!! श्री !!

अॅड. संगीता पोळ
एम. ए., एल. एल. एम. जी. डी.सी. अॅण्ड ए.
अॅडव्होकेट, जिल्हा न्यायालय,
औरंगाबाद
मो. ९४२३४५०८०९, ८८५७९६५९१२

Adv. SANGEETA POL
M.A.,LLM,DDLGDC&A
Advocate, District Court,
Aurangabad
Mob No. 9423450809, 8857965912

Date- 10.05.2022

FORMAT — A
(Circular No.:- 28/2021)

To,
Maha Rera

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 21 CTS/C.S. No-691situated at- Nandanvan Colony,.Taluka/District Aurangabaad .(hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of Owner/Developer **M/s Thakur Builders & Developers Through Its Prop. Purushottam Raghunathsing Thakur R/o Plot no 29, Flat No 01, Sitai Residency, Nandanvan Colony, Tq. Dist. Aurangabad**
And following documents i.e. :-

1) Description of the property.- plot no. 21 CTS/C.S. No-691 situated at- Nandanvan Colony,.Taluka/District Aurangabad

2) The documents of allotment of plot.- PR No. And M/s Thakur Builders & Developers Through Its Prop. Purushottam Raghunathsing Thakur has been done Registered Sale Deed No. 848/2022 dated 08/02/2022 and Mutation entry no. 18115 dated 01/04/2022 as recorded to P.R. Card office of Aurangabad.

3) 7/12 extract or property card issued by..... dated. mutation entry no....(Not Applicable)

4) Search report for 30 years from 1992 till 2022.

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)

1) Owners of the Plot plot no. 21 CTS/C.S. No-691 situated at- Nandanvan Colony..Taluka/District Aurangabad.

2) Qualifying comments/remarks if any The Builders and Developers M/s Thakur Builders and Developers through Purushottam Singh Rughunath Singh Thakur has been taken sanction of building permission and commencement certificate dated for till to fifth floor construction dated 27/04/2022 byAurangabad Municipal Corporation and hence he has possessor and owner of the said property. He is the Owner and possessor of the said plot.

I have not found any adverse entry during my search. This is clear and title report

The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said Plot is enclosed herewith as annexure. – Not Applicable

Encl : Annexure.

Date: 10.05.2022

Advocate.

Adv. Sangeeta Pol

(Stamp)

NOTARY S. A. POL Regd. No. 10530 2022-2023 AURANGABAD (DISTRICT) GOVT. OF INDIA

कार्यालयाचा पत्ता : पी. ९७/५, मिनाताई ठाकरे मार्केट, महाराणा प्रताप चौक, बजाज नगर, वाळुज एम.आय.डी.सी.औरंगाबाद. ४३११३६

!! श्री !!

ॲड. संगीता पोळ
एम. ए., एल. एल. एम. जी. डी.सी. ॲण्ड ए.
ॲडव्होकेट, जिल्हा न्यायालय,
औरंगाबाद
मो. ९४२३४५०८०९, ८८५७९६५९१२

Adv. SANGEETA POL
M.A.,LLM,DDLGDC&A
Advocate, District Court,
Aurangabad
Mob No. 9423450809, 8857965912

Date- 10.05.2022

FORMAT - A
(Circular No.:- 2'b /2021)

FLOW OF THE TITLE OF THE SAID PLOT

Sr.No.

1) P.R. Card as on date of application for registration. 09/02/2022

2) Mutation Entry No. 18115 Dated- 01/04/2022

3) Search report for 30 years from 1992 Taken from Sub-Registrar' office at Aurangabad.
Any other relevant title – 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)

4) Litigations if any – No/ Not Applicable.

Advocate.

Date: 10.05.2022

NOTARY
S. A. POL
Reg.No.10530
2018-2023
AURANGABAD
(DISTRICT)
GOVT. OF INDIA

Adv. Sangeeta Pol

(Stamp)

कार्यालयाचा पत्ता : पी. १७/५, मिनाताई ठाकरे मार्केट, महाराणा प्रताप चौक, बजाज नगर, वाळुज
एम.आय.डी.सी.औरंगाबाद. ४३११३६