ADVOCATE

Adv. S.N. SABNE
B.A.L.L.B.
Nagar Road, Gangapur, Dist. Aurangabad. 9373966866

FORMAT A
(Circular No. 28/2021)

To
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Gut No. 307/3A, Gangapur Vaijapur Road, Tal. & Village Gangapur, Aurangabad – 431109 admeasuring 1776.4 sq. m. (Hereinafter referred as the said plot " ").

1) I have investigated the title of the said plot on the request of Mr. Ashok Kachru Bhalerao and following documents i.e.:-

i) Description of the property.
ii) The documents of allotment of plot.
iii) 7 /'12 extract or property card issued by Gangapur Municipal Council
iv) Search report for 30 years from 1993 till 2023

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 (following owner/promoter/ developer/ company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land
i) Mr. Kamalakar K. Sabne, Mr. Prabhakar K. Sabne, Mr. Sudhakar K Sabne and Mr. Madhukar K. Sabne Gut No. 307/3A
ii) _____CTS/C.S. No.
iii) _____CTS/C.S. No.
iv) Qualifying comments/remarks if any.....

3) The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Advocate.

Date: 03.02.2023

(Stamp)
Santosh Narayanrao Sabne
Advocate
Maruti Chowk Gangapur
Tq. Gangapur Dist. Aurangabad
Mob. 9373966866

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FLOW OF THE TITLE OF THE SAID LAND.

1) Property bearing Gut No. 307/3A, Gangapur Vaijapur Road, Tal. & Village Gangapur, Aurangabad - 431109 was previously owned by Mr. Hanumant Yadavrao Pund which was sold to Mr. Pradeep Ganpatrao Sabne via registered sale deed bearing no. 924 dated 08.05.1981.

   After the partition of family, Mr. Pradeep Ganpatrao Sabne entered into a stamped and notarised *Kararnama* in the presence of witnesses on 20.11.1999 and the above mentioned land was transferred in the joint names of Mr. Kamalakar K. Sabne, Mr. Prabhakar K. Sabne, Mr. Sudhakar K Sabne and Mr. Madhukar K. Sabne and their name was mutated on 7/12 extract via mutation entry no. 9208 dated 06.02.2007.

   Since then the land is in the joint name of Mr. Kamalakar K. Sabne, Mr. Prabhakar K. Sabne, Mr. Sudhakar K Sabne and Mr. Madhukar K. Sabne.

2) Mutation entry no. 9208 dated 06.02.2007

3) Search report for 30 years from 1993 – 2023 Taken from Sub-Registrar' office at Gangapur

4) Registered sale deed no. 924 dated 08.05.1981

5) Litigations: No Litigation found on the Court record

Advocate.

Date: 03.02.2023

(Stamp)

Santosh Narayanrao Sabne
Advocate
Maruti Chowk Gangapur
Tq. Gangapur Dist. Aurangabad
Mob. 9373966866