Anand P. Umrikar

ADVOCATE

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Email: apumrikar@gmail.com
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FORMAT — A
LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Amalgamated Plot No. 1 & 2 total area admg. 668.60 sqm. part of CTS No. 13775, 13776, 13777, 13778, 13779 & 13780 Khokadpura, Aurangabad (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of the land owner Mr. Dilip Rajaram Kasture, Mr. Narayan Prabhakar Kasture, Mr. Sunil Prabhakar Kasture, Dr. Santosh Purushottam Kasture, Smt. Shaila Prakash Kasture & Mr. Prasad Prakash Kasture and following documents i.e.:-

1) Description of the property.

Amalgamated Plot No. 1 & 2 total area admg. 668.60 sqm. part of CTS No. 13775, 13776, 13777, 13778, 13779 & 13780 Khokadpura, Aurangabad
Boundaries

East	CTS No. 13772 Mr. Anil Takalkar & CTS No. 13773 Mr. Murlidhar Takalkar.
West	CTS No. 13781 Mr. Radhahrishna Nillawar & CTS No. 13782 Mr. Uttamrao Khidikar
South	Road-24 Mt. Wide
North	Road-6 Mt. Wide

2) The documents of allotment of plot.

3) P.R. Card P.R. Card of CTS No. 13775, 13776, 13777, 13778, 13779 & 13780 Khokadpura, 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. Dilip Rajaram Kasture, Mr. Narayan Prabhakar Kasture, Mr. Sunil Prabhakar Kasture, Dr. Santosh Purushottam Kasture, Smt. Shaila Prakash Kasture & Mr. Prasad Prakash Kasture



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

3/- The report reflecting the flow of the title of the land owner Mr. Dilip Rajaram Kasture, Mr. Narayan Prabhakar Kasture, Mr. Sunil Prabhakar Kasture, Dr. Santosh Purushottam Kasture, Smt. Shaila Prakash Kasture & Mr. Prasad Prakash Kasture on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 17.02.2022

A.U.

Anand Umrikar
Advocate.

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New SBH Colony,
Shahanoorwadi
AURANGABAD

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FORMAT - A
FLOW OF THE TITLE OF THE SAID LAND

1. In view of the P.R. Card of CTS No. 13775 & P.R. Card of CTS No. 13776, in the year 1970 Mr. Eknath Pandurang Kasture holds land area admg. 18.70 sqm. part of CTS No. 13775 & land area admg. 157.8 sqm. part of CTS No. 13776, both situated at Khokadpura, Aurangabad & his name is reflected since the year 1970 on respective P.R. cards.

In the year 2011, Mr. Eknath Pandurang Kasture has transferred the land area admg. 18.70 sqm. part of CTS No. 13775 & land area admg. 157.8 sqm. part of CTS No. 13776, both situated at Khokadpura, Aurangabad to Mr. Narayan Prabhakar Kasture by executing the registered Gift Deed bearing No. 987 dated 08.03.2011 & based on the said registered gift deed the CTS authority has recorded the name of Mr. Narayan Prabhakar Kasture on the P.R. Card of CTS No. 13775, as the owner & possessor of the said property.

Mr. Eknath Pandurang Kasture has transferred the CTS No. 13776, area admg. 157.8 sqm. situated at Khokadpura, Aurangabad to Mr. Narayan Prabhakar Kasture by executing the registered Gift Deed bearing No. 987 dated 08.03.2011 & based on the said registered gift deed the CTS authority has recorded the name of Mr. Narayan Prabhakar Kasture on the respective P.R. Cards as the owner & possessor of the said properties.

In view of the P.R. Card of CTS No. 13777 in the year 1970 Mr. Purushottam Pandurang Kasture holds land area admg. 157.8 sqm. part of CTS No. 13777 situated at Khokadpura, Aurangabad & his name is reflected since the year 1970 on the said P.R. card.

In the year 2012 after the death of Mr. Purushottam Pandurang Kasture the CTS authority has recorded the name of Dr. Santosh Purushottam Kasture on the P.R. Card of CTS No. 13777 as the Lr. Of deceased Mr. Purushottam Pandurang Kasture.

In view of the P.R. Card of CTS No. 13778 in the year 1970, Mr. Rajaram Pandurang Kasture, Mr. Prabhakar Pandurang Kasture, Mr. Raghunath Pandurang Kasture & Mr. Purushottam Pandurang Kasture jointly holds land area admg. 18.7 sqm. part of CTS No. 13778 situated at Khokadpura, Aurangabad & their name are reflected since the year 1970 on the said P.R. card.

Mr. Prabhakar Pandurang Kasture has transferred the land area admg. To the extent of admg. 9.34 sqm. out of CTS No. 13778, to Mr. Narayan Prabhakar Kasture & Mr. Sunil Prabhakar Kasture by executing the registered Gift Deed bearing No. 1757 dated 15.03.2016

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& based on the said registered gift deed the CTS authority has recorded the name of Mr. Narayan Prabhakar Kasture & Mr. Sunil Prabhakar Kasture on the said P.R. Cards as the owner & possessor of the said property.

In view of the P.R. Card of CTS No. 13780 in the year 1970, Mr. Rajaram Pandurang Kasture, holds land area admg. 157.8 sqm. part of CTS No. situated at Khokadpura, Aurangabad & his name is reflected since the year 1970 on the respective P.R. cards.

After the death of Mr. Rajaram Pandurang Kasture, in the year 2004 the CTS authority has recorded the names of Mr. Prakash Rajaram Kasture & Dilip Rajaram Kasture on the P.R. Card of CTS No. 13780 as the Lr. Of deceased Mr. Rajaram Pandurang Kasture.

After the death of Mr. Prakash Rajaram Kasture in the year 2016 the CTS authority has recorded the names of Smt. Shaila Prakash Kasture, Mr. Prasad Prakash Kasture & Pallavi Prakash Kasture (Pallavi Amit Citnis) as the Lrs. Of deceased Mr. Prakash Rajaram Kasture.

In the year 2016 Pallavi Prakash Kasture (Pallavi Amit Citnis) has relinquished her rights in favour of Smt. Shaila Prakash Kasture from the CTS No. 13780 by executing the Registered Relinquishment Deed bearing No. 7191 dated 21.10.2016.

As per the request of Mr. Dilip Rajaram Kasture, Mr. Narayan Prabhakar Kasture, Mr. Sunil Prabhakar Kasture, Dr. Santosh Purushottam Kasture, Smt. Shaila Prakash Kasture & Mr. Prasad Prakash Kasture, in the year 2021 the Aurangabad Municipal Corporation, vide its Letter bearing No. 3589 has amalgamate the Plot of CTS No. 13775, 13776, 13777, 13778, 13779 & 13780 Khokadpura, Aurangabad in to the one plot.

That, the the Aurangabad Municipal Corporation, vide its Commencement Certificate bearing permission No. 580/2021-22 in File No. 425/17/2021-22 dated 01.11.2021 has granted permission for construction of flatted building on the Amalgamated Plot No. 1 & 2 total area admg. 668.60 sqm. part of CTS No. 13775, 13776, 13777, 13778, 13779 & 13780 Khokadpura, Aurangabad.

That, Mr. Dilip Rajaram Kasture, Mr. Narayan Prabhakar Kasture, Mr. Sunil Prabhakar Kasture, Dr. Santosh Purushottam Kasture, Smt. Shaila Prakash Kasture & Mr. Prasad Prakash Kasture, have entered in to the registered Development Agreement bearing No. 786 dated 03.02.2022 in favour of M/s Swanand Realities through its Partner Mr. Surendra Govindrao Anandgaonkar & Mr. Rajesh Balabax Butole with respect to the Plot No. 1 & 2 total area admg. 668.60 sqm. part of CTS No. 13775, 13776, 13777, 13778, 13779 &

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13780 Khokadpura, Aurangabad & have also executed tee registered Power of Attorney bearing No. 787 dated 03.02.2022 in support of th development agreement.

1. P.R. Card P.R. Card of CTS No. 13775, 13776, 13777, 13778, 13779 & 13780 Khokadpura, Aurangabad.
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: 17.02.2022

Anand Umrikar
Advocate.

ADV. ANAND UMRIKAR
71
New SBH Colony,
Shahanoorwadi
AURANGABAD

CHALLAN

MTR Form Number-6

GRN	MH013239428202122E	BARCODE		Date	17/02/2022-08:32:00	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	DIG1_PUNE D I G OF REG	**Full Name**	Adv Anand Umrikar
Location	PUNE		
Year	2021-2022 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street			
Area/Locality			
Town/City/District			
PIN			
Remarks (If Any)	Search Fees		
Amount In Words	Seven Hundred Fifty Rupees Only		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022021787141	IK0BNPTVZ0
Cheque/DD No.		Bank Date	RBI Date	17/02/2022-08:24:33	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9850197594

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Print Date 17-02-2022 08:33:24