

GANESH B. BORDE

B.A., LL.B., Advocate, Aurangabad

Raj Nagar, Jatwada Road, Harsul, Aurangabad

Mobile No.9673624210.

Date :- 26/06/2021

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15) Copy of 7/12 extract of Survey No.51/2-A, for Plot No.20 and 21.

According to above mentioned documents, and after perusing of all the above said documents, it appears that, the said property are allotted to M/s.Adinath Developers Through its Partners 1)Shri.Atul Sureshchand Kasliwal, R/o.Deshmukh Nagar,Garkhdea Parisar,Aurangabad.2)Shri.Shailesh Zuberlal Ravka,R/o. Deshmukh Nagar, Garkhdea Parisar, Aurangabad. 3)Shri.Anand Vijaykumar Patni, R/o.Arihant Nagar, Aurangabad.

- 3) Search report of the above mentioned said propertis for last 30 years (i.e.from 1991 to 2021.) I have deposited online search fees for last 30 years, by its Challan No-MH002753035202122E, dated-25/06/2021.
- 4) On perusal of the above mentioned all documents and all other relevant documents relating to title of the said property, I am of the opinion that, the title of M/s.Adinath Developers Through its Partners 1)Shri.Atul Sureshchand Kasliwal, R/o.Deshmukh Nagar,Garkhdea Parisar,Aurangabad.2)Shri.Shailesh Zuberlal Ravka,R/o. Deshmukh Nagar, Garkhdea Parisar, Aurangabad. 3)Shri.Anand Vijaykumar Patni, R/o.Arihant Nagar, Aurangabad. It is clear, marketable title and without any encumbrances.

Owners of the land :-

M/s.Adinath Developers Through its Partners 1)Shri.Atul Sureshchand Kasliwal, R/o.Deshmukh Nagar,Garkhdea Parisar, Aurangabad. 2) Shri. Shailesh Zuberlal


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Ravka, R/o. Deshmukh Nagar, Garkhdea Parisar, Aurangabad. 3) Shri. Anand Vijaykumar Patni, R/o. Arihant Nagar, Aurangabad.

The said property bounded by :-

Plot No.19, bounded by :-

on or towards the East by	:- 9.00 Mtrs. Wide Road
on or towards the West by	:- Reservation for AMC Primary School Play Ground
on or towards the South by	:- Plot No.20
on or towards the North by	:- Plot No.18

Plot No.20, bounded by :-

on or towards the East by	:- 9.00 Mtrs. Wide Road
on or towards the West by	:- Reservation for AMC Primary School Play Ground
on or towards the South by	:- Plot No.21
on or towards the North by	:- Plot No.19



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Plot No.21, bounded by :-

on or towards the East by :- Road

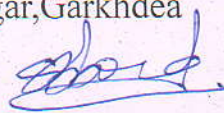
on or towards the West by :- Reservation for AMC Primary School
Play Ground

on or towards the South by :- 50 Feet Wide D.P. Road

on or towards the North by :- Plot No.20

5) The report reflecting the flow of the title :-

That, it appears from the records that, originally the said property were as owned and possessed by - 1)Anil Govindrao Nirantar, 2)Yashwant Gopalrao Nirantar, 3) Sunil Gopalrao Nirantar, and 4)Shirish Gopalrao Nirantar, All R/o.Aurangabad. They were absolute owners and possessors of the said property from - 1980. And they had been sold out the said properties to various persons. They had been Sold out the plot No.19, to M/s.Parshwanth Builders, through its managing Partner Mr.Lalit S/o. Mansukh Zambad, R/o. N-3, Cidco, Aurangabad, by way of Registered Sale Deed No.6455/2007, dated-07/12/2007. And he had been sold out the said property to M/s.Adinath Developers Through its Partners 1)Shri.Atul Sureshchand Kasliwal, R/o.Deshmukh Nagar,Garkhdea


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Parisar, Aurangabad. 2) Shri. Shailesh Zuberlall Ravka, R/o. Deshmukh Nagar, Garkhdea Parisar, Aurangabad. 3) Shri. Anand Vijaykumar Patni, R/o. Arihant Nagar, Aurangabad, by way of Registered Sale Deed No.4811/2012, dated-13/07/2012. And they had been sold out the plot No.20 to Sau. Pratibha Prabhakar Joshi, R/o. Thane Mumbai, by way of Registered Sale Deed No.1594/1982, dated-30/03/1982. And she had been sold out the said plot No.20 to M/s. Adinath Developers Through its Partners 1) Shri. Atul Sureshchand Kasliwal, R/o. Deshmukh Nagar, Garkhdea Parisar, Aurangabad. 2) Shri. Shailesh Zuberlall Ravka, R/o. Deshmukh Nagar, Garkhdea Parisar, Aurangabad. 3) Shri. Anand Vijaykumar Patni, R/o. Arihant Nagar, Aurangabad, by way of Registered Sale Deed No.2404/2012, dated-05/07/2012. And they had been sold out the plot No.21, to 1) Sau. Suman W/o. Sudhakar Rao Pathak, and 2) Shri. Krushnakant Harihar Rao Awalgaoonkar, Both R/o. Aurangabad, by way of Registered Sale Deed No.5186/1981, dated-05/11/1981. And both had sold out the said plot No.21 to M/s. Adinath Developers Through its Partners 1) Shri. Atul Sureshchand Kasliwal, R/o. Deshmukh Nagar, Garkhdea Parisar, Aurangabad. 2) Shri. Shailesh Zuberlall Ravka, R/o. Deshmukh Nagar, Garkhdea Parisar, Aurangabad. 3) Shri. Anand Vijaykumar Patni, R/o. Arihant Nagar, Aurangabad, by way of Registered Sale Deed No.2087/2012, dated-04/04/2012. Therefore M/s. Adinath Developers Through its Partners 1) Shri. Atul Sureshchand Kasliwal, R/o. Deshmukh Nagar,