

Anand P. Umrikar

ADVOCATE

71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005

Email: apumrikar@gmail.com

Cell No. 98 50 19 75 94

FORMAT — A LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 2, area adm. 689.9 sq. mtrs. CTS No. 16029/34 Mitramandal Co-op Housing Society Ltd., Osmanpura, Aurangabad (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of the land owner Mr. Arvind Raychand Mutha and following documents i.e.:-

1) Description of the property.

Plot No. 2, area adm. 689.9 sq. mtrs. CTS No. 16029/34 Mitramandal Co-op Housing Society Ltd., Osmanpura, Aurangabad
Boundaries

East	Plot No. 8 and 9, CTS No. 16029/37 & CTS No. 16029/36
West	Road
South	Plot No. 1, CTS No. 16029/35
North	Plot No. 3, CTS No. 16029/33

2) The documents of allotment of plot.

3) P.R. Card CTS No. 16029/34 Mitramandal Co-op Housing Society Ltd., Osmanpura, 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 Mr. Arvind Raychand Mutha is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

Mr. Arvind Raychand Mutha

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

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

Encl: Annexure.

Date: 13.12.2021


Anand Umrikar
Advocate.



Anand P. Umrikar

ADVOCATE

71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005

Email: apumrikar@gmail.com

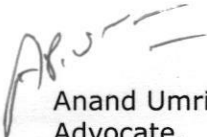
Cell No. 98 50 19 75 94

FORMAT - A

FLOW OF THE TITLE OF THE SAID LAND

1. That, Mitramandal Co-op Housing Society Ltd., Osmanura, Aurangabad is the registered Housing Co-op. Hsg. Socieity registered with the office of Asst. Registrar, Aurangabad vide its Registration bearing No. AGD/HSG/237/ of 1972 dated 30.03.1972.
2. That, Mitramandal Co-op Housing Society Ltd., Osmanura, Aurangabad, vide Registered Sale Deed bearing No. 1416 dated 01.06.1972 has purchased the land admeasuring land admeasuring 2 Acres out of Sy. No. 50/2 situated at Osmanpura, Aurangabad & vide Registered Sale Deed bearing No. 1430 dated 06.02.1972 has also purchased another piece of land area admeasuring 1 acre 36 guntahs out of Sy. No. 50/2 situated at Osmanpura, Aurangabad from its previous owner Ganpatrao Renuji Chopde.
3. That, Mitramandal Co-op Housing Society Ltd., Osmanura, Aurangabad, vide Registered Sale Deed bearing No. 2076 dated 21.08.1972 has purchased the land admeasuring land admeasuring 1 Acres 18 gunthas out of Sy. No. 50/1 situated at Osmanpura, Aurangabad from its previous owner Mr. Syed Yusufuddin Magarabi.
4. That, the Collector, Aurangabad vide his N.A. Order bearing No. 74-LND-I-NAP-23/72 dated 15.05.1974 has converted the above referred property for non agriculture use & Town Planning, Authority, Aurangabad.
5. That the Mitramandal Co-op Housing Society Ltd., Osmanura, Aurangabad was allotted a plot referred under the schedule, as evidenced by Resolution No. 4 of the General Body meeting of the said society held on 23.02.1975, the minutes of which were circulated to all the members of the said society by letter circulated to all the said society by letter no. 6/75 on 08.05.1975 whereby the Mitramandal Co-op Housing Society Ltd was admitted Shri. Shripad Ganesh Gokhale as the member and lawful owner of plot no. 2. And has allotted allotment letter dated 27.10.1978 in that cause.
6. That Shri. Shripad Ganesh Gokhale has resigned the membership of Mitramandal Co-op Housing Society Ltd., Osmanura, Aurangabad & surrendered the plot referred under the schedule to the society.
7. That the Mitramandal Co-op Housing Society Ltd., Osmanura, Aurangabad, in its General Body Meeting held on 17.08.1986 has re-allotted the plot referred under the schedule to Smt. Usha Prakash Phatak by admitting her as a member of said society & has executed Registered Lease Deed bearing No. 1331 dated 26.03.1999 & handed over the possession of said plot to Smt. Usha Prakash Phatak.
8. That, Smt. Usha Prakash Phatak and the Mitramandal Co-op Housing Society Ltd., Osmanura, Aurangabad have executed Registered Sale Deed bearing No. 4851 dated 05.09.2019 in favour of Mr. Arvind Raychand Mutha with respect to Plot No. 2, area adm. 689.9 sq. mtrs. CTS No. 16029/34 Mitramandal Co-op Housing Society Ltd., Osmanpura, Aurangabad.
1. P.R. Card.
2. 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: 13.12.2021


Anand Umrikar
Advocate.

