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	25	07	2019

To,
The Municipal Corporation,
Aurangabad

TITLE CLEARANCE REPORT

Name of Concern	**Mrs. Amruta Swapnil Kulkarni**
Description of Property	Plot No. 83 admeasuring 375 Sqm. part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad. Boundaries :

EAST	Plot No. 84
WEST	30 Feet Wide Road
SOUTH	Plot No. 82
NORTH	30 Feet Wide Road

Flow of Title

1. In the year 1998 the land admeasuring 54800 Sqm. was owned & possessed by Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge & Amardeep Pandharinath Ghuge.

2. The Tahsildar, Aurangabad vide his Order bearing No. RB.DESK.II.CAA/ABD/CR/3464/86 dated 06.01.1987 has assessed the land admeasuring 34850 sq.mtr. out of Gut No. 168 Satara, Aurangabad & regularized the non agriculture use of the said

ADV. ANAND UMRIKAR 71 New SBH Colony, Shahanoorwadi AURANGABAD

property & the 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.

3. The property Plot No. 83 admeasuring 375 Sqm. part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad more specifically referred under the schedule was purchased by Dr. Shrikant Balkrushna Sarode from its previous owner Ghuge Darade & Company through its partners Pandharinath Namdeorao Ghuge vide Registered Sale Deed bearing No. 3756 dated 18.12.1989.

4. On the basis of above referred registered sale deed, the revenue authority has sanctioned the mutation bearing No. 761 & recorded the name of Dr. Shrikant Balkrushna Sarode on 7/12 Extract of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad, as the owner & possessor of the said property.

5. That, Dr. Shrikant Balkrushna Sarode has executed Registered Sale Deed bearing No. 3626 dated 20.07.2019 in favour of Mrs. Amruta Swapnil Kulkarni with respect to Plot No. 83 admeasuring 375 Sqm. part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad and since then Mrs. Amruta Swapnil Kulkarni has become the owner & possessor of the said property.

Final Certificate/Opinion.

Mrs. Amruta Swapnil Kulkarni thus get absolute, clear, good & marketable title over the Plot No. 83 admeasuring 375 Sqm. part of Gut No. 168 of Village Satara Tq. & Dist. Aurangabad.

Hence this Opinion
Yours truly,

Anand P. Umrikar
(Advocate)