

संजय सतेश पटेल

बी.कॉम., एल.एल.बी.

अॅडव्होकेट

नोटरी (गव्हर्नमेंट ऑफ इंडिया)

सुपारी हनुमान रोड, औरंगाबाद. (महा.)

मो. : ९४२०२४२९३०



Sanjay Satesh Patel

B.Com, LL.B.

ADVOCATE

NOTARY (Govt. of India)

Supari Hanuman Road,

Aurangabad. (M.H.)

Mob. : 9420242130

Date. : 11 NOV 2021

FORMAT - A  
(Circular No.28/2021)

To,

Maha RERA

**LEGAL TITLE REPORT**

**Sub : Title Clearance Certificate with respect of Land  
Plot No.1, Gut No.159, admeasuring 783.94 Sq.Mtr.  
(819.0 Sq.Mtr. as per 7/12 Extract) situated at Satara,  
Tq. & Dist. Aurangabad.**

I have investigated title of the on the request of Ravindra Laxmanrao Narwade Patil who is the owner of the said plot and following documents i.e. :

**(1) Description of the Property :** All the part & parcel of Plot No.1, Gut No.159, admeasuring 783.94 Sq.Mtr. (819.0 Sq.Mtr. as per 7/12 Extract) situated at Satara, Tq. & Dist. Aurangabad of which boundries are :

|       |   |                                                            |
|-------|---|------------------------------------------------------------|
| EAST  | : | Apratim Vastu Row Houses<br>(Remaining Part of Gut No.159) |
| WEST  | : | 15.00 Mtrs. wide Road                                      |
| SOUTH | : | 6.00 Mtrs. Internal Road and then<br>Umrikar Lawns         |
| NORTH | : | Gut No.98                                                  |

**(2) Documents of allotment of Plot :** By way of Sale Deed and 7/12 Extract in favour of the owner Ravindra Laxmanrao Narwade Patil.

**(3)** 7/12 extract issued by Talati, Tq. & Dist. Aurangabad.

**(4)** Search report for 05 years from 2017 to 2021.

Contd...(2)

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(( 2 ))

2/- On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property is clear, marketable and without any encumbrances.

**Owners of the Land :**

Ravindra Laxmanrao Narwade Patil.

**Developer :**

M/s S.B. Buildcon ,

Register Partnership through partner ;

(1) Mr. Santosh Mahadev Sakhare &

(2) Mr. Laxmikant Bhagwan Borde

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

Date : 11 NOV 2021

Encl : Annexure

*Sanjay*  
11-11-2021

**SANJAY S. PATEL**

**ADVOCATE**

**SANJAY SATESH PATEL**

**ADVOCATE**

**NOTARY**

(Govt. of India)

Supari Hanuman Road,

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Regd. No. 7907 / 2010



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**FLOW OF THE TITLE OF THE SAID LAND**

Sr.No.

- (1) 7/12 extract as on date of application for registration.
- (2) Mutation Entry No. ....
- (3) Search report for 5 years from 2017 to 2021 taken from Sub-Registrar office at Aurangabad.
- (4) Any other relevant title - N.A.
- (5) Litigation if any - No.

Date : 11 NOV 2021

*Sanjay S. Patel*  
11-11-2021

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ADVOCATE

SANJAY SATESH PATEL  
ADVOCATE

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