Adv. Syed Sikandar Ali

Ex- H.A.G.P. Bombay High Court Bench, A'bad. & Notary

OFFICE & RESIDENCE :
24,Pushpanagari, Tirumala,C.B.S. Road,
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Mobile
- 9923280499
- 9423143177

Ref.No. 10/Dec./21 Date : 06/12/21

FORMAT – A
(Circular No. :- /2021)

To
MahaRERA
.....

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Gut No. **32/2**, Plot No. **5** admeasuring **302.80 Sq.Mtrs** Situated at **Gayatri Nagar, Brijwadi, Taluka / District Aurangabad** (hereinafter referred as the said plot " Plot No. 5 ")

I have investigated the title of the said plot on the request of (Name of owner/promoter/developer/company) and following documents i.e. :- **1.Mr.Prabhakar Janardhan Surwase, 2.Mr. Baburao Kaduba Bhalerao**

1) Description of the property. **32/2, P.no.5, Gayatri Nagar, Brijwadi, Aurangabad**
2) The documents of allotment of plot. **Registry Record M.E. No.1327**
3) 7/12 extract or property card issued by **Reridena permission from the AMC Aurangabad Their Letter No.** जा.क्र.म.न.पा./नर19/1918, दि.26/06/09 dated ....., mutation entry no.....
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 (following owner/ promoter/ developer/ company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land
(1) **Gut No.32/2** CTS/C.S. No.
(2) **Plot No.5** CTS/C.S. No.
(3) **Brijwadi, Tq.Dist. Aurangabad** CTS/C.S. No.
(4) Qualifying comments/ remarks if any .....

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

1. **Registered Purchase Deed No.AGG-2-3176/19 dated 25/03/2019**
2. **Registered Purchase Deed No.AGG-5-1664/12 dated 05/03/2012**
3. **M.E. No.1327**
4. **N.A. Permission later from the Collector Aurangabad vide their letter No.09/** मशा/जमीन/अकृषी/सीआर/152/2002 दि.18/03/2002

Encl : Annexure.
Date : 06/12/2021

Advocate 06/12/21
(Stamp)

SYED SIKANDAR ALI
ADVOCATE & NOTARY
HIGH COURT AURANGABAD.
REG. NO.4032
MOB: 9923280499/9423143177

FORMAT - A

(Circular No.:- /2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1) 7/12 extract / P.R. Card as on date of application for registration.
2) Mutaiton Entry No **3931 (1815) Brijwadi (548955)**
3) Search report for 30 years from **1991 to 2021** Taken from Sub-Registrar Office At **Aurangabad.**
4) Any other relevant title.
5) Litigations if any.

Date :06/12/2021

Advocate
(Stamp)

SYED SIKANDAR ALI
ADVOCATE & NOTARY
HIGH COURT AURANGABAD.
REG. NO.4032
MOB. 9823220480/9423143177