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FORMAT A
(Circular No. 28/2021)

To
MahaRERA,
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 11, Suvey No. 15298/49, Vishal Nagar, Garkheda, Aurangabad - 431005 (Hereinafter referred as the said plot " ").

1) I have investigated the title of the said plot on the request of M/s Parth Developers through its Partners Mr. Atish Suresh Pendharkar & Mrs. Varsha Pusushottam Jorule and following documents i.e.:-

- i) Description of the property.
- ii) The documents of allotment of plot.
- iii) 7/12 extract and Mutuation Entry No. 768 dated 11/09/1998 and Sale Deed in the office of Sub Registrar, Aurangabad at day book Sr. No. 4021/1995 dated 08/12/1995
- iv) 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 the land owner is clear, marketable and without any encumbrances.

Owners of the land

- i) Mr. Sudhakar Kashinath Samag
- ii) _____ CTS/C.S. No.
- iii) _____ CTS/C.S. No.
- iv) Qualifying comments/remarks if any: NIL

3) The report reflecting the flow of the title of the developer on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 18.10.2022

Jorule
U.P. Darak
(Adv)



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FLOW OF THE TITLE OF THE SAID LAND.

- 1) Property bearing Plot No. 11, CTS No. 15298/49 admeasuring 349.3 sq. m. situated at Vishal Nagar, Garkheda, Aurangabad – 431005 was previously owned by Mandakini Shashikant Devkhedkar, thereafter she sold out the said plot to Mr. Gulabrao Kishanrao Shelke by way of registered sale deed vide day book entry no. 708/1992 dated 08/04/1992.

That, thereafter Mr. Gulabrao Kishanrao Shelke has sold out the said property to the present owner i.e. Mr. Sudhakar Kashinath Samag by way of registered sale deed vide day book entry no. 4021/1995 dated 08/12/1995.

On the basis of said sale deed the name of Mr. Sudhakar Kashinath Samag was entered on revenue record i.e. P. R. card by way of mutation entry no. 768 dated 11/09/1998 and since then Mr. Sudhakar Kashinath Samag has become owner of the said plot.

Mr. Sudhakar Kashinath Samag executed Development Agreement No. AGG-1-4767/2022 in favour of M/s Parth Developers registered in the office of Sub-Registrar, Aurangabad on 21.06.2022

- 2) Mutation Entry No. 768 dated 11/09/1998 and Sale Deed in the office of Sub Registrar, Aurangabad at day book Sr. No. 4021/1995 dated 08/12/1995
- 3) Search report for 30 years from 1992 to 2022 Taken from Sub-Registrar office at Aurangabad
- 4) PR Card
- 5) Litigations (if any): NIL

Date: 18.10.2022

U.P. Dargah (Adv.)

