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Date 22.03.2018

TITLE CLEARANCE REPORT

Name of the Project	"Chandra Sai Apartment"								
Names of the Owners	M/s Chandra Builders & Developers, a registered Partnership Firm registered with the office of the Registrar of Firms, Aurangabad, registered vide No. Au000001983 & having its registered office at G 23/12, CIDCO, N-6, Sambhaji Colony, Aurangabad, represented through its Partners:- 1. Mrs. Suman Sunil Nagargoje 2. Mrs. Mukta Vinayak Munde								
Description of Property	Amalgamated Plot No. 15, 16, & Plot No. 17, total admeasuring 712.920 Sqm. Part of Gut No. 112 of Village Kanchanwadi, Tal. & Dist. Aurangabad. Boundaries as per Sale Deed: <table border="1"> <tr> <td>East</td><td>12.00 M.W. D.P. Road</td></tr> <tr> <td>West</td><td>7.50 M.W. D.P. Road</td></tr> <tr> <td>South</td><td>15.00 M.W. D.P. Road</td></tr> <tr> <td>North</td><td>12.00 M.W. D.P. Road</td></tr> </table>	East	12.00 M.W. D.P. Road	West	7.50 M.W. D.P. Road	South	15.00 M.W. D.P. Road	North	12.00 M.W. D.P. Road
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South	15.00 M.W. D.P. Road								
North	12.00 M.W. D.P. Road								

Sr. No.	Description of documents
1.	7/12 extract of Gut No. 12 of village Kanchanwadi Tq. & Dist. Aurangabad.
2.	Society Registration Certificate of Pankaj Sahakari Grinirman Sanstha Maryadit Registration No. AGD/HSF/272/83 Dated 01.09.1983.
3.	Mutation Entry No. 183 of Gut No. 12 of village Kanchanwadi Tq. & Dist. Aurangabad.

Handwritten signature and official stamp of the advocate.

4.	Letter No. AMC/TP/LYT/T-3183/65/99 dated 21.12.1999, issued by the Deputy Engineer, Town Planning, Municipal Corporation, Aurangabad in the name of Pankaj Sahakari Grinirman Sanstha Maryadit .
12.	"Sanad" bearing No. No. 2016/jama-2/PR.BSMD No. 1/kv/361 dated 25.04.2016 U/s. 42(A), of the Maharashtra Land Revenue Code, from the Tahsildar, Aurangabad, towards conversation of Plot No. 15, 16 & 17 for non-agricultural use issued in the name of Mr. Surendra Vishnu Patil.
13	Letter bearing No 116 dated 22.01.2016 issued by the Asst. Director, Town Planning Aurangabad, in the name of Mr. Surendra Vishnu Patil towards amalgamation of Plot No. 15, area admeasuring 231.30 Sqm. Plot No. 16, area admeasuring 230.790 Sqm. & Plot No. 17, area admeasuring 251.000 Sqm. total admeasuring 712.920 Sqm. in to the one Plot.
14	Registered Sale Deed bearing No. 2093 dated 14.06.2016 executed by Mr. Surendra Vishnu Patil in favour of M/s Chandra Builders & Developers, through its Partners Mrs. Suman Sunil Nagargoje & Mrs. Mukta Vinayak Munde with respect to amalgamated Plot No. 15, 16, & Plot No. 17, total admeasuring 712.920 Sqm. Part of Gut No. 112 of Village Kanchanwadi, Tal. & Dist. Aurangabad.
15	Registered Correction Deed bearing No. 2260 dated 21.06.2016 executed by Mr. Surendra Vishnu Patil in favour of M/s Chandra Builders & Developers, through its Partners Mrs. Suman Sunil Nagargoje & Mrs. Mukta Vinayak Munde with respect to amalgamated Plot No. 15, 16, & Plot No. 17, total admeasuring 712.920 Sqm. Part of Gut No. 112 of Village Kanchanwadi, Tal. & Dist. Aurangabad.
16	Commencement Certificate bearing permission No. 547/2017-18 & bearing file no. 389/17/2017-18 dated 04.09.2017 issued by the Municipal Corporation, Aurangabad in the name of M/s Chandra Builders & Developers, through its Partners Mrs. Suman Sunil Nagargoje & Mrs. Mukta Vinayak Munde with respect to amalgamated Plot No. 15, 16, & Plot No. 17, total admeasuring 712.920 Sqm. Part of Gut No. 112 of Village Kanchanwadi, Tal. & Dist. Aurangabad.
13	Map of construction approved by the Dy. Engineer, Town Planning, Municipal Corporation, Aurangabad in the name of M/s Chandra Builders & Developers, through its Partners Mrs. Suman Sunil Nagargoje & Mrs. Mukta Vinayak Munde with respect to amalgamated Plot No. 15, 16, & Plot No. 17, total admeasuring 712.920 Sqm. Part of Gut No. 112 of Village Kanchanwadi, Tal. & Dist. Aurangabad.
IV	FLOW OF TITLE
1. That, Pankaj Sahakari Grinirman Sanstha Maryadit is the registered co-op. Housing society registered under the provisions of Maharashtra Co-operative Societies Act 1960 U/s 9 (1) vide Registration No. AGD/HSF/272/83 Dated 01.09.1983. 2. That, Society had purchased land bearing Gut No. 12, admeasuring 01 Hecter 60 R by virtue of sale deed. The purchased land recorded in the name of society in the 7/12 extract Vide Mutation Entry No. 183 as owner of the land admeasuring 1 Hecter 60 R situated at Kanchanwadi, Aurangabad. 3. That, society has submitted layout plan with Municipal Corporation, Aurangabad & the Deputy Engineer, Town Planning, Municipal Corporation, Aurangabad vide his Letter No. AMC/TP/LYT/T-3183/65/99 dated 21.12.1999, has approved the said layout plan submitted by the society. 4. That, Mr. Baburao Gurunath Dange, Mr. Ramaswami Narsayya Gaddapa & Mr. Malikarjun Trambak Lavrale are the founder members of the Pankaj Sahakari Grinirman Sanstha Maryadit & the said society has allotted Plot No. 15 to Mr. Baburao Gurunath Dange, Plot No. 16 to Mr. Ramaswami Narsayya Gaddapa & Plot No. 17 to Mr. Malikarjun Trambak Lavrale. 5. That, the above plot owners have requested the Administrator of society, to transfer their plots, in the name of Mr. Surendra S/o Vishnu Patil. The Administrator has obtained permission from the Deputy Registrar, Co.Op. Housing Societies to confirm resolution of the meeting held on 15.09.2001, vide Resolution No. 1, & the above referred plots are transferred in the name of Mr. Surendra Vishnu Patil & accordingly Mr. Baburao	

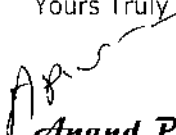
Gurunath Dange has executed registered sale deed bearing No. 5549 dated 31.10.2009, with respect to the Plot No. 15, Mr. Ramaswami Narsayya Gaddapa has executed registered sale deed bearing No. 5550 dated 31.10.2009, with respect to the Plot No. 16, & Mr. Malikarjun Trambak Lavrale has executed registered sale deed bearing No. 5551 dated 31.10.2009, with respect to the Plot No. 17.

6. That, Mr. Surendra Vishnu Patil has obtained "Sanad" bearing No. No. 2016/jama-2/PR.BSMD No. 1/kv/361 dated 25.04.2016 U/s. 42(A), of the Maharashtra Land Revenue Code, from the Tahsildar, Aurangabad, towards conversation of Plot No. 15, 16 & 17 for non-agricultural use.
7. That, the Asst. Director, Town Planning vide his letter bearing No 116 dated 22.01.2016 has amalgamated Plot No. 15, area admeasuring 231.30 Sqm. Plot No. 16, area admeasuring 230.790 Sqm. & Plot No. 17, area admeasuring 251.000 Sqm. total admeasuring 712.920 Sqm. in to the one Plot & accordingly he has sanctioned the amalgamation plan submitted by Mr. Surendra Vishnu Patil.
8. That, Mr. Surendra Vishnu Patil has executed Registered Sale Deed bearing No. 2093 dated 14.06.2016 & its Registered Correction Deed bearing No. 2260 dated 21.06.2016 in favour of M/s Chandra Builders & Developers, through its Partners Mrs. Suman Sunil Nagargoje & Mrs. Mukta Vinayak Munde with respect to amalgamated Plot No. 15, 16, & Plot No. 17, total admeasuring 712.920 Sqm. Part of Gut No. 112 of Village Kanchanwadi, Tal. & Dist. Aurangabad.
9. That, on the basis of above referred Registered Sale Deed, the Revenue authority has recorded the name of M/s Chandra Builders & Developers, through its Partners Mrs. Suman Sunil Nagargoje & Mrs. Mukta Vinayak Munde, on 7/12 Extract of Gut No. 112 of Village Kanchanwadi, Tal. & Dist. Aurangabad, as the owner & possessor of the said property.
10. That, the Municipal Corporation, Aurangabad vide its permission bearing No. 547/2017-18 & bearing file no. 389/17/2017-18 dated 04.09.2017 has granted permission for construction of flatted building to M/s Chandra Builders & Developers, through its Partners Mrs. Suman Sunil Nagargoje & Mrs. Mukta Vinayak Munde with respect to amalgamated Plot No. 15, 16, & Plot No. 17, total admeasuring 712.920 Sqm. Part of Gut No. 112 of Village Kanchanwadi, Tal. & Dist. Aurangabad.
11. That, the Dy. Engineer, Town Planning, Municipal Corporation, Aurangabad has also approved the Map of construction with respect to amalgamated Plot No. 15, 16, & Plot No. 17, total admeasuring 712.920 Sqm. Part of Gut No. 112 of Village Kanchanwadi, Tal. & Dist. Aurangabad, submitted by M/s Chandra Builders & Developers, through its Partners Mrs. Suman Sunil Nagargoje & Mrs. Mukta Vinayak Munde.

Final Conclusion

After perusal of the record I come to the conclusion that, M/s Chandra Builders & Developers, through its Partners Mrs. Suman Sunil Nagargoje & Mrs. Mukta Vinayak Munde, is the owner & possessor of the amalgamated Plot No. 15, 16, & Plot No. 17, total admeasuring 712.920 Sqm. Part of Gut No. 112 of Village Kanchanwadi, Tal. & Dist. Aurangabad.

Hence the Opinion
Yours Truly


Anand P. Umrikar
(Advocate)

