Anand P. Umrikar

ADVOCATE

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

FORMAT — A
LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 24 area admeasuring 406.87 sq. meters, Part of Gut No. 44, Kanchanwadi, Aurangabad (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/s. Nest Infrastructure through its Partners Registered Partnership Firm Having its Registered Office at Plot No. 159, Nayak Plaza, N-5, CIDCO, Aurangabad through its Partners 1] Mr. Rajendra Shriram Malu 2] Mr. Subodh Fulchand Tandale, 3] Mr. Sagar Subhash Nayak and following documents i.e.:-

1) Description of the property.

Plot No. 24 area admeasuring 406.87 sq. meters, Part of Gut No. 44, Kanchanwadi, Aurangabad.

Boundaries

EAST: Plot No. 25

WEST: 9.00 meters wide Road

SOUTH: Open Space

NORTH: 9.00 meters wide Road

2) The documents of allotment of plot.

3) 7/12 extract or property card issued by Local Talathi Gut No. 44, Kanchanwadi, Aurangabad, mutation entry no. 2443.

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) M/s. Nest Infrastructure through its Partners Registered Partnership Firm Having its Registered Office at Plot No. 159, Nayak Plaza, N-5, CIDCO, Aurangabad through its Partners 1] Mr. Rajendra Shriram Malu 2] Mr. Subodh Fulchand Tandale, 3] Mr. Sagar Subhash Nayak
(2) Qualifying comments/remarks if any:- No

3/- The report reflecting the flow of the title of the M/s. Nest Infrastructure on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 05.07.2021

A.P.U.

Anand Umrikar
Advocate.

ADV. ANAND UMRIKAR
71
New SBH Colony,
Shahanoorwadi
AURANGABAD

Anand P. Umrikar

ADVOCATE

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

FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND

In the year 1996, the property Plot No. 24 area admeasuring 406.87 sq. meters, Part of Gut No. 44, Kanchanwadi, Aurangabad was owned & possessed by Mrs. Chirta Ashok Choudhary, which is from the tentatively approved Lay-out of Town Planning vide Letter 92/4800 dated 20.10.1992 & revised vide Letter bearing No. 1278/1993 dated 13.04.1993 & finally approved vide Letter bearing No. 2013/313 dated 12.02.2013 of the Assistant Director, Town Planning, Aurangabad & the Collector Aurangabad vide his Order bearing No. 45/92 dated 13.04.1992 has converted the said property for Non-Agricultural Use & Plot No. 24 area admeasuring 406.87 sq. meters, Part of Gut No. 44, Kanchanwadi, Aurangabad is from the said Lay-out.

That, Mrs. Chirta Ashok Choudhary, vide Registered Sale Deed bearing No. 3427 dated 28.08.1996 has sold the said plot to Mrs. Smita Ajaykumar Pathak. & accordingly Mutation bearing No. 381 is sanctioned by the revenue authority.

That, Smita Ajaykumar Pathak has executed registered Sale Deed bearing No. 492 dated 04.02.2011 in favour of Shri. Amol Ashok Wagh with respect to Plot No. 24 area admeasuring 406.87 sq. meters, Part of Gut No. 44, Kanchanwadi, Aurangabad.

That, Shri. Amol Ashok Wagh has executed Registered Sale Deed bearing No 3732 dated 01.10.2019, in favour of M/s. Nest Infrastructure through its Partners Mr. Rajendra Shriram Malu, Mr. Subodh Fulchand Tandale & Mr. Sagar Subhash Nayak with respect to Plot No. 24 area admeasuring 406.87 sq. meters, Part of Gut No. 44, Kanchanwadi, Aurangabad

Search report for 30 years from 1991 till 2021. I have investigated the title of the said plot referred above on the request of M/s. Nest Infrastructure through its Partners Mr. Rajendra Shriram Malu, Mr. Subodh Fulchand Tandale & Mr. Sagar Subhash Nayak and above documents. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I come to the conclusion that, M/s. Nest Infrastructure through its Partners Mr. Rajendra Shriram Malu, Mr. Subodh Fulchand Tandale & Mr. Sagar Subhash Nayak thus get clear, good and marketable title over the property the Plot No. 24 area admeasuring 406.87 sq. meters, Part of Gut No. 44, Kanchanwadi, Aurangabad and the said property is free from all encumbrances.

1. 7/ 12 extract / P.R. Card as on date of application for registration.
2. Mutation Entry No. 2443.
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: 05.07.2021

Anand Umrikar
Advocate.

ADV. ANAND UMRIKAR
71
New SBH Colony,
Shahanoorwadi
AURANGABAD

CHALLAN

MTR Form Number-6

GRN	MH003231925202122P	BARCODE		Date	05/07/2021-15:24:45	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	AGD_JT DIST REGISTRAR AURANGABAD	**Full Name**	Adv Anand Umrikar
Location	AURANGABAD		
Year	2021-2022 One Time	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Search Fees	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502021070501993	8945581456313
Cheque/DD No.		Bank Date	RBI Date	05/07/2021-15:26:43	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

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 नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 05-07-2021 03:28:16