

Date: 21/03/2022

FORMAT - A
(Circular No. 28/2021)

To,

MAHA RERA

Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to property bearing land Gut No. 245 totally admeasuring 27 Hector 43 R to the extent of 60 R (plot No.1 to plot No. 25adm. area 3267.119 sq. mtr., amenity plot adm. area 300 sq. mtr., open space adm. area 600 sq.mtr. and road adm.area 1832.809 sq. mtr.) situated at Karmad, Tq& Dist. Aurangabad.

I have investigated the title of the said plot on the request of **Ramtara Realty through its partner Gaurav Kulbhushan Agrawal (owners)** and following documents.

1. Description of the property as under :

Property bearing land Gut No. 245 totally admeasuring 27 Hector 43 R to the extent of 60 R (plot No.1 to plot No. 25adm. area 3267.119 sq. mtr., amenity plot adm. area 300 sq. mtr., open space adm. area 600 sq.mtr. and road adm.area 1832.809 sq. mtr.) situated at Karmad, Tq& Dist. Aurangabad.

2. The documents of allotment of Land as under :

- 2.1 The Xerox copy of 7/12 extract in respect of Gut No. 245 situated at village Karmad, Tq. & Dist. Aurangabad.
- 2.2 The Xerox copy of registered Sale Deed in respect of land Gut No. 245 totally admeasuring 27 Hector 43 R to the extent of 60 R (plot No.1 to plot No. 25adm. area 3267.119 sq. mtr., amenity plot adm. area 300 sq. mtr., open space adm. area 600 sq.mtr. and road adm.area 1832.809 sq. mtr.) situated at Karmad, Tq& Dist. Aurangabad executed by **Vikrant Subhash Agrawal, Mangala Kulbhushan Agrawal, Shila Subhash Agrawal, Mamta Rajendra Agrawal, Sheetal Gaurav Agrawal, Neha Kalash Agrawal &**

Vishal

Siddhi Rajendra Agrawal in favour of **Ramtara Realty** through its partner **Gaurav Kulbhushan Agrawal** vide sale deed dtd. 11.03.2022 registered at day book sr. no. AGG-1-1976/2022 in the office of Sub- Registrar, Aurangabad.

2.3 The Xerox copy of the Mutation entry no. _____.

3. 7/12 Extract :

The Xerox copy of 7/12 extract in respect of Gut No. 245 situated at village Karmad, Tq. & Dist. Aurangabad.

4. Search report for 30 years from 21/03/1992 to 20/03/2022 taken from the Sub registrar office at Aurangabad the receipt attached herewith.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of **Ramtara Realty through its partner Gaurav Kulbhushan Agrawal (owner)** is clear, marketable and without any encumbrances.

That, on perusal of the above mentioned documents it appears that the present applicant namely **Ramtara Realty through its partner Gaurav Kulbhushan Agrawal (owner)** have not taken any loan on the said property.
Owner of the land :

Ramtara Realty through its partner Gaurav Kulbhushan Agrawal (owner).

Land : Property bearing Gut No. 245 totally admeasuring 27 Hector 43 R to the extent of 60 R (plot No.1 to plot No. 25adm. area 3267.119 sq. mtr., amenity plot adm. area 300 sq. mtr., open space adm. area 600 sq.mtr. and road adm.area 1832.809 sq. mtr.) situated at Karmad, Tq& Dist. Aurangabad.

The report reflecting the flow of the title of the **Ramtara Realty through its partner Gaurav Kulbhushan Agrawal (owner)** on the said land is enclosed herewith as annexure.

Encl : Annexure

Date : 21/03/2022



(VISHAL A. BAGDIYA)

Advocate

विशाल अ. बागडी
बी. एस. एल. एल. एल. बी. एन. बी. ए.

अॅडवोकेट

ऑफिस : फ्लॅट नं. 6, प्रॉड टॉवर, एम. आर. टी.
रोड, वेरुंग नगर, अहमदनगर