

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	05	03	2018
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TITLE CLEARANCE CERTIFICATE

Names of the Project	Dr. Anjali Pravinkumar Vasadikar & Dr. Pravinkumar Prabhakar Rao Vasadikar through GPA Shri. Vikas Laxman Chaudhary Prop. Of Vikas Developers
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Sr. No.	Description of documents
1.	7/12 Extract of Gut No. 47, of village Itkheda, Tq. & Dist. Aurangabad, issued by the concern Talathi.
2.	N.A. Order bearing No. RB/DESK-II/LND-I/CR/78/84 dated 12.12.1984 issued by the Collector, Aurangabad, in the name of Shri. Namdeo Gopaji Khadke with respect to land admeasuring 3Acre 6 Gunthe of Gut No. 47, of village Itkheda, Tq. & Dist. Aurangabad.
3.	Registered Sale Deed bearing No. 6095, dtd. 25.05.1989, executed by Shri. Namdeo Gopaji Khadke in favour of Dr. Prabhakar Gopalrao Deshmukh, Dr. Krushnamurti Ramchandra Ayyer & Shri. Harakchand Balmukund Sethiya with respect to the Plot No. 16 to 22, total area admeasuring 3146 Sq. Meters, of Gut No. 47, of village Itkheda, Tq. & Dist. Aurangabad.
4.	Registered Amendment to Sale Deed bearing No. 1103, dtd. 23.03.1998, executed by Shri. Namdeo Gopaji Khadke in favour of Dr. Prabhakar Gopalrao Deshmukh, Dr. Krushnamurti Ramchandra Ayyer & Shri. Harakchand Balmukund Sethiya with respect to the Plot No. 16 to 22, total area admeasuring 3146 Sq. Meters, of Gut No. 47, of village Itkheda, Tq. & Dist. Aurangabad.



	to the Plot No. 16 to 22, total area admeasuring 3456.16 Sq. Meters, of Gut No. 47, of village Itkheda, Tq. & Dist. Aurangabad.
5.	Registered Sale Deed bearing No. 105, dtd. 30.06.1998, executed by Dr. Prabhakar Gopalrao Deshmukh, Dr. Krushnamurti Ramchandra Ayyer & Shri. Harakchand Balmukund Sethiya in favour of Gouri Naresh Ramgiri & Sow. Lata Naresh Kotur with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad.
6.	Registered Power of Attorney bearing No. 1187, dtd. 08.03.2001, executed by Sow. Gouri Naresh Ramgiri & Sow. Lata Naresh Kotur in favour of Sow. Aruna Shankar Zunzunwala with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad.
7.	Registered Sale Deed bearing No. 2772, dtd. 18.05.2007, executed by Sow. Gouri Naresh Ramgiri & Sow. Lata Naresh Kotur through their GPA Sow. Aruna Shankar Zunzunwala in favour of Sow. Seema Rajendraprasad Saraf & Shri. Shankar Radheshyam Zunzunwala with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad.
8.	Registered Sale Deed bearing No. 6318, dtd. 01.12.2007, executed by Sow. Seema Rajendraprasad Saraf & Shri. Shankar Radheshyam Zunzunwala in favour of Dr. Anjali Pravinkumar Vasadikar & Dr. Pravinkumar Prabhakar Rao Vasadikar with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad.
9.	Registered Development Agreement bearing No. 916 dated 16.02.2018 executed by Dr. Anjali Pravinkumar Vasadikar & Dr. Pravinkumar Prabhakar Rao Vasadikar in favour of Shri. Vikas Laxman Chaudhary Prop. Of Vikas Developers with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad.
10.	Registered Power of Attorney bearing No. 917 dated 16.02.2018 executed by Dr. Anjali Pravinkumar Vasadikar & Dr. Pravinkumar Prabhakar Rao Vasadikar in favour of Shri. Vikas Laxman Chaudhary Prop. Of Vikas Developers with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad.
1.	DESCRIPTION OF PROPERTY



Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad

Boundaries

Boundaries	
EAST	Plot No. 16-B
WEST	9.00 Mtr Wide Road
SOUTH	12.00 Mtr Wide Road
NORTH	Plot No. 17

CHAIN OF TITLE

1. In view of the revenue record & 7/12 Extract of Gut No. 47, of village Itkheda, Aurangabad, issued by the concern Talathi, in the Year 1988, the property Plot No. 16 to 22, total area admeasuring 3146 Sq. Meters, of Gut No. 47, of village Itkheda, Tq. & Dist. Aurangabad, was owned & possessed by Shri. Namdeo Gopaji Khadke.
2. That, Shri. Namdeo Gopaji Khadke has executed Registered Sale Deed bearing No. 6095, dtd. 25.05.1989 AND its Registered Amendment to Sale Deed bearing No. 1103, dtd. 23.03.1998, in favour of Dr. Prabhakar Gopalrao Deshmukh, Dr. Krushnamurti Ramchandra Ayyer & Shri. Harakchand Balmukund Sethiya with respect to the Plot No. 16 to 22, total area admeasuring 3146 Sq. Meters, of Gut No. 47, of village Itkheda, Tq. & Dist. Aurangabad.
3. That, the Collector, Aurangabad, vide his N.A. Order bearing NO. RB/DESK-II/LND-I/CR/78/84 dated 12.12.1984 issued in the name of Shri. Namdeo Gopaji Khadke, has converted the land admeasuring 3Acre 6 Gunthe of Gut No. 47, of village Itkheda, Tq. & Dist. Aurangabad, for non agriculture use.
4. That, Dr. Prabhakar Gopalrao Deshmukh, Dr. Krushnamurti Ramchandra Ayyer & Shri. Harakchand Balmukund Sethiya have executed Registered Sale Deed bearing No. 105, dtd. 30.06.1998, in favour of Gouri Naresh Ramgiri & Sow. Lata Naresh Kotur with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad.
5. That, Sow. Gouri Naresh Ramgiri & Sow. Lata Naresh Kotur have executed Registered Power of Attorney bearing No. 1187, dtd. 08.03.2001, in favour of Sow. Aruna Shankar Zunzunwala with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad.
6. That, Sow. Gouri Naresh Ramgiri & Sow. Lata Naresh Kotur through their GPA Sow.



Aruna Shankar Zunzunwala have executed Registered Sale Deed bearing No. 2772, dtd. 18.05.2007, in favour of Sow. Seema Rajendraprasad Saraf & Shri. Shankar Radheshyam Zunzunwala with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad.

7. That, Sow. Seema Rajendraprasad Saraf & Shri. Shankar Radheshyam Zunzunwala have executed Registered Sale Deed bearing No. 6318, dtd. 01.12.2007 in favour of Dr. Anjali Pravinkumar Vasadikar & Dr. Pravinkumar Prabhakar Rao Vasadikar with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad.
8. On the basis of above referred Registered Sale Deed the revenue authority has sanctioned the Mutation bearing NO. 1087 of Gut No. 47, of village Itkheda, Aurangabad, & recorded the name of Dr. Anjali Pravinkumar Vasadikar & Dr. Pravinkumar Prabhakar Rao Vasadikar, on 7/12 extract of Gut No. 47, Itkheda, Tq. & Dist. Aurangabad, as the owner & possessor of the said Property & their names are continued up-till-now.
9. That, Anjali Pravinkumar Vasadikar & Dr. Pravinkumar Prabhakar Rao Vasadikar have executed Registered Development Agreement bearing No. 916 dated 16.02.2018 in favour of Shri. Vikas Laxman Chaudhary with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad.
10. That, Dr. Anjali Pravinkumar Vasadikar & Dr. Pravinkumar Prabhakar Rao Vasadikar have executed Registered Power of Attorney bearing No. 917 dated 16.02.2018 in favour of Shri. Vikas Laxman Chaudhary with respect to the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad

VI	ENCUMBRANCE ON THE PROPERTY
	Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad is free from all encumbrances
	FINAL CONCLUSION



I certify that, Dr. Anjali Pravinkumar Vasadikar & Dr. Pravinkumar Prabhakar Rao Vasadikar, thus get absolute, clear, good & marketable title over the Plot No. 16-A, area admeasuring 470.48 Sq. Meters, of Gut No. 47, of village Itkheda, Aurangabad, & Shri. Vikas Laxman Chaudhary Prop. Of Vikas Developers has involved his development rights in the said property.

Hence this report
Yours truly,

Adv.
Anand P. Umrihar
(Advocate)





CHALLAN
MTR Form Number-6

GRN	MH011354366201718E	BARCODE			Date	05/03/2018-13:13:31		Form ID			
Department				Inspector General Of Registration							
Type of Payment				Search Fee							
Type of Payment				Other Items							
Office Name				AGD_JT DIST REGISTRAR AURANGABAD							
Location				AURANGABAD							
Year				2017-2018 One Time							
Account Head Details				Amount In Rs.		Premises/Building					
0030072201 SEARCH FEE				750.00		Road/Street					
						Area/Locality					
						Town/City/District					
						PIN					
						4					
						3					
						1					
						0					
						0					
						5					
						Remarks (If Any)					
						30 YEARS SEARCH FROM 1989 TILL THE YEAR 2018					
						Amount In					
						Seven Hundred Fifty Rupees Only					
Total				750.00		Words					
Payment Details				STATE BANK OF INDIA							
Cheque-DD Details				FOR USE IN RECEIVING BANK							
Cheque/DD No.				Bank CIN		Ref. No.		00040572018030536588		IK00MTOFB2	
Name of Bank				Bank Date		RBI Date		05/03/2018-13:14:04		Not Verified with RBI	
Name of Branch				Bank-Branch		STATE BANK OF INDIA					
				Scroll No. , Date		Not Verified with Scroll					

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.