards South : 06.00 Meter wide Road.

2. The Documents of Allotment of Plot :-

- 7/12 Extract of property Land Gut No. 144, Situated at Village Satara Tq. and
District Aurangabad from 1990 to 2023.
- Copy of mutation entry no. 1595, 1732, 3847 and 23999.
- Gunthewari permission no. 3518/2021-22 on dated 05.02.2022 in file no.
2425/31.1.2022
- General Power of Attorney bearing registration no. 1206/2022 dated
28.03.2022
- Sale Deed bearing registration no.2038/2022 dated 08.04.2022



Ravindra

- f. TDR Certificate no.AMC/TP/DRC/53/2021 Folio No.03/57 dated 30.12.2021
Deed of Transfer of Development Rights bearing registration no. 224/2023
dated 09.01.2023
- g. Construction permission no.357/2022-23 dated 03.03.2023 in file no.
270/17/2022-23

3. Search report for 30 years from 1992 to 2021.

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. Sai Swastik Developer through its Partner Mr. Sandeep Ratanlal Lohade, Mr. Sachin Ratanlal Lohade, Mr. Pradeep Baburao Kumawat and Mr. Sandeep Baburao Kumawat is clear, marketable and without any encumbrances.

Owners of the Plot

1. M/s. Sai Swastik Developer through its Partner Mr. Sandeep Ratanlal Lohade, Mr. Sachin Ratanlal Lohade, Mr. Pradeep Baburao Kumawat and Mr. Sandeep Baburao Kumawat.

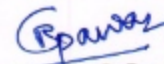
2. Qualifying comments/remarks is any

The report reflecting the flow of the title of the M/s. Sai Swastik Developer through its Partner Mr. Sandeep Ratanlal Lohade, Mr. Sachin Ratanlal Lohade, Mr. Pradeep Baburao Kumawat and Mr. Sandeep Baburao Kumawat on the said Plot is enclosed herewith as annexure.

Encl : Annexure.

DATE. 02.08.2023




(Ravindra G Pawar)
ADVOCATE

Ravindra G. Pawar

B.Sc., LL.B.

A D V O C A T E

Off. Flat No. 4A, Disha Chintamani
Apartment, Vivekanandpuram, Peer Bazar,
Aurangabad. 431 005.
Mob. No. +91 9545557520 + 91 9762925032.
E-mail : ravi9023@gmail.com

FORMAT-A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID PLOT

WHEREAS, M/s. Sai Swastik Developer through its Partner Mr. Sandeep Ratanlal Lohade, Mr. Sachin Ratanlal Lohade, Mr. Pradeep Baburao Kumawat and Mr. Sandeep Baburao Kumawat approached me and requested to issue title report in respect of the property Plot No. 13 admeasuring 594.80 Sq.Mt. forming part of Land Gut No. 144 Situated at Satara Tq. & District Aurangabad.

DESCRIPTION OF THE PROPERTY :-

All that part and parcel of property Plot No. 13 admeasuring 594.80 Sq.Mt. forming part of Land Gut No. 144 Situated at Satara Tq. & District Aurangabad, bounded by,

TOWARD EAST	:-	9.00 Meter Wide Road.
TOWARD WEST	:-	Plot No.14.
TOWARD SOUTH	:-	6.00 Meter Wide Road.
TOWARD NORTH	:-	Gut No.142.

That in pursuance to request and authorisation of applicants, I have submitted Search Application and deposited fees in the office of Sub-Registrar Aurangabad vide online Challan No. MH006083546202324P dated 02.08.2023 for the purpose of title in respect of above property since last 30 years submits my title report as under :-

1. I have gone through the available revenue record and papers and from the perusal of the same, it has been revealed that property Land Gut no. 144 admeasuring 08 Hector 20 Are, 81 Are Potkharab, Land Revenue Rs.20.23 ps., out of which to the extent to 00 Hector 81 Are,



R. Pawar

situated at Satara Tq. Dist. Aurangabad is owned and possessed by Manjari Gopal Kalyani and her name appearing in revenue record since 1981-82.

2. That the Manjari Gopal Kalyani transferred property Land Gut no. 144 admeasuring 08 Hectar 20 Are, 81 Are Potkharab, Land Revenue Rs.20.23 ps., out of which to the extent to 00 Hectar 80 Are, situated at Satara Tq. Dist. Aurangabad to Narayan Runjaba Sanpal under registered Sale Deed bearing registration no. 1331/1992 dated 28.04.1992, 2760/1993 dated 16.11.1993 and 3035/1993 dated 23.12.1993 all registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed his name came to be recorded in revenue record as owner and possessor vide mutation entry no.1595.
3. That the Narayan Runjaba Sanpal transferred property Land Gut no. 144 admeasuring 08 Hectar 20 Are, 81 Are Potkharab, Land Revenue Rs.20.23 ps., out of which to the extent to 00 Hectar 40 Are, situated at Satara Tq. Dist. Aurangabad to Prakash Shriniwas Joshi under registered Sale Deed bearing registration no.2776/1995 dated 10.11.1995 registered at the office of Sub-registrar Aurangabad and on the basis of registered Sale deed his name came to be recorded in revenue record as owner and possessor vide mutation entry no.1732.
4. That Prakash Shriniwas Joshi with intent to develop his property prepared plan and converted said property into 14 plots.
5. That Prakash Shriniwas Joshi transferred property Plot No. 13 admeasuring 594.80 Sq.Mt. forming part of Land Gut No. 144 Situated at Satara Tq. & District Aurangabad to Mr. Shrikant Vasantrao Kulkarni and Mrs. Usha Vasantrao Kulkarni under registered Sale Deed bearing registration no.3181/1999 dated 27.07.1999 registered at the office of Sub-registrar Aurangabad and accordingly their name came to be



Rpawar

recorded in revenue record as owner and possessor vide mutation entry no. 3847 & 23999.

6. That Mr. Shrikant Vasantao Kulkarni and Mrs. Usha Vasantao Kulkarni filed an application to Deputy Director Town Planning Municipal Corporation Aurangabad for regularize the property Plot No. 13 admeasuring 594.80 Sq.Mt. forming part of Land Gut No. 144 Situated at Satara Tq. & District Aurangabad as per the provisions of Maharashtra Gunthewari Development Act 2001 and accordingly Plot no. 13 admeasuring 594.80 Sq.Mt. forming part of Land Gut no. 144 situated at Satara Tq. Dist. Aurangabad vide permission no. 3518/2021-22 on dated 05.02.2022 in file no. 2425/31.1.22.
7. That Mrs. Usha Vasantao Kulkarni had executed General Power of Attorney in respect of property Plot No. 13 admeasuring 594.80 Sq.Mt. forming part of Land Gut No. 144 Situated at Satara Tq. & District Aurangabad in favour of Mr. Shrikant Vasantao Kulkarni under registered General Power of Attorney bearing registration no. 1206/2022 dated 28.03.2022 registered at the office of Sub-registrar Beed.
8. That in the year 2022 Mr. Shrikant Vasantao Kulkarni and Mrs. Usha Vasantao Kulkarni, through General Power of Attorney Mr. Shrikant Vasantao Kulkarni transferred property Plot No. 13 admeasuring 594.80 Sq.Mt. forming part of Land Gut No. 144 Situated at Satara Tq. & District Aurangabad to M/s. Sai Swastik Developer through its Partner Mr. Sandeep Ratanlal Lohade, Mr. Sachin Ratanlal Lohade, Mr. Pradeep Baburao Kumawat and Mr. Sandeep Baburao Kumawat under registered Sale Deed bearing registration no.2038/2022 dated 08.04.2022 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed its name came to be recorded in revenue record as owner and possessor vide mutation entry no.37597.

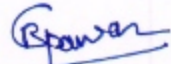


R. Pawar

9. That in the year 2023 M/s. Sai Swastik Developer through its Partner Mr. Sandeep Ratanlal Lohade, Mr. Sachin Ratanlal Lohade, Mr. Pradeep Baburao Kumawat and Mr. Sandeep Baburao Kumawat purchased TDR admeasuring 77.00 Sq.Mt., out of 8448.05 Sq.Mt. from Mr. Sandu Ramsingh Mhaske, Mr. Manohar Ramsing Mhaske and Mr. Dayaram Ramsing Mhaske from TDR Certificate no.AMC/TP/DRC/53/2021 Folio No.03/57 dated 30.12.2021 under registered Deed of Transfer of Development Rights bearing registration no. 224/2023 dated 09.01.2023 registered at the office of Sub-registrar Aurangabad and loaded on property Plot No. 13 admeasuring 594.80 Sq.Mt. forming part of Land Gut No. 144 Situated at Satara Tq. & District Aurangabad.
10. That the applicants with intent to develop their property prepared plan and obtained construction permission from Aurangabad Municipal Corporation vide permission no.357/2022-23 dated 03.03.2023 in file no. 270/17/2022-23 and commenced construction as per permission granted by Aurangabad Municipal Corporation.
11. In view of the above discussion it seems that M/s. Sai Swastik Developer through its Partner Mr. Sandeep Ratanlal Lohade, Mr. Sachin Ratanlal Lohade, Mr. Pradeep Baburao Kumawat and Mr. Sandeep Baburao Kumawat are the absolute owner and possessor of the property Plot No. 13 admeasuring 594.80 Sq.Mt. forming part of Land Gut No. 144 Situated at Satara Tq. & District Aurangabad as mentioned here in above. This title report/opinion regarding title issued only on the basis of documents and revenue record produced before me. HENCE THIS TITLE REPORT.

DATE. 02.08.2023




Ravindra G Pawar
ADVOCATE

