Anand P. Umrikar
ADVOCATE

Office :
71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005.

Email: apumrikar@gmail.com
Cell No. 98 50 19 75 94

Date 24.09.2018

TITLE CLEARANCE REPORT

Names of the Owners	Sou. Swati Amardeep Ghuge & Shri. Amardeep Pandharinath Ghuge
Description of Property	Plot No.45, 46,47, 48, 122 & 123 total area admeasuring 1888.00 Sqm. part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad. Boundaries:

East	9.15 M.W. Road
West	Open space of the Layout
South	9.15 M.W. Road
North	7.60 M.W. Road

Sr. No.	Description of documents
1.	7/12 extract of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad, issued by the concern Talathi.
2.	Lay out plan of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad, approved by office of Grampanchayat, Satara, Aurangabad in the name of Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge .

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3.	Registered Sale Deed bearing No.6296 of dated 24.12.2001 executed by Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge in favour of Sau. Swati Amardeep Ghuge with respect to the Plot No. 122 admeasuring 270 Sqm.part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.
4.	Registered Sale Deed bearing No. 6297 of dated 24.12.2001 executed by Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge in favour of Sau. Swati Amardeep Ghuge , with respect to the Plot No. 123 admeasuring 270 Sqm.part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.
5.	Registered Sale Deed bearing No. 6294 of dated 24.12.2001 executed by Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge in favour of Sau. Swati Amardeep Ghuge with respect to the Plot No. 48 admeasuring 306 Sqm.part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.
6.	Registered Sale Deed bearing No. 6291 of dated 24.12.2001 executed by Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge in favour of Shri. Amardeep Pandharinath Ghuge, with respect to the Plot No. 47 admeasuring 314.50 Sqm. part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.
7.	Registered Sale Deed bearing No. 6293 of dated 24.12.2001 executed by Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge in favour of Shri. Amardeep Pandharinath Ghuge,, with respect to the Plot No. 46 admeasuring 332.50 Sqm part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.
8.	Registered Sale Deed bearing No. 6292 of dated 24.12.2001 executed by Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge in favour of Shri. Amardeep Pandharinath Ghuge,, with respect to the Plot No. 45 admeasuring 396.00 Sqm part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad

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9.	Sanad bearing No. 78 dated 30.10.2017 issued by Addnl. Tahsildar, Aurangabad towards conversion of Plot No.45, 46,47, 48, 122 & 123 part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad for N.A. use.
IV	**FLOW OF TITLE**

1. In view of the 7/12 extract of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad, issued by the concern Talathi, in the year 2000 the land admeasuring 54800 Sqm. was owned & possessed by Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge.

2. That office of Grampanchayat, Satara, Aurangabad has approved the Lay out plan of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad, in the name of Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge .

3. That Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge have executed Registered Sale Deed bearing No.6296 of dated 24.12.2001 in favour of Sau. Swati Amardeep Ghuge with respect to the Plot No. 122 admeasuring 270 Sqm.part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.

4. That Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge have executed Registered Sale Deed bearing No. 6297 of dated 24.12.2001 in favour of Sau. Swati Amardeep Ghuge , with respect to the Plot No. 123 admeasuring 270 Sqm.part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.

5. That Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge have executed Registered Sale Deed bearing No. 6294 of dated 24.12.2001 in favour of Sau. Swati Amardeep Ghuge with respect to the Plot No. 48 admeasuring 306 Sqm.part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.

6. That Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge have executed Registered Sale Deed bearing No. 6291 of dated 24.12.2001 in favour of Shri. Amardeep Pandharinath Ghuge, with respect to the Plot No. 47 admeasuring 314.50 Sqm. part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.

7. That Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge have executed

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Registered Sale Deed bearing No. 6293 of dated 24.12.2001 in favour of Shri. Amardeep Pandharinath Ghuge,, with respect to the Plot No. 46 admeasuring 332.50 Sqm part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.

8. That Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge have executed Registered Sale Deed bearing No. 6292 of dated 24.12.2001 in favour of Shri. Amardeep Pandharinath Ghuge,, with respect to the Plot No. 45 admeasuring 396.00 Sqm part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad

9. That Sau. Swati Amardeep Ghuge & Shri. Amardeep Pandharinath Ghuge have jointly applied for N.A. permission for Plot No.45, 46,47, 48, 122 & 123 part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.

10. That Addnl. Tahsildar, Aurangabad, vide Sanad bearing No. 78 dated 30.10.2017 issued U/s 42 A of the Maharashtra Land Revenue Code has converted the Plot No.45, 46,47, 48, 122 & 123 part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad for N.A. use.

Final Conclusion

After perusal of the record I come to the conclusion that, Sou. Swati Amardeep Ghuge & Shri. Amardeep Pandharinath Ghuge, is the owner & possessor of the property Plot No.45, 46,47, 48, 122 & 123 total area admeasuring 1888.00 Sqm. part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.

Hence the Opinion
Yours Truly

Anand P. Umrikar
(Advocate)

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CHALLAN

MTR Form Number-6

GRN	MH006413505201819E	BARCODE		Date	24/09/2018-12:33:29	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	
		PAN No.(If Applicable)	AANPU7087L
Office Name	AGD_JT DIST REGISTRAR AURANGABAD	**Full Name**	ADV ANAND UMRIKAR
Location	AURANGABAD		
Year	2018-2019 One Time	**Flat/Block No.**	PLOT NO 71 NEW SBH COLONY
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	SHAHNOORWADI
0030072201 SEARCH FEE	750.00	**Area/Locality**	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 5
		Remarks (If Any)	30 YEARS SEARCH FROM 1989 TO 2018
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572018092440206	IK00TNQDE6
Cheque/DD No.		Bank Date	RBI Date	24/09/2018-12:34:24	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9850197594

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 कारणासाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 24-09-2018 12:34:36