

Anand P. Umrikar ADVOCATE	Office : 71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005
	Branch Office : Flat No. 14, on 3 rd Floor, Building Dharam Palace, Plot No. 304 and 305, Besides RBL Bank & PNG, N-3, CIDCO, Opp. Ramgiri Hotel & Axis Bank Jalna Road Aurangabad
	Email: apumrikar@gmail.com Cell No. 98 50 19 75 94

Date	20	07	2017
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TITLE CLEARANCE REPORT

Name of the Project	Silver Pearlss								
Names of the Owners	Shri. Yogeshkumar Vitthaldas Zaveri								
Names of the Developer	Shri. Vikas Laxman Chaudhary Prop. Of Vikas Developers								
Description of Property	Plot No. 01, area admeasuring 1806.93 plus additional area of road widening 146.50 sq. meters Sq. Meters (total area admeasuring 1953.43 sq. meters), part of CTS No. 15735/30/2, situated at Garkheda, Aurangabad. Boundaries: <table border="1" style="width: 100%;"> <tr> <td>East</td><td>12.00 M.W. D.P. Road</td></tr> <tr> <td>West</td><td>CTS No. 15735/30/1, Plot No. 2</td></tr> <tr> <td>South</td><td>CTS No. 15735/18, CTS No. 15735/27, CTS No. 15735/26</td></tr> <tr> <td>North</td><td>18.00 M.W. Road</td></tr> </table>	East	12.00 M.W. D.P. Road	West	CTS No. 15735/30/1, Plot No. 2	South	CTS No. 15735/18, CTS No. 15735/27, CTS No. 15735/26	North	18.00 M.W. Road
East	12.00 M.W. D.P. Road								
West	CTS No. 15735/30/1, Plot No. 2								
South	CTS No. 15735/18, CTS No. 15735/27, CTS No. 15735/26								
North	18.00 M.W. Road								

Sr. No.	Description of documents
1.	P.R. Card of CTS No. 15735/P, issued by the CTS Authority Aurangabad.
2.	N.A. Order bearing No. 135/2003, dtd. 14.12.2007, issued by the Collector Aurangabad with respect to land CTS No. 15735, situated at Garkheda, Aurangabad.
3.	Approved Layout Plan approved by the Town Planning Officer, Aurangabad with respect to land CTS No. 15735, situated at Garkheda, Aurangabad.



4.	Registered Development Agreement bearing No. 1611, dtd. 16.04.2015, executed by Shri. Yogeshkumar Vitthaldas Zaveri in favour of Shri. Vikas Laxman Chaudhary with respect to Plot No. 01, area admeasuring 1806.93 plus additional area of road widening 146.50 sq. meters Sq. Meters (total area admeasuring 1953.43 sq. meters), part of CTS No. 15735/30/2, situated at Garkheda, Aurangabad.
5.	Registered Power of Attorney bearing No. 1612, dtd. 16.04.2015, executed by Shri. Yogeshkumar Vitthaldas Zaveri in favour of Shri. Vikas Laxman Chaudhary with respect to Plot No. 01, area admeasuring 1806.93 plus additional area of road widening 146.50 sq. meters Sq. Meters (total area admeasuring 1953.43 sq. meters), part of CTS No. 15735/30/2, situated at Garkheda, Aurangabad.
6.	Registered Sale Deed bearing no. 4667 dated 21.07.2012 executed by Shri. Jugalkishor Changanlal Tapadiya in favour of Shri. Vikas Laxman Chaudhary Prop. Vikas Developer with respect to TDR admeasuring 929.02 sq. mtrs.,
7.	Commencement Certificate bearing file No. 32/17/2015-16 dated 06.08.2015 issued by the Municipal Corporation Aurangabad, in the name of Shri. Yogeshkumar Vitthaldas Zaveri through his GPA Shri. Vikas Laxman Chaudhary with respect to Plot No. 01, area admeasuring 1806.93 plus additional area of road widening 146.50 sq. meters Sq. Meters (total area admeasuring 1953.43 sq. meters), part of CTS No. 15735/30/2, situated at Garkheda, Aurangabad.
8.	Map of Construction approved by the Dy. Engineer, Town Planning, Municipal Corporation Aurangabad, in the name of Shri. Yogeshkumar Vitthaldas Zaveri through his GPA Shri. Vikas Laxman Chaudhary with respect to Plot No. 01, area admeasuring 1806.93 plus additional area of road widening 146.50 sq. meters Sq. Meters (total area admeasuring 1953.43 sq. meters), part of CTS No. 15735/30/2, situated at Garkheda, Aurangabad.
9.	Registered Deed of Declaration bearing No. 4220 dated 29.10.2015 executed by Shri. Yogeshkumar Vitthaldas Zaveri through his GPA Shri. Vikas Laxman Chaudhary with respect to Plot No. 01, area admeasuring 1806.93 plus additional area of road widening 146.50 sq. meters Sq. Meters (total area admeasuring 1953.43 sq. meters), part of CTS No. 15735/30/2, situated at Garkheda, Aurangabad.
IV	FLOW OF TITLE
1.	In view of the P.R. Card of CTS No. 15735, situated at Garkheda, Aurangabad the land area admeasuring 12Acre 15 Gunthe part of Survey No. 61/2, of village Garkheda, Aurangabad came to the share of Shri. Yogeshkumar Vitthaldas Zaveri as per the Compromise Decree passed in Special Civil Suit No. 54/2000 by the Civil Judge Senior Division Aurangabad.
2.	That, the Collector Aurangabad has granted permission for non agriculture use of the said property vide his N.A. Order bearing No. 135/2003, dtd. 14.12.2007, issued in the name of Shri. Yogeshkumar Vitthaldas Zaveri with respect to land Survey No. 61/2, situated at Garkheda, Aurangabad.
3.	That, the Town Planning Officer, Aurangabad vide his Order bearing No. 185/2007 dtd. 03.11.2007, has approved Layout Plan in the name of Shri. Yogeshkumar Vitthaldas Zaveri with respect to land CTS No. 15735, situated at Garkheda, Aurangabad and Plot No. 01, area admeasuring 1806.93 plus additional area of road widening 146.50 sq. meters Sq. Meters (total area



admeasuring 1953.43 sq. meters), part of CTS No. 15735/30/2, situated at Garkheda, Aurangabad is from the said layout.

4. That, Shri. Yogeshkumar Vitthaldas Zaveri has executed Registered Sale Deed bearing No. 3473, dtd. 12.08.2008, in favour of Shri. Vikas Laxman Chaudhary with respect to Plot No. 01, area admeasuring 1806.93 plus additional area of road widening 146.50 sq. meters Sq. Meters (total area admeasuring 1953.43 sq. meters), part of CTS No. 15735/30/2, situated at Garkheda, Aurangabad.
5. That, Shri. Yogeshkumar Vitthaldas Zaveri has executed Registered Development Agreement bearing No. 1611, dtd. 16.04.2015, in favour of Shri. Vikas Laxman Chaudhary with respect to Plot No. 01, area admeasuring 1806.93 plus additional area of road widening 146.50 sq. meters Sq. Meters (total area admeasuring 1953.43 sq. meters), part of CTS No. 15735/30/2, situated at Garkheda, Aurangabad.
6. That, Shri. Yogeshkumar Vitthaldas Zaveri has executed Registered Power of Attorney bearing No. 1612, dtd. 16.04.2015, in favour of Shri. Vikas Laxman Chaudhary with respect to Plot No. 01, area admeasuring 1806.93 plus additional area of road widening 146.50 sq. meters Sq. Meters (total area admeasuring 1953.43 sq. meters), part of CTS No. 15735/30/2, situated at Garkheda, Aurangabad.
7. That, Shri. Jugalkishor Changanlal Tapadiya in favour of Shri. Vikas Laxman Chaudhary Prop. Vikas Developer vide Registered Sale Deed bearing no. 4667 dated 21.07.2012 has purchased TDR admeasuring 929.02 sq. mtrs from its previous owner Shri. Jugalkishor Changanlal Tapadiya.
8. That, the Municipal Corporation Aurangabad, vide its Commencement Certificate bearing file No. 32/17/2015-16 dated 06.08.2015 issued in the name of Shri. Yogeshkumar Vitthaldas Zaveri through his GPA Shri. Vikas Laxman Chaudhary, has granter permission for construction of flatted building on the Plot No. 01, area admeasuring 1806.93 plus additional area of road widening 146.50 sq. meters Sq. Meters (total area admeasuring 1953.43 sq. meters), part of CTS No. 15735/30/2, situated at Garkheda, Aurangabad.
9. That, the Dy. Engineer, Town Planning, Municipal Corporation Aurangabad, has approved the Map of Construction in the name of Shri. Yogeshkumar Vitthaldas Zaveri through his GPA Shri. Vikas Laxman Chaudhary with respect to Plot No. 01, area admeasuring 1806.93 plus additional area of road widening 146.50 sq. meters Sq. Meters (total area admeasuring 1953.43 sq. meters), part of CTS No. 15735/30/2, situated at Garkheda, Aurangabad
10. That, Shri. Yogeshkumar Vitthaldas Zaveri through his GPA Shri. Vikas Laxman Chaudhary has executed Registered Deed of Declaration bearing No. 4220 dated 29.10.2015 & its Registered Correction Deed of Declaration bearing No. 3068 dated 20.07.2017 with respect to Plot No. 01, area admeasuring 1806.93 plus additional area of road widening 146.50 sq. meters Sq. Meters (total area admeasuring 1953.43 sq. meters), part of CTS No. 15735/30/2, situated at Garkheda, Aurangabad & thereby the said building is nomenclature as "Silver Pearlss". The Building is submitted to the provision of Maharashtra Apartment Ownership Act, 1970.

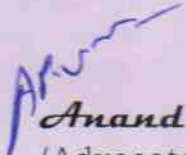


Final Conclusion

Shri. Yogeshkumar Vitthaldas Zaveri, thus get absolute, clear, good & marketable title over the Plot No. 01, area admeasuring 1806.93 plus additional area of road widening 146.50 sq. meters Sq. Meters (total area admeasuring 1953.43 sq. meters), part of CTS No. 15735/30/2, situated at Garkheda, Aurangabad.

Shri. Vikas Laxman Chaudhary has development rights in the property Plot No. 01, area admeasuring 1806.93 plus additional area of road widening 146.50 sq. meters Sq. Meters (total area admeasuring 1953.43 sq. meters), part of CTS No. 15735/30/2, situated at Garkheda, Aurangabad.

Hence the Opinion
Yours Truly


Anand P. Umrihar
(Advocate)

