

Prashant D. Kulkarni

B.S.L, LL.B

Advocate

Off:- Row-House No.A-7, Jabinda Residency, Devanagari, Shahnoorwadi, Aurangabad
Ph. [0240] 2442431, Cell: 9422210295

FORMAT - A

(Circular No.28/2021)

To,
MahaRERA,

Sub:

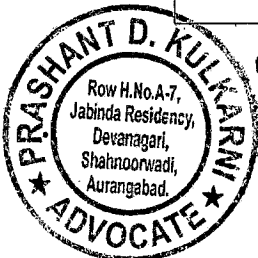
**TITLE CLEARANCE CERTIFICATE WITH RESPECT TO
LAND ADMEASURING 09R., GUT No.26/1, SITUATED AT
HIMAYATNAGAR, Tq.& DIST. AURANGABAD.**

I have investigated the title of the said plot on the request of Viren Realtors LLP through its partners Mr.Arjun Ramkrishna Atkare, Mr.Pratap Anandrao Atkare & Mrs.Rupali Pratap Atkare and following documents i.e.
:-

1) Description of the property:-

Land admeasuring 09R. in Gut No.26/1 situated at Himayatnagar, Tq.& Dist. Aurangabad, boundaries specified as under:-

Towards East	Open space.
Towards West	15 Mtr. wide Road.
Towards North	Remaining land of Tulshiram Bakle.
Towards South	Land in Gut No.26 of Arun Mhaske, Anita Mhaske & Dhansing B.Bakle.



2) The documents of allotment of plot/Land:-

A] Registered Sale Deed No.4459/2020, dated 22/10/2020.

3) 7/12 extract of Gut No.26/1 issued by Talathi Office Saja Harsul, Tq. & Dist. Aurangabad, dated 23/11/2020, Mutation entry No.2048, dated 22/11/2021.

4) Search report for 30 years from 1990 to 2021.

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 M/s Sakshi Builders through its partner Mr.Sambhaji Ramkrushna Atkare is clear, marketable and without any encumbrances.

Owner of the Land:-

Land 09R. in Gut No.26/1 mauje Himayatnagar, Tq.& Dist. Aurangabad.

The report reflecting the flow of the title of the M/s Sakshi Builders through its partner Mr.Sambhaji Ramkrushna Atkare on the said land is enclosed herewith as annexure:-

Encl: Annexure

Date: 26/05/2021.




PRASHANT D. KULKARNI
Advocate



CHALLAN
MTR Form Number-6



GRN	MH001526549202122E	BARCODE			Date	26/05/2021-10:26:36		Form ID		
Department				Inspector General Of Registration		Payer Details				
Search Fee				TAX ID / TAN (If Any)						
Type of Payment				Other Items		PAN No.(If Applicable)				
Office Name				ARB1_HQR SUB REGISTRAR AURANGABAD 1		Full Name		ADV P D KULKARNI		
Location				AURANGABAD						
Year				2021-2022 From 01/04/2021 To 31/03/2022		Flat/Block No.		GUT NO 26/1		
Account Head Details				Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE				750.00		Road/Street		HIMAYATNAGAR		
						Area/Locality		AURANGABAD		
						Town/City/District				
						PIN		4 3 1 0 0 5		
						Remarks (If Any)				
						SEARCH 1991 TO 2021				
Total				750.00		Amount In		Seven Hundred Fifty Rupees Only		
						Words				
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		69103332021052610418		2682285234
Cheque/DD No.				Bank Date		RBI Date		26/05/2021-10:27:34		Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID :
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.
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FLOW OF THE TITLE OF THE SAIDLAND.

Sr.No.

- 1) 7/12 extract of Gut No.26/1 as on dated 23/11/2020 for registration.
- 2) Mutation Entry No.2048, dated 22/11/2020.
- 3) Search report for 30 years from 1991 to 2021 Taken from Sub-Registrar' office at Dist. Aurangabad (Maharashtra).
- 4) Any other relevant title:-The concerned is having ownership of the said landed area 9R.(900 Sq.Mtr.) in Gut No.26/1 as per Registered Sale Deed No.4459/2020, dated 22/10/2020 & there is no any adverse claim regarding the ownership of the same.
- 5) Litigations if any:-NO, the said land is found no any Litigations as on date.

Date: 26/05/2021.




PRASHANT D. KULKARNI
Advocate