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FORMAT- A
(Circular no. 28 of 2021)

To,
MAHA RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of property Land Gut no. 61 and 62 admeasuring 1 Hecter 29 Are, Situated at Village Narayanpur (Khurd), Tq. Gangapur & Dist. Aurangabad.
(Hereinafter referred as **said property**)

I have investigated the title of the said property on the request of M/s. Shlok Realty through its authorized partner Mr. Mangesh Ram Palaskar and following documents are been scrutinized:

- 1) Description of property: Property Land Gut no. 61 and 62 admeasuring 1 Hecter 29 Are, Situated at Village Narayanpur (Khurd), Tq. Gangapur & Dist. Aurangabad.
- 2) The documents allotment of said property:
 - a. Registered Sale Deed bearing No.1046 dtd. 15.04.1997.
 - b. Judgement & order dtd. 19/03/2008 passed by the 3rd Joint Civil Court (Senior Division Shri. P.A.Khillare), Aurangabad in Regular Civil Suit no. 1113/2004.
 - c. Registered Sale Deed bearing No.1770 dtd. 11.04.2012.
 - d. Registered Sale Deed bearing No.1769 dtd. 11.04.2012.
 - e. Building Permission/Commencement Certificate issued by Aurangabad Metropolitan Regional Development Authority.
 - f. Registered Sale Deed bearing No.334 dtd. 23.01.2023.
 - g. Approved Lay out Plan by Aurangabad Metropolitan Regional Development Authority vide its order dtd. 20/2/2023.
 - h. Mutation extract bearing no. 269, 492 and 15202 of Gut No.62 and Mutation extract bearing no. 491 and 794 of Gut No.61, of Village Narayanpur (Khurd), Tq. Gangapur & Dist. Aurangabad.


Adv. Sagar M. Jasoriya
B.Com L.L.B. Advocate



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- 3) 7/12 Extract of Gut No. 61 & 62, of Village Narayanpur (Khurd), Tq. Gangapur & Dist. Aurangabad, issued by the concern Talathi.
- 4) Search Report for 30 years from 1994 till 2023 taken from the sub-registrar office at Gangapur.

2/- On perusal of the above-mentioned documents relating to title of the said property, I am of the opinion that the title of M/s. Shlok Realty is clear, marketable and I did not trace out any encumbrances on the said property (If any encumbrances please mention in separate sheet).

Owners of the Property:

- (1) M/s. Shlok Realty are the owners and possessors of the property Land Gut no. 61 and 62 admeasuring 1 Hector 29 Are, Situated at Village Narayanpur (Khurd), Tq. Gangapur & Dist. Aurangabad.

- (2) Qualifying comments/remarks if any: Nil

3/- The title report reflecting the flow of the title of the M/s. Shlok Realty on the said property is enclosed herewith as annexure.

Encl: Annexure.

Date: 20/03/2023

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FLOW OF THE TITLE OF THE SAID PROPERTY

1. That the registered Sale Deed bearing No.1046 dtd. 15.04.1997 executed by Mr. Balchand Bhavani Bankar in favour of Mrs. Asarabai Vithalrao Satpute with respect to land Gut no. 61 admg. 25R and land Gut No. 62 admg. 01 H 44 R, situated at Village Narayanpur (Khurd), Tq. Gangapur & Dist. Aurangabad.
2. That the Judgement & order dtd. 19/03/2008 passed by the 3rd Joint Civil Court (Senior Division Shri. P.A.Khillare), Aurangabad in Regular Civil Suit no. 1113/2004 thereby dismissing the suit filed by one Shri. Kaduba Baijrao Bankar challenging the title of Mrs. Asarabai Vithalrao Satpute to above mentioned land land Gut no. 61 admg. 25R and land Gut No. 62 admg. 01 H 44 R, situated at Village Narayanpur (Khurd), Tq. Gangapur & Dist. Aurangabad
3. That the registered Sale Deed bearing No.1770 dtd. 11.04.2012 executed by Mrs. Asarabai Vithalrao Satpute in favour of Mrs. Renuka Mangesh Palaskar with respect to land Gut no. 61, admg. 25R and land Gut No. 62, admg. 44 R, totally admg. 69R (1 acre 29 Guntha) situated at Village Narayanpur (Khurd), Tq. Gangapur & Dist. Aurangabad.
4. That the registered Sale Deed bearing No.1769 dtd. 11.04.2012 executed by Mrs. Asarabai Vithalrao Satpute in favour of Mrs. Shailaja Abhay Deshmukh with respect to land Gut No. 62, admg. 60R (1 acre 20 Guntha), situated at Village Narayanpur (Khurd), Tq. Gangapur & Dist. Aurangabad.
5. That the Aurangabad Metropolitan Regional Development Authority has issued and sanctioned Building Permission/Commencement Certificate vide Building Permit no. 145621 in Permit no. AMRDA/B/2022/APL/00158 dtd. 13.12.2022.
6. That the Registered Sale Deed bearing No.334 dtd. 23.01.2023 executed by 1) Mrs. Renuka Mangesh Palaskar with respect to land Gut no. 61, admg. 25R and land Gut


Adv. Sagar M. Jasoriya
Renuka Mangesh Palaskar

Sagar M. Jasoriya
(L.L.B., L.L.M.) Advocate