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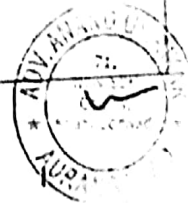
Date	23	03	2017
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TITLE CLEARANCE REPORT

In respect of the Plot No. 02, area admeasuring 357.00 sq.mtrs. Part of Gut
No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad.

Names of the Concern	Sou. Shubhangi Suresh Mungikar
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I	DESCRIPTION OF DOCUMENTS
Sr. No.	Description of documents
1.	7/12 Extract of Gut No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad, issued by the concern Talathi.
2.	N.A. Order bearing No. RB/Desk/II/IND/I/NAP/CR/AT/85 dated 22.11.1988 issued by the Collector, Aurangabad with respect to land admeasuring 12100 sq.mtrs. part of Gut No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad.
3.	Letter bearing No. AMC/TPS/LYT/2537/87 dated 17.08.1987 issued by the Administrator then Municipal Council, Aurangabad in the name of Shri. Pundalik Alokannath Talale, Shri. Arvind Pundalik Dhamne, Shri. Sadashi Vasantrao Kosalge & Sou. Sujata Shivprasad Mantri, with respect to land admeasuring 12100 sq.mtrs. part of Gut No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad.



4.	Registered Sale Deed bearing No. 5913 dated 19.05.1989 executed by Shri. Pundalik Alokannath Talale, Shri. Arvind Pundalik Dhamne, Shri. Sadashi Vasantrao Kosalge & Sou. Sujata Shivprasad Mantri in favour of Sou. Shubhangi Suresh Mungikar, with respect to Plot No. 02, area admeasuring 357.00 sq.mtrs. Part of Gut No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad
5.	Mutation Extract bearing No. 807 of Gut No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad, issued by the concern Talathi.

I DESCRIPTION OF PROPERTY

- Plot No. 02, area admeasuring 357.00 sq.mtrs. Part of Gut No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad.

• Boundaries:

EAST	Plot No. 25 & 26
WEST	9.00 M.W. Road
SOUTH	Plot No. 1
NORTH	Plot No. 3

IV FLOW OF TITLE

1. In view of the Revenue Record, i.e. 7/12 Extract of Gut No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad, issued by the concern Talathi, in the year 1988 land admeasuring 12100 sq.mtrs. part of Gut No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad, was owned and possessed by Shri. Pundalik Alokannath Talale, Shri. Arvind Pundalik Dhamne, Shri. Sadashi Vasantrao Kosalge & Sou. Sujata Shivprasad Mantri.
2. That, the Collector, Aurangabad, vide his N.A. Order bearing No. RB/Desk/II/IND/I/NAP/CR/AT/85 dated 22.11.1988 has converted the land admeasuring 12100 sq.mtrs. part of Gut No. 20 of Village

Kanchanwadi, Tal. & Dist. Aurangabad, for non agriculture use.

3. That, the Administrator then Municipal Council, Aurangabad vide his Letter bearing No. AMC/TP3/LYT/2537/87 dated 17.08.1987 issued in the name of Shri. Pundalik Alokannath Talale, Shri. Arvind Pundalik Dhamne, Shri. Sadashi Vasantrao Kosalge & Sou. Sujata Shivprasad Mantri, has approved the Lay Out Plan with respect to land admeasuring 12100 sq.mtrs. part of Gut No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad.
4. That, Shri. Pundalik Alokannath Talale, Shri. Arvind Pundalik Dhamne, Shri. Sadashi Vasantrao Kosalge & Sou. Sujata Shivprasad Mantri have executed Registered Sale Deed bearing No. 5913 dated 19.05.1989 in favour of Sou. Shubhangi Suresh Mungikar, with respect to Plot No. 02, area admeasuring 357.00 sq.mtrs. Part of Gut No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad
5. On the basis of above referred Registered Sale Deed, the Revenue Authroity has sanctioned the Mutation bearing No. 807 of Gut No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad, and recorded the name of Sou. Shubhangi Suresh Mungikar, on 7/12 Extract of Gut No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad, as the owner and possessor of the said plot & his name is continued up till now.
6. I have called objection from public at large with respect to the Plot No. 02, area admeasuring 357.00 sq.mtrs. Part of Gut No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad belonging to Sou. Shubhangi Suresh Mungikar by giving paper publication in daily Lokmat having good circulation in Aurangabad city. I did not receive any objection in writing from anybody with respect to the said property

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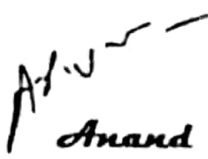
POSSESSION OF PROPERTY

In view of the above discussion & the documents referred by me, I come to the conclusion that, the Plot No. 02, area admeasuring 357.00 sq.mtrs. Part of Gut No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad, is in possession of Sou. Shubhangi Suresh Mungikar.

Final Conclusion

After perusing the above referred documents, I came to the conclusion that, Sou. Shubhangi Suresh Mungikar thus get, absolute, clear, good, & marketable title over property Plot No. 02, area admeasuring 357.00 sq.mtrs. Part of Gut No. 20 of Village Kanchanwadi, Tal. & Dist. Aurangabad.

Hence the Opinion
Yours Truly


Anand P. Umrihar
(Advocate)