



Yash V. Kasliwal

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FORMAT – A
(Circular No. 28/2021)

To,
Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no. 03, admeasuring about 665.00 Sq. Mts., CTS no. 14813/48, Sheet no. 139 (Old 118), situated at Aurangabad (hereinafter referred as the said plot).

I have investigated / documents produce before me the title of the said land on the request (Name of owner / promoter / developer / company) and following documents i.e.:

1. Description of property as under:

Plot no. 03, admeasuring about 665.00 Sq. Mts., CTS no. 14813/48, Sheet no. 139 (Old 118), situated at Aurangabad. The same is bounded as under:

East : Plot no. 22.
West : Road.
North : Plot no. 2.
South : Road.

2. The documents of allotment of land as under:

2.1 The Xerox copy of PR card in respect of CTS no. 14813/48, situated at Aurangabad.

2.2 The Xerox copy of NA order issued by the office of Collector, Aurangabad vide its file no. 9/64 Dt: 04.05.1964.

2.3 The Xerox copy of sanctioned layout plan issued by the office of Town Planning, Aurangabad vide its file no. 409 Dt: 02.02.1972.

2.4 The Xerox copy of registered sale deed in respect o Plot no. 03 executed by Ravindra Pannalal Vakil in favour of Meena Rajendrakumar Bakliwal bearing no. 4416 Dt: 27.08.1981.

Adv. Yash V. Kasliwal
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3. 7/12 extract:

3.1 The Xerox copy of PR card in respect of CTS no. 14813/48, situated at Aurangabad.

4. Search report for 30 years from 27.04.1992 to 27.04.2022 taken from Sub-registrar office at Aurangabad the receipt attached herewith.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am on the opinion that the title of following (owner / promoter / developer / company) is clear, marketable and without any encumbrance.

Owner's of the land:

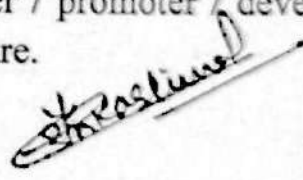
1. Meena Rajendrakumar Bakliwal.

The Xerox copy of PR card in respect of CTS no. 14813/48, situated at Aurangabad.

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

Encl: Annexure.

Date: 27.04.2022.


Yash V. Kasliwal

Advocate

Adv. Yash Kasliwal

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FLOW OF THE TITLE OF THE SAID LAND

1. That, the PR card in respect of CTS no. 14813/48, situated at Aurangabad.
2. That, thereafter the said land was converted into non agricultural use and divided into various plots. Accordingly, the NA order issued by the office of Collector, Aurangabad vide its file no. 9/64 Dt: 04.05.1964. The sanctioned layout plan issued by the office of Town Planning, Aurangabad vide its file no. 409 Dt: 02.02.1972.
3. That, thereafter Plot no. 03 was purchased by Meena Rajendrakumar Bakliwal from Ravindra Pannalal Vakil through registered sale deed bearing no. 4416 Dt: 27.08.1981. On the basis of this document, she has got right, title and interest over the said land.
4. That, on the perusal of above said documents it appears that the present applicant has got clear and marketable title over the said plot.

Search report for 30 years from 27.04.1992 to 27.04.2022 taken from Sub-registrar office at Aurangabad the receipt attached herewith.

Note:

1. The documents produce before me by the applicant namely Meena Rajendrakumar Bakliwal, I have taken the search and this is my opinion regarding this search.
2. The receipt of challan attached herewith.

Date: 27.04.2022.

Yash V. Kasliwal
Advocate

Adv. Yash Kasliwal

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GRN	Party Name	Amount	Payment verification with bank
MH001114200202223P	Adv Yash V Kasliwal	725.00	Verify

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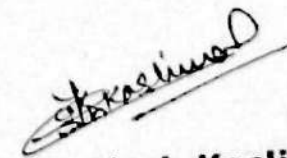
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For any queries, please contact at

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