

SACHIN S. GADIYA
ADVOCATE
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Office. : Shop No.B/111, Tapdiya Super Market Nirala Bazar, Aurangabad.

FORMAT - A

(Circular No.:-28/2021)

To,
MahaRERA
Aurangabad Office.

Date-18/10/2022

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to Plot No 201, CTS No- 15736/73, total admeasuring 682.5 sq.metr i.e. 7346 sq ft situated at Ulkanagari Garkheda, Tq & Dist. Aurangabad.(hereinafter referred as the said plot Register in Maha Rera").

I have investigated title of the said plot on the request of Owner Mr. Sandeep Somnath Ladda & Sau Rupali Sandeep Ladda and following documents:- i.e.

- 1) Description of the property- Plot no 201, CTS No- 15736/73, total admeasuring 682.5 sq.metr i.e. 7346 sq ft situated at Ulkanagari Garkheda, Tq & Dist. Aurangabad. The Boundaries of the said plot are as follows:
 - On or towards North East: - 30ft wide layout road
 - On or towards North West: - 30ft wide layout road
 - On or towards South East: - Plot no 202/ CTS No 15736/76
 - On or towards South East: - Plot no 211/ CTS No 15736/74.
- 2) The Documents of allotment of plots:i.e.-
 - a) P.R Card
 - b) Registered Sale Deed
 - c) Development Agreement.
 - d) Index II Copy.

- 3) Property Card Issued By:- Town Planning / City Survey Office i.e-
D.t- 16/06/2022, Mutation entry no. 21433
- 4) Search Report for Fifteen years from Date 25/06/2007 till Date 25/06/2022. On perusal of the above mentioned documents & all other relevant document relating to title of the said property, I am of the opinion that the title of the above said property is clear, marketable & without any encumbrances.

Owners of the Land.

- 1) Mr. Sandeep Somnath Ladda & Sau Rupali Sandeep Ladda CTS No. 15736/73
- 2) Property is clear, marketable & without any encumbrances.
- 3) Registered Sale Deed bearing no 6372 D.t 19/10/2020 as per this document Mr. Sandeep somanth Ladda & Sau. Rupali Sandeep Ladda are recorded as owner & possessor of the said property before City Survey Office Aurangabad. Bearing Mutation entry no. 21433 D.t 09/11/2020. Thereafter Mr. Sandeep Somnath Ladda & Sau Rupali Sandeep Ladda has executed a develop[ment agreement in respect of said property in favour of M/s Sumeru Realities a Regd partnership firm, through its Manging partner 1) Mr. Pawankumar S/o Suganchand Mugdiya 2) Mr. Pritam S/o Gautam Katariya for development said land bearing day book no. 4661/2022 D.t. 17/06/2022 & also they have executed a power of attorney bearing day book no. 4664/2022 on every same day 17/06/2022 in favour of said M/s Sumeru Realities a Regd partnership firm, through its Manging partners 1) Mr. Pawankumar S/o Suganchand Mugdiya 2) Mr. Pritam S/o Gautam Katariya

Encl: Annexure.

- 1) Search cum Title Report Issue D.t. 25/06/2022 with all above said property related documents.

ADVOCATE

(SACHIN S. GADIYA)

ADV. SACHIN S. GADIYA

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