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Date 05.03.2019

TITLE CLEARANCE REPORT

Names of the Concern	**1] Shri. Purushottam Vinayak Ambekar** & **2] Sou. Pornima Purushottam Ambekar**

Description of Property

Plot No. 32 area admeasuring 271.04 Sq. meters, CTS No. 15296/8 & Plot No. 33 area admeasuring 254.04 Sq. meters, CTS No. 15296/9, both situated at Garkheda, Aurangabad.

Boundaries:

East	Plot No. 34
West	9.00 M.W. Road
South	9.00 M D.P. Road
North	Open Space of AMC

Sr. No.	Description of documents
1.	P.R. Card of CTS No. 15296/8, situated at Garkheda, Aurangabad
2.	N.A. Order bearing File No. VIII/AR/78/64 dtd. 24.03.1964 issued by Collector, Aurangabad with respect to Land Sy. No. 6, 7 & 4 Garkheda, Aurangabad.
3.	Lay-out Plan approved by Asst. Director, Town Planning, Aurangabad with respect to land Sy. No. 7, CTS no. 15296, Garkheda, Aurangabad.

4.	Registered Sale Deed bearing No. 1854 dtd. 15.12.1986 executed by Aslambin Abdulla Basme in favour of Sou. Pornima Purushottam Ambekar with respect to Plot No. 33 area admeasuring 254.04 Sq. meters, CTS No. 15296/9, situated at Garkheda, Aurangabad
5.	Registered Sale Deed bearing No. 442 dated 27.01.1982 executed by Mohd. Niyazkhan Akilkhan, Sujat Begum Ahmad & Mohd. Adilkhan & Fazal Ahmad Mohd. Akilkhan in favour of Shri. Purushottam Vinayak Ambekar with respect to Plot No. 32 area admeasuring 271.04 Sq. meters, CTS No. 15296/8, situated at Garkheda, Aurangabad, which is purchaser by him under the
IV	**FLOW OF TITLE**

1. That, Shri. Purushottam Vinayak Ambekar is the absolute owner & possessor of the property Plot No. 32 area admeasuring 271.04 Sq. meters, CTS No. 15296/8, situated at Garkheda, Aurangabad, which is purchaser by him under the Registered Sale Deed bearing No. 442 dated 27.01.1982 from its previous owner & Sou. Pornima Purushottam Ambekar is the absolute owner & possessor of the property Plot No. 33 area admeasuring 254.04 Sq. meters, CTS No. 15296/9, situated at Garkheda, Aurangabad.

2. On the basis of above referred sale deeds, the CTS authority has opened independent P.R. Card of CTS No. 15296/8 with respect to the property owned by Shri. Purushottam Vinayak Ambekar & recorded his name in the said P.R. Card as the owner & possessor of the said property & his name is continued up till now & the CTS authority has also opened separate P.R. card with respect to the property purchased by Sou. Pornima Purushottam Ambekar & recorded her name in the said P.R. Card of CTS No. 15296/9 as the owner & possessor of the said property & his name is continued up till now.

3. That, Collector, Aurangabad vide N.A. Order bearing File No. VIII/AR/78/64 dtd. 24.03.1964 has already converted the Land Sy. No. 6, 7 & 4 Garkheda, Aurangabad for non agricultural use & Asst. Director, Town Planning, Aurangabad vide his letter bearing no. AMC/TPS/LYK/1899/87 dtd. 24.06.1987 has approved the lay-out plan with respect to land Sy. No. 7, CTS no. 15296, Garkheda, Aurangabad & Plot No. 32 area admeasuring 271.04 Sq. meters.

CTS No. 15296/8 & Plot No. 33 area admeasuring 254.04 Sq. meters, CTS No. 15296/9, both situated at Garkheda, Aurangabad are from the said lay-out.

Final Conclusion

Shri. Purushottam Vinayak Ambekar is the absolute owner & possessor of the property Plot No. 32 area admeasuring 271.04 Sq. meters, CTS No. 15296/8, situated at Garkheda, Aurangabad & Sou. Pornima Purushottam Ambekar is the absolute owner & possessor of the property Plot No. 33 area admeasuring 254.04 Sq. meters, CTS No. 15296/9, situated at Garkheda, Aurangabad.

Hence the Opinion
Yours Truly

Anand P. Umrikar
(Advocate)