



MUKUL V. JAJOO,

Advocate High Court,
Prabhavati Sankul Plot No. 13,
Flat no. 01, Prashant Nagar,
Beside Pratap Nagar,
Aurangabad. [M.S]
Mobile No.:- 8379933111,
9834826118

FORMAT A
(CIRCULAR NO. 28/2021)

TO
MAHARERA
MUMBAI

LEGAL TITLE REPORT

SUB: TITLE CLEARANCE CERTIFICATE WITH RESPECT TO "HORIZON", PLOT NO. 18, SURVEY NO. 126/127, J- SECTOR, VILLAGE SATARA, AURANGABAD - 431005 (HEREINAFTER REFERRED AS THE SAID PLOT").

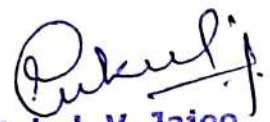
- 1) I HAVE INVESTIGATED THE TITLE OF THE SAID PLOT ON THE REQUEST OF MRS. SUNITA PRAKASH HIWARALE AND FOLLOWING DOCUMENTS I.E.:-
 - i) DESCRIPTION OF THE PROPERTY.
 - ii) THE DOCUMENTS OF ALLOTMENT OF PLOT.
 - iii) COMMENCEMENT CERTIFICATE NO. 429/21-22 AND ITS RENEWAL DATED 03/10/2022 ISSUED BY AURANGABAD MUNICIPAL CORPORATION AND ASSIGNMENT DEED NO. 4746/2012 DATED 23.07.2012 WITH CIDCO
 - 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) MRS. SUNITA PRAKASH HIWARALE
 - 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: 07.10.2022


Adv. Mukul. V. Jajoo
(B.S.L.,LLB)
Prabhavati Sankul, Plot No. 13, Prashant
Nagar, Aurangabad-431001
Mob.8379933111/9834826118

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FLOW OF THE TITLE OF THE SAID LAND.

1) THAT CIDCO HAD EXECUTED A REGISTERED LEASE DEED NO. 3256/2006 DATED 27.11.2006 IN FAVOUR OF MR. ROHITASHWA DASANNA SHETTY FOR PLOT NO. 18, J-SECTOR, NS-1 SATARA, AURANGABAD

THAT MR. ROHITASHWA DASANNA SHETTY EXECUTED REGISTERED DEVELOPMENT AGREEMENT NO. 5275/2006 DATED 29/12/2006 IN FAVOUR MRS. SUNITA PRAKASHRAO HIWARALE.

THAT MR. ROHITASHWA DASANNA SHETTY HAD OBTAINED COMMENCEMENT CERTIFICATE NO. 1120/2011-12 DATED 09/03/2012 AND OCCUPANCY CERTIFICATE NO. 134/17/2012-13 DATED 27.06.2012.

THAT MR. ROHITASHWA DASANNA SHETTY HAVE EXECUTED REGISTERED DEED OF ASSIGNMENT NO. 4746/2012 DATED 25.07.2012 IN FAVOUR OF MRS. SUNITA PRAKASHRAO HIWARALE AND CIDCO HAS GRANTED TRANSFER OF THE ABOVE SAID PLOT VIA ITS ORDER NO. CIDCO/ADM/AMO/AUR/2012-571 DATED 06.09.2012.

THAT MRS. SUNITA PRAKASHRAO HIWARALE HAVE OBTAINED COMMENCEMENT CERTIFICATE NO. 429/2012-22 DATED 27.08.2021 FROM AURANGABAD MUNICIPAL CORPORATION.

2) DEED OF ASSIGNMENT NO. 4746/2012 DATED 23.07.2012 AND CIDCO ORDER NO. CIDCO/ADM/AMO/AUR/2012-571 DATED 06.09.2012

3) SEARCH REPORT FOR 30 YEARS FROM 1992 TO 2022 TAKEN FROM SUB-REGISTRAR' OFFICE AT AURANGABAD

4) LITIGATIONS (IF ANY): NIL

DATE: 07.10.2022

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(ADVOCATE HIGH COURT)
AURANGABAD