
Anand P. Umrikar

ADVOCATE

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FORMAT — A
LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 116 area admg. 262.50 sqm. and Plot No. 117 area admg. 260.625 sqm. (Total admg. 523.12 sqm.) Part of Gut No. 8/1, Nakshtrawadi, Aurangabad (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of Balaji Construction and following documents i.e.:-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by Local Talathi Gut No. 8/1, Nakshtrawadi, Aurangabad, mutation entry no. 1436.
- 4) Search report for 30 years from 1991 till 2021.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Balaji Construction is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

(1) Balaji Construction, Plot No. 116 area admg. 262.50 sqm. and Plot No. 117 area admg. 260.625 sqm. (Total admg. 523.12 sqm.) Part of Gut No. 8/1, Nakshtrawadi, Aurangabad

(2) Qualifying comments/remarks if any:- No

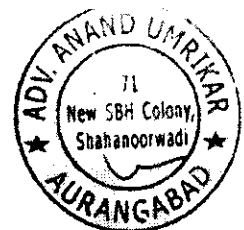
3/- The report reflecting the flow of the title of the Balaji Construction on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 04.05.2021

Advocate.

(Stamp)



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FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND

That, Mr. Maroti Dagdu Rathod has become the owner and possessor of the property Plot No. 116 area admg. 262.50 sqm. and Plot No. 117 area admg. 260.625 sqm. (Total admg. 523.12 sqm.) Part of Gut No. 8/1, Nakshtrawadi, Aurangabad vide Registered Sale Deed bearing No. 5799 dated 08.12.2006.

That, the Collector, Aurangabad vide his Order bearing No. 54/2000 dated 04.12.2000 has already converted the said property for non agriculture use and Town Panning, Authority Municipal Corporation, Aurangabad vide its Order bearing Layout No. 70/01 and Permission No. AMC/TP/LYT/T-P/752/01 dated 09.05.2001 has approved the layout plan with respect to the said property.

That, the land owner for the purpose of development and construction of flatted building referred under the schedule has entered into the Registered Development Agreement bearing No. 1728 dated 09.05.2016 with Balaji Construction through its Prop. Mr. Sachin Shriram Dhande with respect to Plot No. 116 area admg. 262.50 sqm. and Plot No. 117 area admg. 260.625 sqm. (Total admg. 523.12 sqm.) Part of Gut No. 8/1, Nakshtrawadi, Aurangabad and has also executed Registered Power of Attorney bearing No. 1729 dated 09.05.2016 in support of the Development Agreement.

That, Mr. Maroti Dagdu Rathod vide registered Gift Deed bearing No. 3695 dated 12.09. 2016 has transferred Plot No. 116 area admg. 262.50 sqm. and Plot No. 117 area admg. 260.625 sqm. (Total admg. 523.12 sqm.) Part of Gut No. 8/1, Nakshtrawadi, Aurangabad in the name of his wife Sou. Mdhusagar Maroti Rathod.

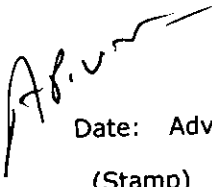
That, the Asst. Director, Town Planning vide its letter bearing No. 1022 dated 18.07.2016 has amalgamated the Plot No. 116 and 117 in to one Plot and the Aurangabad Municipal Corporation vide its Commencement Certificate bearing Permission No. 97/2018-19 and File No. 894/17/2017-18 dated 17.04.2018 has granted Permission for construction of flatted building as per the approved map of construction approved by the Dy. Engineer, Town Planning, Municipal Corporation, Aurangabad.

That, after completion of the construction work as per the approved map of construction, the Aurangabad Municipal Corporation has issued the Occupancy Certificate bearing No. 307/17/2019-20 dated 13.02.2020 with respect to the amalgamated Plot No. 116 area admg. 262.50 sqm. and Plot No. 117 area admg. 260.625 sqm. (Total admg. 523.12 sqm.) Part of Gut No. 8/1, Nakshtrawadi, Aurangabad and has approved the work done plan with respect to the said property.

That, the project to be constructed on amalgamated Plot No. 32 area admeasuring 271.04 Sq. meters, CTS No. 15296/8 and Plot No. 33 area admeasuring 254.04 Sq. meters, CTS No. 15296/9, both situated at Garkheda, Aurangabad is nomenclature as 'BALAJI RESIDENCY', which consists total 21 UNITS.

Search report for 30 years from 1991 till 2021. I have investigated the title of the said plot referred above on the request of Balaji Construction through its Prop. Mr. Sachin Shriram Dhande and above documents. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that Sou. Mdhusagar Maroti Rathod thus get clear, good and marketable title over the property the Plot No. 116 area admg. 262.50 sqm. and Plot No. 117 area admg. 260.625 sqm. (Total admg. 523.12 sqm.) Part of Gut No. 8/1, Nakshtrawadi, Aurangabad and the said property is free from all encumbrances & Balaji Construction through its Prop. Mr. Sachin Shriram Dhande has involved his development rights in terms of the development agreement.

1. 7/ 12 extract / P.R. Card as on date of application for registration.
2. Mutation Entry No. 1436.
3. Search report for 30 years from 1991 taken from Sub-Registrar' office at Aurangabad.
4. Any other relevant title. No
5. Litigations if any. no


Date: Advocate.

(Stamp)

