

Ameya J .Bhatt,

BSc. LL.B

A D V O C A T E

"Harihar", Plot No.1, Rohini Nagar, near Sahakar Nagar, Aurangabad. Email- ameyabhattach@gmail.com

Date :- 26-07-2023

To,

Maha RERA

Aurangabad

LEGAL TITLE REPORT

Subject :- Title Clearance Certificate with respect of property bearing Plot no. 83 was numbered as CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist:- Aurangabad within the limits of Aurangabad Municipal Corporation Aurangabad

I have investigated the title of the said plot on request on Promoter M/s. Nahar Builder and Developers and following documents

1) Description of Property

All the part and parcel of the Plot no. 83 was numbered as CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist:- Aurangabad within the limits of Aurangabad Municipal Corporation the said plot is bounded as under:

On towards East	CTS No. 14490
On towards West	CTS No. 14491
On towards South	Lane
On towards North	09 Mtrs Road

2) Documents of Allotment of Plot

Sr. No	Description of Document
01	Property Card of 14490/1
02	Copy of Partition Deed dated 03-11-2014, registered at Daybook Serial no. AGG-1-5329/2014, with the office of Sub-Registrar, Aurangabad

03	Copy of registered Will Deed dated 10.11.2014 registered at day book serial no. AGG-6-4129/2014, with the office of Sub-Registrar, Aurangabad
04	Copy of Death Certificate of Smt. Shalinibai Bhagwanrao Kulkarni
05	Mutation entry no. 11958
06	Registered Deed of Transferable Development Rights dated 04-07-2022 registered at day book serial no. AGG-5-3745/2022 executed by M/s. Atharwa Infra Developers for transfer of Transferable Development Rights to the extent of 227 Sqm out of Development Rights Certificate bearing no. AMC/TP/DRC/45/2021 dated 15-01-2021 bearing Folio No. 03/49 in favour of Mrs. Surekha Sanjay Kulkarni and Manglabai Chandrankantrao Kshirsagar
07	Building Permission bearing permission no DDMCB/B/2022/APL/02946, Building Permit no. 118600 dated 03-10-2022 issued by Aurangabad Municipal Corporation
08	Registered Development Agreement dated 11-06-2023 registered at day book serial No. AGG-03-5655/2023 with the office of sub-registrar, Aurangabad
09	Registered Irrevocable Power of Attorney dated 11-06-2023 registered at day book serial No. AGG-03-5656/2023 with the office of sub-registrar, Aurangabad

- 3) Property Card of CTS no. 14490/1
- 4) Search Report for 30 years from 1994-2023.
- 5) 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 owners i.e. Mrs. Surekha Sanjay Kulkarni and Manglabai Chandrankantrao Kshirsagar and the rights of developer M/s. Nahar Builders and Developers over the project plot i.e. Plot no. 83 was numbered as CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist:- Aurangabad within the limits of Aurangabad Municipal Corporation is clear and marketable without any encumbrances.
- 6) The Report reflecting the flow of title of Mrs. Surekha Sanjay Kulkarni and Manglabai Chandrankantrao Kshirsagar and the rights of developer M/s. Nahar Builders and Developers over the project plot i.e. Plot no. 83 was numbered as CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist:- Aurangabad within the limits of Aurangabad Municipal Corporation is enclosed herewith as annexure

Enclosed Annexure

Date :- 26-07-2023

Adv. Ameya J. Bhatt

Reg:- Mah/2372/2007

AMEYA J. BHATT
Advocate

Plot No.1 Rohini Nagar
Osmanpura, Aurangabad-431001

Ameya J .Bhatt,

BSc. LL.B

A D V O C A T E

"Harihar", Plot No.1, Rohini Nagar, near Sahakar Nagar, Aurangabad. Email- ameyabhattach@gmail.com

Date :- 26-07-2023

FLOW OF TITLE OF THE PLOT

1. On perusal of records and documents placed before me it appears that by virtue of registered Sale Deed dated 04-09-1979 registered at day book serial no. 4197, with the office of Sub-Registrar, Aurangabad, the Smt. Mangalabai Chandrakantrao Kshirsagar alongwith Smt. Shalinibai Bhagwanrao Kulkarni purchased property bearing Plot No. 83, Sheet No. 138 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist:- Aurangabad.
2. On perusal of records and documents placed before me it appears that that on implementation of City Survey Scheme the said plot no. 83 was numbered as CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist:- Aurangabad.
3. On perusal of records and documents placed before me it appears that that by virtue of registered Partition Deed dated 03-11-2014, registered at Daybook Serial no. AGG-1-5329/2014, with the office of Sub-Registrar, Aurangabad Smt. Mangalabai Chandrakantrao Kshirsagar alongwith and Smt. Shalinibai Bhagwanrao Kulkarni partitioned the said plot no. 83 having CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist:- Aurangabad in the following manner-
 - i. Plot No. 83, CTS no. 14490/1 in all admeasuring 519.50 Sqm to the extent of 271.54 Sqm on south side, situated at New Osmanpura, Tq. and Dist:- Aurangabad is allotted to the share of owner no 2 Smt. Mangalabai Chandrakantrao Kshirsagar.

- ii. Plot No. 83, CTS no. 14490/1 in all admeasuring 519.50 Sqm to the extent of 247.96 Sqm on north side, situated at New Osmanpura, Tq. and Dist:- Aurangabad is allotted to the share of Smt. Shalinibai Bhagwanrao Kulkarni.

4. On perusal of records and documents placed before me it appears that Smt. Shalinibai Bhagwanrao Kulkarni executed registered Will Deed dated 10.11.2014 registered at day book serial no. AGG-6-4129/2014, with the office of Sub-Registrar, Aurangabad whereby she bequeathed property admeasuring 247.96 Sqm and house admeasuring 84.57 Sqm out of CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist:- Aurangabad to the owner no. 01 herein. The Owner no. 01 is daughter in law of Smt. Shalinibai Bhagwanrao Kulkarni and is wife of her late son Sanjay Bhagwanrao Kulkarni.
5. The owners have stated and represented that Smt. Shalinibai Bhagwanrao Kulkarni expired on 08-12-2018. Pursuant to death of Smt. Shalinibai Bhagwanrao Kulkarni the name of the Smt. Surekha Sanjay Kulkarni is mutated in the City Survey Records of CTS No. 14490/1 to the extent of 247.96Sqm on north side vide mutation entry No. 11958
6. On perusal of records and documents placed before me it appears that by virtue of Registered Deed of Transferable Development Rights dated 04-07-2022 registered at day book serial no. AGG-5-3745/2022 M/s. Atharwa Infra Developers transferred Transferable Development Rights to the extent of 227 Sqm out of Development Rights Certificate bearing no. AMC/TP/DRC/45/2021 dated 15-01-2021 bearing Folio No. 03/49 in favour of Mrs. Surekha Sanjay Kulkarni and Manglabai Chandrakantrao Kshirsagar for loading the same over .
7. On perusal of records and documents placed before me it appears that the Town Planning Department of Aurangabad Municipal Corporation has issued Building Permission bearing permission no DDMCB/B/2022/APL/02946, Building Permit no. 118600 dated 03-10-2022 issued by Aurangabad

Municipal Corporation in the name of Mrs. Surekha Sanjay Kulkarni and Manglabai Chandrakantrao Kshirsagar for carrying out construction over property Plot no. 83 was numbered as CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist:- Aurangabad within the limits of Aurangabad Municipal Corporation

8. On perusal of records and documents placed before me it appears that by virtue of Registered Development Agreement dated 11-06-2023 registered at day book serial No. AGG-03-5655/2023 with the office of sub-registrar, Aurangabad and Registered Irrevocable Power of Attorney dated 11-06-2023 registered at day book serial No. AGG-03-5656/2023 with the office of sub-registrar, Aurangabad the owners Mrs. Surekha Sanjay Kulkarni and Manglabai Chandrakantrao Kshirsagar granted development rights in respect of Plot no. 83 was numbered as CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist:- Aurangabad in favour of partnership firm M/s. Nahar Builders and Developers.
9. On perusal of records and documents placed before me it appears that as per the terms of development agreement the units in the project are divided amongst the owners and developer as under-

Sr. no	Flat No	Type	Carpet area	Built Up area	Allotted to the share of
STILT FLOOR					
01	Flat no. 101	2 BHK	80.50 Sqm	111.20 Sqm	Owner No. 01
02	Flat no. 102	2 BHK	82.75 Sqm	104.80 Sqm	Owner No. 01
03	Flat no. 103	2 BHK	84.80 Sqm	108.40 Sqm	Owner No. 01
STILT FIRST FLOOR					
04	Flat no. 201	2 BHK	80.50 Sqm	111.20 Sqm	Owner No. 02
05	Flat no. 202	2 BHK	82.75 Sqm	104.80 Sqm	Owner No. 02
06	Flat no. 203	2 BHK	84.80 Sqm	108.40 Sqm	Owner No. 02
STILT SECOND FLOOR					
07	Flat no. 301	3 BHK	127.65 Sqm	169.60 Sqm	Developer
08	Flat no. 302	3 BHK	117.85 Sqm	155.00 Sqm	Developer
STILT THIRD FLOOR					
09	Flat no. 401	3 BHK	127.65 Sqm	169.60 Sqm	Developer
10	Flat no. 402	3 BHK	117.85 Sqm	155.00 Sqm	Developer
STILT FOURTH FLOOR					
11	Flat no. 501	3 BHK	127.65 Sqm	169.60 Sqm	Developer
12	Flat no. 502	3 BHK	117.85 Sqm	155.00 Sqm	Developer

- i. Search of the records maintained in the office of the Sub Registrar, Aurangabad is taken for last 30 years vide receipt no. 8139 dated 25/07/2023 and the copies of documents and records placed before me, It is appears that, title of Mrs. Surekha Sanjay Kulkarni and Manglabai Chandrakantrao Kshirsagar and the rights of developer M/s. Nahar Builders and Developers over **the project plot i.e.** Plot no. 83 was numbered as CTS no. 14490/1 admeasuring 519.50 Sqm, situated at New Osmanpura, Tq. and Dist:- Aurangabad within the limits of Aurangabad Municipal Corporation, is clear and marketable.

Date:- 26-07-2023

Adv. Ameya J. Bhatt

Reg:- Mah/2372/2007

AMEYA J. BHATT

Advocate

Plot No.1 Rohini Nagar

Osmanpura, Aurangabad-431001

158/0

इतर
पावती

Original/Duplicate

Tuesday, 25 July 2023 5:48
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8139 दिनांक: 25/07/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2023

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड अमेय भट्ट

वर्णन अर्ज क्र.999/23 मौजे औरंगबाद मोहल्ला उस्मानपुरा सि स नं.14490/1

शोध वर्ष 1993 ते 2023 एकुण 30 वर्ष.

शोध व निरीक्षणे रु. 750.00

एकूण:

रु. 750.00

सह न्याय निबंधक वर्ग-२
Sub Registrar Aurangabad I
औरंगाबाद क्र. १

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-