

RAJENDRA L VAKIL

ADVOCATE

"RAME-RAJE"

1, SHRINIKETAN COLONY, AURANGABAD -431001

☎-2326101, 2333512, CELL-9422203334

FAX - 0240- 2335826,

E-MAIL- gabanvakil@yahoo.com

Date :-11-02-2022

FORMAT - A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

SR. NO.:-

1.] PROPERTY REGISTER CARD ON THE DATE OF APPLICATION IS IN THE NAME OF MR. RAJIV DHARAMCHAND PAHADE

2.] MUTATION ENTRY NO. 15949 DATED 16-10-2021

3.] SEARCH REPORT FOR MORE THAN 30 YEARS FROM 1978 TO TILL DATE FEB 2022

4.] ANY OTHER RELEVANT TITLE:-REGISTERED SALE DEED BEARING DAYBOOK NO. 6522 DATED 08-09-2021

5.] LITIGATIONS IF ANY:- NO LITIGATION PENDING IN ANY COURT

Date :-11-02-2022

SIGNATURE

Rajendra L. Vakil
ADVOCATE
"Rame Raje", 1, Shreeniketan Colony,
Jalna Road, Aurangabad - 431 001



ADV RAJENDRA L VAKIL

RAJENDRA L VAKIL

ADVOCATE

"RAME-RAJE"

1, SHRINIKETAN COLONY, AURANGABAD -431001

☎-2326101, 2333512, CELL-9422203334

FAX - 0240- 2335826,

E-MAIL- gabanvakil@yahoo.com

Date :-11-02-2022

FORMAT - A

(Circular No. 28/2021)

To,

MahRERA

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect to plot No. 168/A having CTS No.15326 in all admeasuring area of 362.20 Sq. Mt. along with the old constructed area of 158.00 Sq. Mt. of Shashtri Nagar Co-operative Housing Society Ltd., situated at Shahstri Nagar, Aurangabad (hereinafter referred as the said plot "Register in Maha Rera")

I have investigated title of the said plot on the request of Mr. Rajiv Dharamchand Pahade and following documents i.e.:

Descriptions of the property :-

Plot No.168/A having CTS No. 15326 Sheet No. 298 in all admeasuring 362.20 Sq. Mt. which is bounded as;

On or towards East :- CTS No. 15321 & 15322

On or towards West :- 9.0 Mt. wide road

On or towards South :- CTS No. 15327

On or towards North :- CTS No. 15325

situated at Shastri Nagar Co-operative Housing Society Ltd. Shahstri Nagar, Aurangabad

2.) The documents of allotment
of plot :-

- 1.] Certified copy of the P. R. Card
- 2.] Plot Allotment letter No.404 dated 06-03-1978 issued by Shahstri Nagar, Co-operative Hsg. Society Ltd. Aurangabad
- 3.] Share Certificate
- 4.] N. A. Assessment order bearing No. PB/DESK-1/NNA/CR-A'BAD/3231 dated 22-01-1980
- 5.] Construction permission / Commencement certificate dated 21-01-1999
- 6.] Municipal Corporation Tax paid receipt dated 30-08-2021
- 6.] Copy of the registered sale deed bearing daybook No. 6522 dated 08-09-2021
- 7.] New Construction permission / Commencement certificate in File No.583/17/2021-22 vide license No.638/2021-22 dated 16-12-2021

3.) Property Registered Card :-

Certified copy of Property Registered Card issued by office of City Survey, Aurangabad bearing CTS No. 15326 Sheet No. 298 in all admeasuring 362.20 Sq. Mt. through Mutation entry No. 15949 on dated 16-10-2021 in the name of the owner Mr. Rajiv Dharamchand Pahade

4.) Search Report for more than 30 Years from 1978 to till dated Feb.2022

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 Mr. Rajiv Dharamchand Pahade is clear, marketable and without any encumbrances.

Owner of land :-

Mr. Rajiv Dharamchand Pahade

CTS No. 15326 Sheet No. 298 in all admeasuring
362.20 Sq. Mt.

The report relating the flow of the title of the owner Mr. Rajiv Dharamchand Pahade on the said property bearing Plot No. 168/A, having CTS No. 15326 Sheet No. 298 in all admeasuring 362.20 Sq. Mt. situated at Shastri Nagar Co-operative Housing Society Ltd. Shahstri Nagar, Aurangabad on the said property is enclosed herewith as Annexure

**Encl :- TITLE AND SEARCH REPORT IN RESPECT OF THE PROPERTY
BEARING CTS NO.15326 IN ALL ADMEASURING AREA OF 362.20 SQ. MT.
SITUATED AT SHASTRI NAGAR, AURANGABAD**

Date :-11-02-2022

Rajendra L. Vakil
ADVOCATE
"Rame Raje", 1, Shreeniketan Colony,
Jalna Road, Aurangabad - ADV RAJENDRA L VAKIL

SIGNATURE

