

Date: 30/05/2022

FORMAT - A
(Circular No. 28/2021)

To,

MAHA RERA

Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to property bearing Plot No. 111, adm. 3616.65 sq. mtr. particularly from land gut No. 35 out of which Gut No. 21, 24, 25, 26, 27 & 35 to the extent of 05 Hector 37 R situated at Balapur, Tq. & Dist. Aurangabad.

I have investigated the title of the said plot on the request of M/s. Preetansh Developers through its partners Mr. Vinod Murarilal Agrawal and Mr. Pritesh Santosh Dhanuka, (**owner**) and following documents.

1. Description of the property as under :

Property bearing Plot No. 111, adm. 3616.65 sq. mtr. particularly from land gut No. 35 out of which Gut No. 21, 24, 25, 26, 27 & 35 to the extent of 05 Hector 37 R situated at Balapur, Tq. & Dist. Aurangabad.

2. The documents of allotment of Land as under :

2.1 The Xerox copy of 7/12 extract in respect of Gut No. 35 situated at village Balapur, Tq. & Dist. Aurangabad.

2.2 The Xerox copy of registered Sale Deed in respect of Plot No. 111, adm. 3616.65 sq. mtr. particularly from land gut No. 35 out of which Gut No. 21, 24, 25, 26, 27 & 35 to the extent of 05 Hector 37 R situated at Balapur, Tq. & Dist. Aurangabad executed by M/s. Piyush Realtors Pvt. Ltd and M/s. Bhaishree Infra & Facilities Management LLP with expressed consent of Mr. Sayyam Pralhad Panhale, Mr. Rahul Arvind Isthalkar, Mr. Pralhad Hariram Panhale, Mr. Satishkumar Navtandas Nathani, Mr. Nareshkumar Haridas Nathani, Mr. Vinaykumar Haridas Nathani, Mr. Sandip Satishkumar Nathani in favour of M/s. Preetansh Developers through its partners Mr. Vinod Murarilal Agrawal and Mr. Pritesh

Vishal

Santosh Dhanuka vide sale deed dtd. 13.05.2022 registered at day book sr. no. AGG-5-2598-2022 in the office of Sub- Registrar, Aurangabad.

2.3 The Xerox copy of the Mutation entry no. 5263.

3. 7/12 Extract :

The Xerox copy of 7/12 extract in respect of Gut No. 35 situated at village Balapur, Tq. & Dist. Aurangabad.

4. Search report for 30 years from 20/05/1993 to 21/05/2022 taken from the Sub registrar office at Aurangabad the receipt attached herewith.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of M/s. Preetansh Developers through its partners Mr. Vinod Murarilal Agrawal and Mr. Pritesh Santosh Dhanuka, (**owner**) is clear, marketable and without any encumbrances.

That, on perusal of the above mentioned documents it appears that the present applicant namely M/s. Preetansh Developers through its partners Mr. Vinod Murarilal Agrawal and Mr. Pritesh Santosh Dhanuka (**owner**) have not taken any loan on the said property.

Owner of the land :

M/s. Preetansh Developers through its partners Mr. Vinod Murarilal Agrawal and Mr. Pritesh Santosh Dhanuka, (owner).

Land : Property bearing Plot No. 111, adm. 3616.65 sq. mtr. particularly from land gut No. 35 out of which Gut No. 21, 24, 25, 26, 27 & 35 to the extent of 05 Hector 37 R situated at Balapur, Tq. & Dist. Aurangabad.

The report reflecting the flow of the title of the M/s. Preetansh Developers through its partners Mr. Vinod Murarilal Agrawal and Mr. Pritesh Santosh Dhanuka (**owner**) on the said land is enclosed herewith as annexure.

Encl : Annexure


(VISHAL A. BAGDIYA)

Advocate

विशाल अ. बागडीया
बी.एस.एल.एल.एल.बी.एम.बी.ए.

ऑडिओकेट

ऑफिस : प्लॉट नं.ए-6, प्राईड टॉवर,एम.आय.ई.
रोड,वेदांत नगर,औरंगाबाद