

GANESH B. BORDE

B.A., L.L.B., Advocate, Aurangabad
Raj Nagar, Jatwada Road, Harsul, Aurangabad
Mobile No. 9673624210

FORMAT A (Circular No. 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 75 CTS No. 15267 situated at Vidya Nagar, Aurangabad - 431005 (Hereinafter referred as the said plot " ").

1) I have investigated the title of the said plot on the request of Suresh Anandrao Pendharkar and Others, being the Partners of PC Developers and following documents i.e.:-

- i) Description of the property.
- ii) The documents of allotment of plot.
- iii) Property card issued by Aurangabad Land Record Officer dated and mutation entry dated 12/01/1988
- iv) Search report for 30 years from 1991 till 2021
- v) Development Agreement No. 3908/2021 dated 15/06/2021

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 developer is clear, marketable and without any encumbrances.

Owners of the land

- i) Mr. Prakash Ramchandra Bhurewar and Mrs. Kalpana Dnyaneshwar Kirtiwar
CTS No. 15267
- ii) _____ CTS/C.S. No.
- iii) _____ CTS/C.S. No.
- iv) Qualifying comments/remarks if any: NIL

3) The report reflecting the flow of the title of the developer on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 08.01.2022


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FLOW OF THE TITLE OF THE SAID LAND.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entry dated 12/01/1988
- 3) Search report for 30 years from 1991 to 2021 Taken from Sub-Registrar' office at Aurangabad
- 4) Development Agreement
- 5) Litigations (if any): NIL

Date: 08.01.2022

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