

BHAGWAT A. SHINDE
Advocate, High Court

Deccan Sanskruti, Flat No. 9 & 10,
Opp-Janki Hotel, Garkheda Parisar,
Aurangabad.
Cell-9422243791
Phone No. 0240-2452387

FORMAT – A
(Circular No. – 28/2021)

To,
Maharashtra Real Estate
Regulatory Authority
Maharashtra.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to land admeasuring 0H 80 R from Gat No.285 of village Apatgaon, Tq. & Dist. Aurangabad (hereinafter referred as "the said land").

I have investigated the title of the said land on the request of M/s Venkateshwara Builders and Developers through its partners and following documents i.e. :-

- 1) Description of the property : Land admeasuring 0H 80 R from Gat No.285 of village Apatgaon, Tq. & Dist. Aurangabad.
- 2) The documents of allotment of land :
 - a. The copy of 7/12 extract of the year 1989-90 to 1999-2000.
 - b. The copy of mutation entry bearing No.506 dated 10.07.1996.
 - c. The copy of sale deed bearing no.1291/2008 dtd.21.02.2008.
 - d. The copy of mutation entry bearing No.2025 dated 28.07.2010
 - e. The copy of sale deed bearing no.3277/2012 dated 05.05.2012.
 - f. The copy of sale deed bearing no.4355/2012 dated 07.07.2012.
 - g. The copy of sale deed bearing no.267/2013 dated 11.01.2013.
 - h. The copy of the sale deed bearing no.6272/2014 dated 11.09.2014.
 - i. The copy of sale deed bearing no.8259/2020 dated 26.12.2020.

- j. The copy of sale deed bearing no.1747/2021 dated 15.03.2021.
- k. The copy of 7/12 extract dated 09.06.2021.
- l. The copy of construction permission dated 26.04.2021.
- m. The copy of N.A. order dated 22.12.2014.
- n. The copy of the Reconstituted Partnership Deed of M/s Venkateshwara Builders and Developers dated 05.02.2021.
- o) The copy of Declaration Deed bearing No.4632/2021 dated 09.06.2021.
- p) The copy of G.P.A. bearing No.4633/2021 dated 09.06.2021.
- 3) Search report of 30 years from 1992 to 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 M/s Venkateshwara Builders and Developers through its partners is clear, marketable and without any encumbrances.

Owners of the land :

M/s Venkateshwara Builders and Developers through its partners (i) Rajesh Prabhakar Vibhute, (ii) Sanjay Rambhau Ghadamode, (iii) Pankaj Balkrushna Kende, (iv) Mithilesh Ramrao Hakepatil and (v) Sudhir Uttamrao Dikkar

3. The report reflecting the flow of the title of the M/s Venkateshwara Builders and Developers through its partners on the said land is enclosed herewith as annexure.

Encl: Sarch Report.

Date : 29.07.2021

B. Shinde
(B.A. SHINDE)

Advocate.

Bhagwat A. Shinde
Advocate, High Court
Flat No 9, Deccan Sanskrati
Opp. Janki Hotel, Garkheda
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FLOW OF THE TITLE OF THE SAID LAND

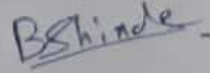
Sr. No.

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- 16) The copy of G.P.A. bearing No.4633/2021 dated 09.06.2021.

**Search report for 30 years from 1992 to 2021
taken from Sub-Registrar, Aurangabad No.3.**

**As per the documents supplied by the client and
the instructions, there is no litigation pending in
respect of the said land.**

Date : 29.07.2021


(B.A. SHINDE)
Advocate.

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