

Anand P. Umrikar

ADVOCATE

Office at :- Plot No. 04, Umrikar Lawns Compound, Renuka Mata Mandir Road, Satara Parisar, Aurangabad 431010.
Branch :- 71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005

Email: apumrikar@gmail.com
Cell No. 98 50 19 75 94 / 86 94 94 31 31

FORMAT — A
Circular No. 28/2021
LEGAL TITLE REPORT

To,
MAHA RERA
Mumbai

Sub: Title clearance certificate with respect to Plot No.03 area admg.464.50 Sqm. part of Sy. No.50/1 situated at Garkheda, Aurangabad.(Hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/s Navkar Infra through its Partners Mrs. Reshma Santosh Mandlecha & Mrs. Bakthi Roshan Modi following documents i.e.:-

1) Description of the property.

Plot No.03 area admg.464.50 Sqm. part of Sy. No.50/1 situated at Garkheda, Aurangabad.Boundaries

East : 80 ft wide Road

West : Plot No. 11

South :30 ft wide Road

North : Plot No. 4

2) The documents of allotment of plot.

3) 7/12 Extract.

4) 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 property I am of the opinion that the title of M/s Navkar Infra through its Partners Mrs. Reshma Santosh Mandlecha & Mrs. Bakthi Roshan Modi is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owner of the Land

M/s Navkar Infra through its Partners -



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Mrs. Reshma Santosh Mandlecha

Mrs. Bakhti Roshan Modi

3/- The report reflecting the flow of the title of the M/s Navkar Infra through its Partners Mrs. Reshma Santosh Mandlecha & Mrs. Bakhti Roshan Modi on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 19.08.2022

APU

Anand P. Umrikar
(Advocate)



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FLOW OF THE TITLE OF THE SAID LAND

1. In the year 2008 the property Plot No.03 out S. No.50/1 area admg.464.50Sqm. Part of S. No. 50/1 of Garkheda, Aurangabad, was owned & possessed by Smt. Bababai Laxman Pawar and ten others.
2. That, Smt. Bababai Laxman Pawar and ten others have executed the Registered Sale - Deed bearing No.4527 dated 19/12/2008 in favour of Mr. Umakant Rangnathrao Ratnaparkhe with respect to the Plot No.03 area admg.464.50Sqm. Part of Sy. No.50/1 situated at Garkheda, Aurangabad & accordingly the revenue authority has sanctioned the Mutation bearing No. 3450 to that effect.
3. That, Mr. Umakant Rangnathrao Ratnaparkhe under the Registered Sale - Deed bearing No.1666 dated 02/05/2009 has sold the Plot No.03 area admg.464.50Sqm. part of Sy. No.50/1 situated at Garkheda, Aurangabad to Mr. Ashok Sakhamore & based on the said sale deed the revenue authority has sanctioned the Mutation bearing No. 4014.
4. That, Mr. Ashok Sakhamore under the Registered Sale - Deed bearing No.3915 dated 19/07/2018 has sold Plot No.03 area admg.464.50Sqm. Part of Sy. No.50/1 situated at Garkheda, Aurangabad to Mr.Umakant Rangnathrao Ratnaparkhe & accordingly the Mutation bearing No. 4225 is sanctioned.
5. That, Mr. Umakant Rangnathrao Ratnaparkhe has executed the Registered sale Deed bearing No. 827 dt. 04.02.2022 in favour of M/s Navkar Infra through its Partners Mrs.Reshma Santosh Mandlecha & Mrs.Bakthi Roshan Modi with respect to the Plot No.03 area admg.464.50Sqm. part of Sy. No.50/1 situated at Garkheda, Aurangabad to Mr.Umakant Rangnathrao Ratnaparkhe.
6. On the basis of the above referred registered sale deed the revenue authority has sanctioned the mutation bearing No 4667 & recorded the name of M/s Navkar Infra through its Partners Mrs. Reshma Santosh Mandlecha & Mrs. Bakthi Roshan Modi on the 7/12 extract as the owner & possessor of the said property & their names are continued up-till-now.



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Search report for 30 years from 1992 till 2022. I have investigated the title of the said plot referred above on the request of M/s Navkar Infra through its Partners Mrs. Reshma Santosh Mandlecha & Mrs. Bakthi Roshan Modi and above documents. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I come to the conclusion that, M/s Navkar Infra through its Partners Mrs. Reshma Santosh Mandlecha & Mrs. Bakthi Roshan Modi thus get clear, good and marketable title over the property the Plot No.03 area admg.464.50 Sqm. part of Sy. No.50/1 situated at Garkheda, Aurangabad the said property is free from all encumbrances.

Sr. No.

1. 7/12 Extracts.
2. Mutation Entry No. 4667
3. Search report for 30 years from 1992 taken from Sub-Registrar' office at Aurangabad.
4. Any other relevant title. No
5. Litigations if any. No

Date: 19.08.2022


Anand P. Umrikar
(Advocate)





CHALLAN
MTR Form Number-6



GRN	MH006541981202223E	BARCODE			Date	18/08/2022-15 09 41	Form ID		
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID / TAN (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name DIG1_PUNE D I G OF REG					Full Name		Adv Anand Umrikar		
Location PUNE									
Year 2022-2023 One Time					Flat/Block No.				
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				750.00	Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					Search Fees				
					Amount In		Seven Hundred Fifty Rupees Only		
Total				750.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572022081831173	IK0BVRUOC8	
Cheque/DD No.					Bank Date	RBI Date	18/08/2022-15:24:11	Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9850197594

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.