

Anand P. Umrikar

ADVOCATE

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FORMAT — A LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to amalgamated Plot No. 12, area admg. 366.558 sqm. and Plot No. 13, area admg. 361.165 sqm. Part of Gut No. 162 of Village Satara, Tal. and Dist. Aurangabad (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of the land owner M/s. Arihant Enterprises through its Partner Mr. Adesh Anandlal Chhajed and following documents i.e.:-

1) Description of the property.

Amalgamated Plot No. 12, area admg. 366.558 sqm. and Plot No. 13, area admg. 361.165 sqm. Part of Gut No. 162 of Village Satara, Tal. and Dist. Aurangabad

Boundaries

East	6.00 M.W. Road
West	Nalla
South	Nalla
North	Part of Gut No. 161

2) The documents of allotment of plot.

3) 7/12 extract issued by Local Talathi Gut No. 162 of Village Satara, Tal. and Dist. Aurangabad.

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 the land owner M/s. Arihant Enterprises through its Partner Mr. Adesh Anandlal Chhajed is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

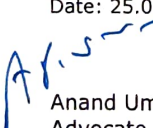
M/s. Arihant Enterprises through its Partner Mr. Adesh Anandlal Chhajed

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

3/- The report reflecting the flow of the title of the land owner M/s. Arihant Enterprises through its Partner Mr. Adesh Anandlal Chhajed on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 25.01.2021


Anand Umrikar
Advocate.



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FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND

In the year 1991, the property land area admg. 00H 4R Part of Gut No. 162 of Village Satara, Tal. and Dist. Aurangabad was owned and possessed by Mr. Punjaram Pandu Sonwane.

That, Mr. Punjaram Pandu Sonwane vide Registered Sale Deed bearing No. 361 dated 27.11.1991 has sold land area admg. 00H 4R Part of Gut No. 162 of Village Satara, Tal. and Dist. Aurangabad to Mr. Ganesh Gangadhar Kulkarni.

That, the Town Planning Officer, Aurangabad Fringe area Project, CIDCO, New Aurangabad vide his letter bearing No. CIDCO/PLANNING/FLP/AFA/2011/311 dated 28.01.2011 has approved the layout plan submitted by Mr. Ganesh Gangadhar Kulkarni with respect to the land area admg. 4000 sqm. Part of Gut No. 162 of Village Satara, Tal. and Dist. Aurangabad and the Collector, Aurangabad vide his N.A. Order bearing No. 593 dated 28.03.2011 has converted the said property for non-agriculture use.

That, Mr. Ganesh Gangadhar Kulkarni vide Registered Sale Deed bearing No. 3106 dated 24.04.2019 has sold Plot No. 13, area admg. 361.165 sqm. Part of Gut No. 162 of Village Satara, Tal. and Dist. Aurangabad to Mrs. Anjali Subhash Rode and vide Registered Sale Deed bearing No. 253 dated 11.01.2021 Mrs. Anjali Subhash Rode has sold the said plot to M/s. Arihant Enterprises through its Partner Mr. Adesh Anandlal Chhajed.

That, Mr. Ganesh Gangadhar Kulkarni vide Registered Sale Deed bearing No. 254 dated 11.01.2021 has sold the Plot No. 12, area admg. 366.558 sqm. Part of Gut No. 162 of Village Satara, Tal. and Dist. Aurangabad to M/s. Arihant Enterprises through its Partner Mr. Adesh Anandlal Chhajed.

Based on the above referred Sale Deeds, the Revenue Authority has recorded the name of M/s. Arihant Enterprises through its Partner Mr. Adesh Anandlal Chhajed on the 7/12 Extract as the owner and possessor of the property the Plot No. 12, area admg. 366.558 sqm. and Plot No. 13, area admg. 361.165 sqm. Part of Gut No. 162 of Village Satara, Tal. and Dist. Aurangabad.

1. 7/12 extract issued by Local Talathi Gut No. 162 of Village Satara, Tal. and Dist. Aurangabad.
2. Mutation Entry No. 34361.
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: 25.01.2021


Anand Umrikar
Advocate.

