

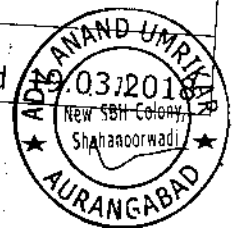
Anand P. Umrikar ADVOCATE	Main Office : 71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005.
	Branch Office: Advocate's Chamber in M/s Bandhkam Parwana Pvt. Ltd. 3 rd Floor Disha Square, Suitgirni Chowk, Garkheda Parisar, Aurangabad 431 005
	Email: apumrikar@gmail.com Cell No. 98 50 19 75 94

Date 19.05.2018

TITLE CLEARANCE CERTIFICATE

Names of the Project	Laxmi Narayan Apartment.
-----------------------------	--------------------------

Sr. No.	Description of documents
1.	7/12 Extract of Gut no. 220/1 of village Harsool Tq. & Dist. Aurangabad.
2.	Registered Partition Deed bearing No. 5109 dated 26.12.1997 executed in between Anand Narayan Atkare, Vijaya Anand Atkare, Nitin Anand Atkare & Pratap Anand Atkare with respect to Gut no. 220/1 of village Harsool Tq. & Dist. Aurangabad.
3.	Registered Correction Deed bearing No. 15432 dated 06.04.1998 to Partition Deed executed in between Anand Narayan Atkare, Vijaya Anand Atkare, Nitin Anand Atkare & Pratap Anand Atkare with respect to Gut no. 220/1 of village Harsool Tq. & Dist. Aurangabad
4.	Registered Development Agreement bearing No. 1535 dated



	executed by Mr. Nitin Anand Atkare in favour of M/s. Anayata Infra through its partners Mr. Arjun Ramkrishna Atkare & Shri. Pratap Anand Atkare with respect to land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad.
5.	Registered Power of Attorney bearing No. 1536 dated 19.03.2018 executed by Mr. Nitin Anand Atkare in favour of M/s. Anayata Infra through its partners Mr. Arjun Ramkrishna Atkare & Shri. Pratap Anand Atkare with respect to land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad.
6.	Sanad bearing No.37 dated 25.04.2018 issued by the Additional Tahsildar, Aurangabad in the name of Mr. Nitin Anand Atkare, Land Revenue Code towards conversion of land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad, U/s 42-A, of The Maharashtra for non-agriculture use.
7.	Commencement Certificate bearing file No. 1121/17/2017-18 dated 28.03.2018 issued by the Municipal Corporation Aurangabad in the name of Mr. Nitin Anand Atkare, with respect to land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad.
8.	Map of Construction approved by the Dy. Engineer, Town Planning Municipal Corporation Aurangabad in the name of Mr. Nitin Anand Atkare, with respect to land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad.



1. DESCRIPTION OF PROPERTY

Land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad.

Boundaries

EAST	Rameshwar Nagari Building (project of Sakshshrut Builders & Developers)
WEST	Gut No. 221
SOUTH	9.00 Mtr Wide Road
NORTH	Gut No. 221

II CHAIN OF TITLE

1. That Mr. Nitin Anand Atkare has become the owner & possessor of the property land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad vide Registered Partition Deed bearing No. 5109 dtd., 26.12.1997 & its Registered Correction Deed bearing No. 1532 dated 06.04.1998.
2. That M/s. Anayata Infra through its partners Mr. Arjun Ramkrishna Atkare & Shri. Pratap Anand Atkare have entered into the Registered



Development Agreement bearing No. 1535 dated 19.03.2018 with Mr. Nitin Anand Atkare in favour of with respect to land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad.

3. That Mr. Nitin Anand Atkare has also executed Registered Power of Attorney bearing No. 1536 dated 19.03.2018 in favour of M/s. Anayata Infra through its partners Mr. Arjun Ramkrishna Atkare & Shri. Pratap Anand Atkare, in support of the Development Agreement, with respect to land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad.
4. That the Additional Tahsildar, Aurangabad, vide Sanad bearing No.37 dated 25.04.2018 issued in the name of Mr. Nitin Anand Atkare, has converted the land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad, U/s 42-A, of The Maharashtra Land Revenue Code, for non-agriculture use.
5. That the Municipal Corporation Aurangabad, vide its Commencement Certificate bearing file No. 1121/17/2017-18 dated 28.03.2018 issued in the name of Mr. Nitin Anand Atkare, has granted permission for construction of flatted building on the land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad.
6. That the Dy. Engineer, Town Planning Municipal Corporation Aurangabad, has approved the Map of Construction submitted by Mr. Nitin Anand Atkare, with respect to land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad.



FINAL CONCLUSION

I certify that, Mr. Nitin Anand Atkare thus get absolute, clear, good & marketable title over the property Land admeasuring 1167.00 Sqm, part of Gut No. 220/1 situated at Harsool, Aurangabad on which project namely "Laxminarayan Apartment" going to be construct and M/s. Anayata Infra through its partners Mr. Arjun Ramkrishna Atkare & Shri. Pratap Anand Atkare have involved there development rights in the said property.

Hence this report
Yours truly,

AB

Anand P. Umrikar
(Advocate)

