

Mohammad Jalal Ahmed

Advocate

Off.Beri Baugh, Harsool Road, Behind Little Master English School, Aurangabad. Mob.

8793000300.

Date : 16/10/2022

FORMAT- A
(Circular No.28/2021)

To,
MAHA RERA

Legal Title Report

Sub : Title Clearance Certificate With respect of property Plot No 03 , Survey No 70 admeasuring 297.00 Sq.Mtrs Situated at Satara, Aurangabad

1. Description of Property :-

Plot No 03 , Survey No 70 admeasuring 297.00 Sq.Mtrs Situated at Satara, Aurangabad bounded by

TOWARD EAST	:	Remaining land of Gut No.70
TOWARD WEST	:	9.00 Mtr Wide Road
TOWARD NORTH	:	Plot No.04
TOWARD SOUTH	:	Plot No.02

2. The Documents of Allotment of Plot:-

- Copy of Registry From Smt Veena Vijay Talikotkar 621 Dated 21.10.1985 For Gat No 70 , Plot No 03.
- Registry Copy of Shri. Prakash Babpurao Khadke & Shri. Ramesh Babpurao Khadke vide registrar No 835 dated 22/07/2007 of area admeasuring 297.00 Sq.Mtrs.for Gat No 70, Plot No 03.
- 7/12 Copy with Mutation No 13913 Dated 13/04/2007
- Construction obtained from Aurangabad Municipal Corporation Vide No Approval No 384/2021-22 File No 208/17/2021-22 Dated 10/08/2021.

- G.P.A Deed No 5268-2021 Dated 12/07/2021 in Between Mr Prakash Babpurao Khadke & Mr. Ramesh Babpurao Khadke and Manish Sheshrao Patil.
- Development Agreement Deed No 5267-2021 Dated 12/07/2021 in Between Mr Prakash Babpurao Khadke & Mr. Ramesh Babpurao Khadke and Manish Sheshrao Patil

3. Search Report for 30 Years From 1992 to 2022.

On perusal of the above mentioned documents and all other relevant documents relating to lease hold rights of the said property I am of the opinion that the lease hold rights of Mr. Prakash Babpurao Khadke & Mr. Ramesh Babpurao Khadke is clear marketable and without any encumbrances.

Owner of Plots :-

1. Mr. Prakash Babpurao Khadke & Mr. Ramesh Babpurao Khadke
2. Qualifying comments/remarks is any.....

The report reflecting the flow of the title of the Mr. Prakash Babpurao Khadke & Mr. Ramesh Babpurao Khadke on the said plot is enclosed herewith as annexure.

Encl: Annexure.

Dated : 16/10/2022

m. h. y.
Adv. Mohd. Jalal Ahmed
 (B.A.L.L.B.)
 ADVOCATE
 Beri Bagh Harsul,
 Aurangabad (M.S.)-431001

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FORMAT -A

CIRCULAR NO. 28/2021

FLOW OF THE TITLE OF THE SAID PROPERTY

1) That, as per the instructions and documents filed by 1) Mr. Prakash Babpurao Khadke Age : 71
Occ: Retired R/o : 44, Chatribhan Colony , Gulmohar Road, Savedi , Ahmednagar 2) Mr. Ramesh
Babpurao Khadke aged : 60 years , Occu: Service, R/o Chinmay Plaza , New SBH Colony , Jyoti
Nagar Aurangabad. I have carried out this search report from the office of Sub-Registrar in respect of
property Bearing Plot No 03 , Gat No 70 situated at Satara Aurangabad.

For the purpose of search report I have deposited the necessary fees for Plot No 03 , Gat No
70 in the office of Sub -Registrar Aurangabad from 1992 to 2022 (30 Years) Vide receipt / GRN No.
MH00863748120221153E ON dated 16/10/2022 separately .

2) That the subject property bearing Plot No 03 , Gat No 70, admeasuring plot area of 297.00
Sq.mtrs Property Situated within the Limits of AMC bounded by boundaries :-

TOWARD EAST	:	Remaining land of Gut No.70
TOWARD WEST	:	9.00 Mtr Wide Road
TOWARD NORTH	:	Plot No.04
TOWARD SOUTH	:	Plot No.02

a) whereas The Plot Bearing 03 With Gat No 70 Situated at Satara Aurangabad which was
initially owned and possessed by Mrs. Veena Vijay Talikotkar Age : 46 Years Occ :
Household, R/o Plot No 78 , Samarthnagar Aurangabad Names of the above said Person is
recorded in Sale Deed vide Sale Deed No 621 Dated 21.10.1985 , and Said property was

mutated on 7/12 also and the same have been annexed with and b) Mrs. Veena Vijay Talikotkar have Sold the said Property bearing no Gat No 70 , Plot No 03 Situated at Satara Aurangabad admeasuring Plot area of 297.00 Sq.mtrs to 1)Mr. Prakash Babpurao Khadke Age : 71 Years Occ: Retired R/o Savedi Ahmednagar 2) Mr. Ramesh Bapurao Khadke , Age : 60 Years Occ : Service R/o Chinmay Plaza, New SBH Colony , Jyotinagar, Aurangabad Vide Sale Deed No 835 dated 22/02/2007 and the same have been mutated on 7/12 annexed with the search. c) The Owner Have also Obtained Buiding Permission From Aurangabad Municipal Corporation Vide Approval No 384/2021-22 File No 208/17/2021-22 Dated 10/08/2022 d) The said property owner Mr Prakash Babpurao Khadke & Mr. Ramesh Babpurao Khadke have executed the Irrevocable General Power of Attorney in favour of M/s Bhakti Builders & Developer Proprietor Mr. Manish Sheshrao Patil Age : 41 Years Occ: Business R/o Sena Nagar, Beed By Pass Road Aurangabad Vide Registrar No 5268 -2021 dated 12/07/2021. e) The said property owner Mr Prakash Babpurao Khadke & Mr. Ramesh Babpurao Khadke have also executed Development Agreement in favour of M/s Bhakti Builders & Developer Proprietor Mr. Manish Sheshrao Patil Age : 41 Years Occ: Business R/o Sena Nagar, Beed By Pass Road Aurangabad Vide Registrar No 5267-2021 dated 12/07/2021 and copy of G.P.A and development Agreement is attached with the Search

3) That on Perusal of available record I found that , Mr Prakash Babpurao Khadke & Mr. Ramesh Babpurao Khadke is enjoying the ownership and possession of said property issued on 13/04/2007

That I Perused The Copy of

1) Sale Deed on dated : 21.10.1985, 22.02.2007, 12.07.2021 And 12.07.2021

2) Copy of 7/12

I observed that the said property is free from all encumbrances and that is has a clear and marketable title and also fit for any sort of mortgaged or charge and the application document filed and on the strength of affidavit scorned by Mr Prakash Babpurao Khadke & Mr. Ramesh Babpurao Khadke this certificate issued on the 16th October 2022.

3) That all the relevant document of title (specify the document) placed before me is original one appears to be genuine or the documents placed before me, the copies only, I have verified and tallied these documents from the records of Registrar of Documents or from the records of appropriate authorities.

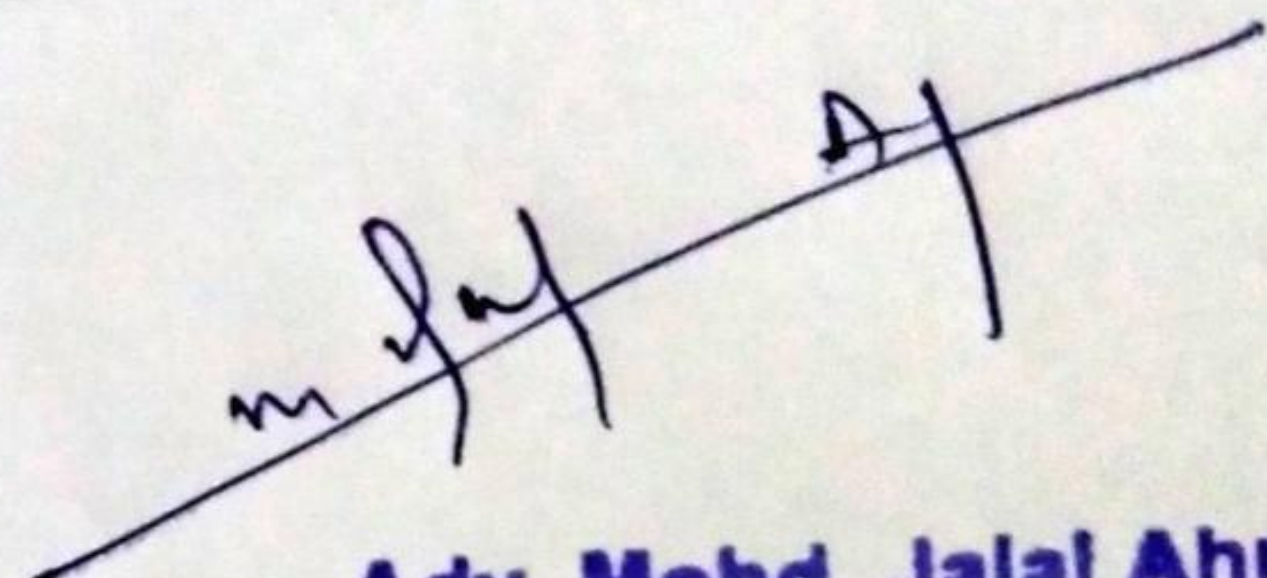
4) In result, I have to State that I have made necessary searches at the concerned Registrar office up to date and as the result of such searches, I have satisfied that the property in question is free from all types of encumbrances and title of purchaser/employee would be clear and marketable.

5) That The Subject property bearing Plot No 03, Gat No 70 Situated at Satara Aurangabad.

Admeasuring total Area of 297.00 Sq mtrs is Clearly Established in Favour of Mr Prakash Babpurao Khadke & Mr. Ramesh Babpurao Khadke

Hence This TITLE REPORT

Date : 16/10/2022


Adv. Mohd. Jalal Ahmed
(B.A.L.L.B.)
ADVOCATE
Beri Bagh Harsul,
Aurangabad (M.S.)-431001