RERA SEARCH REPORT

OF PROPERTY

Amalgamated Property Bearing CTS No. 14511/1 Admg. 688.50 Sq. Mtrs., Property Bearing CTS No. 14511/2 Admg. 648.00 Sq. Mtrs. And Property Bearing CTS No. 14511/3 Admg. 723.70. Sq. Mtrs. i.e., Totally Admg. 2060.20 Sq. Mtrs. Situated At New Osmanpura, Tq. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad).

FOR

Mangalkalash Creations LLP

CHALLAN

MTR Form Number-6

GRN	MH006227047202324P	BARCODE		Date	04/08/2023-15:30:48	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 SAGAR JASORIYA
Location	AURANGABAD		
Year	2023-2024 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	750.00	Area/Locality	Aurangabad
		Town/City/District	
		PIN	4 3 1 0 0 5
		Remarks (If Any)	FOR 30 YEARS OF SEARCH OF CTS NO 14511/1 14511/2 114511/3 IN OSMANPURA TQ N DIST AURANGABAD
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	10000502023080405067	5201388084529
Cheque/DD No.		Bank Date	RBI Date	04/08/2023-15:31:50	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. : 9130399934

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 नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Sagar M. Jasoriya
(L.L.B., L.L.M.) Advocate

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FORMAT- A

(Circular No. 28/2021)

To,
MAHA RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of amalgamated property bearing CTS no. 14511/1 admg. 688.50 sq. mtrs., property bearing CTS no. 14511/2 admg. 648.00 sq. mtrs. and property bearing CTS no. 14511/3 admg. 723.70. sq. mtrs. i.e., totally admg. 2060.20 sq. mtrs. Situated at New Osmanpura, Tq. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad). (Hereinafter referred as **property/land)**

I have investigated the title of the said plot/property on the request of Mangalkalash Creations LLP (developer), through its partner Mr. Rajesh S/o. Baliram Vargantwar and following documents are been scrutinized:

1. **Description of property as under:**

   The amalgamated property bearing CTS no. 14511/1 admg. 688.50 sq. mtrs., property bearing CTS no. 14511/2 admg. 648.00 sq. mtrs. And property bearing CTS no. 14511/3 admg. 723.70. sq. mtrs. Totally admg. 2060.20 sq. mtrs. Situated at New Osmanpura, Tq. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad).

2. **The documents allotment of said property:**

   2.1. Property card of CTS no. 14511/1, CTS no. 14511/2 and CTS no. 14511/3, Situated at New Osmanpura, Tq. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad).

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B.Com,L.LB,Advocate
Aurangabad
Reg. No.

2.2. The Xerox copy of Compromises Decree passed in Special Civil Suit bearing no. 32/1976.

2.3. The Xerox copy of Will deed bearing no. 7912/2015 dtd. 02/12/2015.

2.4. The xerox Copy of mutation entry no. 22376 dtd. 26/11/2022 in property bearing CTS no. 14511/1 admg. 688.50 sq. mtrs. Situated at New Osmanpura, Tq. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad).

2.5. The xerox copy of 1. Mr. Kishor S/o. Balwantrao Lovekar and 2. Mr. Subhash S/o. Balwantrao Lovekar (owners) and consenting parties namely 1. Dr. Vallari W/o Subhash Lonekar, Ms. Shachi D/o Subhash Lonekar through her GPA holder Dr. Vallari W/o Subhash Lonekar, 3. Ms. Ketaki D/o Subhash Lonekar through her GPA holder Dr. Vallari W/o Subhash Lonekar, 4. Mrs. Surabhi W/o Kishor Lonekar, 5. Mr. Vipul S/o. Kishor Lonekar and Mr. Vineet S/o. Kishor Lonekar have executed development agreement and General Power of Attorney for property bearing CTS no. 14511/1 admg. 688.50 sq. mtrs., property bearing CTS no. 14511/2 admg. 648.00 sq. mtrs. And property bearing CTS no. 14511/3 admg. 723.70. sq. mtrs. Situated at New Osmanpura, Tq. & Dist. Aurangabad in favor of Mangalkalash Creations LLP on 26/04/2023 vide bearing day book no. 3178/2023 and 3179/2023 respectively at Sub-Registrar office Chhatrapati Sambhaji Nagar (Aurangabad).

2.6. The xerox copy of Chhatrapati Sambhaji Nagar (Aurangabad) Municipal Corporation vide order bearing no. JA KRA/MANAPA/NARVI/USANAR/2023/37 dtd. 12/07/2023 has granted the permission for the amalgamation of property bearing CTS no. 14511/1 admg. 688.50 sq. mtrs., property bearing CTS no. 14511/2 admg. 648.00 sq. mtrs. And property bearing CTS no. 14511/3 admg. 723.70. sq. mtrs. Totally admg. 2060.20 sq. mtrs. Situated at New Osmanpura, Tq. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad).

2.7. The xerox copy of commencement certificate bearing permission no. 60/2023-24 in file no. 395/17/2022-2023 dtd. 29/07/2023 issued by Chhatrapati Sambhaji Nagar (Aurangabad) Municipal Corporation.

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Reg. No.Roll

3. **Property card extract:**

   The Xerox copy of CTS no. 14511/1, CTS no. 14511/2 and CTS no. 14511/3, Situated at New Osmanpura, Tq. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad).

4. Search Report for 30 years from 01/01/1994 till 04/08/2023 taken from the sub-registrar office at Chhatrapati Sambhaji Nagar (Aurangabad) the receipt attached herewith.

5. On perusal of the above-mentioned documents relating to title of the said property, I am of the opinion that the title of Mr. Kishor S/o. Balwantrao Lovekar and Mr. Subhash S/o. Balwantrao Lovekar **(owners)** and Mangalkalash Creations LLP **(developer)** is clear, marketable and I did not trace out any encumbrances on the said property.

   Owners of the Plots:

   (1) Mr. Kishor S/o. Balwantrao Lovekar and Mr. Subhash S/o. Balwantrao Lovekar are the owners of amalgamated property bearing CTS no. 14511/1 admg. 688.50 sq. mtrs., property bearing CTS no. 14511/2 admg. 648.00 sq. mtrs. And property bearing CTS no. 14511/3 admg. 723.70. sq. mtrs. Totally admg. 2060.20 sq. mtrs. Situated at New Osmanpura, Tq. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad).

   (2) Qualifying comments/remarks: Nil

6. The title report reflecting the flow of the title of the Mr. Kishor S/o. Balwantrao Lovekar and Mr. Subhash S/o. Balwantrao Lovekar **(owners)** and Mangalkalash Creations LLP **(developer)** on the said land is enclosed herewith as annexure.

Encl: Annexure
Date: 04/08/2023

Sagar M. Jasoriya
Advocate

Adv. Sagar M. Jasoriya
B.Com,L.LB,Advocate

Sagar M. Jasoriya
(L.L.B., L.L.M.) Advocate

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FORMAT- A

(Circular No. 28/2021)

To,
MAHA RERA
Mumbai.

FLOW OF THE TITLE OF THE SAID LAND

All the part and parcel of amalgamated property bearing CTS no. 14511/1 admg. 688.50 sq. mtrs., property bearing CTS no. 14511/2 admg. 648.00 sq. mtrs. And property bearing CTS no. 14511/3 admg. 723.70. sq. mtrs. Totally admg. 2060.20 sq. mtrs. Situated at New Osmanpura, Tq. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad), which is commonly bounded as under:

Towards East	:	CTS no. 14512 & 14513.
Towards West	:	9.00-meter-wide road.
Towards South	:	15.00-meter-wide road.
Towards North	:	6.00-meter-wide road.

Records placed in my hands indicates that,

1. That the property bearing CTS no. 14511/1 admg. 688.50 sq. mtrs. Situated at New Osmanpura, Tq. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad) within the local limits of Aurangabad Municipal Corporation on the basis of Compromises Decree passed in Special Civil Suit bearing no. 32/1976, the name of Sarlabai W/o. Balwantrao Lovekar came to be mutated in the revenue records.
2. That the property bearing CTS no. 14511/2 admg. 648.00 sq. mtrs. Situated at New Osmanpura, Tq. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad) within the local limits of Aurangabad Municipal Corporation on the basis of

Adv. Sagar M. Jasoriya
B.Com,L.LB,Advocate
Reg. No.

Compromises Decree passed in Special Civil Suit bearing no. 32/1976, the name of Kishor S/o. Balwantrao Lovekar came to be mutated in the revenue records.

3. That the property bearing CTS no. 14511/3 admg. 723.70 sq. mtrs. Situated at New Osmanpura, Tq. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad) within the local limits of Aurangabad Municipal Corporation on the basis of Compromises Decree passed in Special Civil Suit bearing no. 32/1976, the name of Subhash S/o. Balwantrao Lovekar came to be mutated in the revenue records.
4. That it appears that Sarlabai W/o. Balwantrao Lovekar has executed a Regd. Will Deed bearing day book no. 7912/2015 dtd. 02/12/2015 at the office of Sub-registrar Aurangabad, whereas she has decided to bequeath property CTS no. 14511/1 to her son namely Kishor S/o. Balwantrao Lovekar in event of her death.
5. That Sarlabai W/o. Balwantrao Lovekar expired as on dtd. 18/09/2022 at Aurangabad and the name of Kishor S/o. Balwantrao Lovekar came to be mutated in the City Survey records of CTS no. 14511/1 as owner and possessor vide mutation entry no. 22376 dtd. 26/11/2022 on the basis of Regd. Will Deed executed by late Sarlabai W/o. Balwantrao Lovekar.
6. That the owners namely Mr. Kishor S/o. Balwantrao Lovekar and Mr. Subhash S/o. Balwantrao Lovekar with the consenting parties namely 1. Dr. Vallari W/o Subhash Lonekar, Ms. Shachi D/o Subhash Lonekar through her GPA holder Dr. Vallari W/o Subhash Lonekar, 3. Ms. Ketaki D/o Subhash Lonekar through her GPA holder Dr. Vallari W/o Subhash Lonekar, 4. Mrs. Surabhi W/o Kishor Lonekar, 5. Mr. Vipul S/o. Kishor Lonekar and Mr. Vineet S/o. Kishor Lonekar have executed development agreement bearing day book no. 3178/2023 dtd 26/04/2023 and General Power of Attorney agreement bearing day book no. 3179/2023 dtd 26/04/2023 for the property bearing CTS no. 14511/1 admg. 688.50 sq. mtrs., property bearing CTS no. 14511/2 admg. 648.00 sq. mtrs. And property bearing CTS no. 14511/3 admg. 723.70. sq. mtrs., collectively admg.

Adv. Sagar M. Jasoriya

2060.20 sq. mtrs. situated at New Osmanpura, Tq. & Dist. Aurangabad in favor of Mangalkalash Creations LLP through to its partners namely Mr. Rajesh S/o. Baliram Vargantwar and Mr. Bhaskar S/o. Shankarrao Choudhary, which came to registered at the Sub-Registrar office Chhatrapati Sambhaji Nagar (Aurangabad).

7. That the Chhatrapati Sambhaji Nagar (Aurangabad) Municipal Corporation vide order bearing no. JA KRA/MANAPA/NARVI/USANAR/2023/37 dtd. 12/07/2023 has granted the amalgamation of property bearing CTS no. 14511/1 admg. 688.50 sq. mtrs., property bearing CTS no. 14511/2 admg. 648.00 sq. mtrs. And property bearing CTS no. 14511/3 admg. 723.70. sq. mtrs. Totally admg. 2060.20 sq. mtrs. Situated at New Osmanpura, Tq. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad).
8. That the Chhatrapati Sambhaji Nagar (Aurangabad) Municipal Corporation has granted building permission vide commencement certificate bearing permission no. 60/2023-24 in file no. 395/17/2022-2023 dtd. 29/07/2023.
    1. Property card of CTS no. 14511/1, CTS no. 14511/2 and CTS no. 14511/3, Situated at New Osmanpura, Tq. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad).
    2. Mutation extract no. 22376 dtd. 26/11/2022 in property bearing CTS no. 14511/1 admg. 688.50 sq. mtrs. Situated at New Osmanpura, Tq. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad).
    3. Search report for 30 years from 1994 to 2023 taken from sub-Registrar office at Aurangabad.
    4. Any other relevant title : Not applicable.
    5. Litigation if any : Not applicable.

Date: 04/08/2023

Sagar M. Jasoriya
Advocate.

Adv. Sagar M. Jasoriya
Advocate