





ADVOCATE

MOHD. IDRIS IBRAHIM

ADVOCATE

Off. House No.: 914, Pensionpura, Chawni, Aurangabad. Mo: 9545330355.

FORMAT-A
(Circular No. 28/2021)

To,
Maha RERA
Aurangabad.

LEGAL TITLE REPORT

Subject:- Title clearance Certificate in respect of property Gut No.306/2 situated at Harsool Tq & Dist Aurangabad (hereinafter referred as the said plot Register in Maha Rera")

I have investigated the title of the said plot on the request of M/s Patel Properties through its partner Abdul Wajeed Patel Abdul Sami Patel & Abdul Majed Nizam Pathan, and following documents i.e.

- 1. Description of the property:** Gut No.306/2 area admeasuring 1962 Square meter approximately Situated at Harsool Tq & Dist Aurangabad.
- 2. The documents of allotment of plot:** I. 7/12 extract, II. Hibanama, III. Mutation entry No. 15450, IV. Development agreement vide day book Sr. No 1627 Dated 12.02 2020, V. irrevocable GPA vide day book Sr. No 1629 Dated 12 02 2020, VI. Recent 7/12 extract.
- 3. 7/12 extracts Online 7/12 extract of current year.**
- 4. Search report for 30 years Vide search receipt No. MH014811810202223P dated 04.02.2023 of Rs.750/- defaced from the year 2002 i.e. the year downloaded by IGR department on online portal.**

Mohd. Idris Ibrahim





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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 Mr. Shaikh Jakir Patel Shaikh Sikandar Patel is clear, marketable and without any encumbrances.

Owners of the land:

Gut No. 306/2 area admeasuring 1962 Square meter approximately Situated at Harsool Tq. & Dist Aurangabad of the ownership of Mr. Shaikh Jakir Patel Shaikh Sikandar Patel.

Qualifying comments/remarks if any marketable:

The property is clear and marketable.

The report reflecting the flow of the title of the owner Mr. Shaikh Jakir Patel Shaikh Sikandar Patel and the developer M/s Patel Propertie through its partner Abdul Wajeed Patel Abdul Sami Patel & Abdu Majed Nizam Pathan on the said land is enclosed herewith annexure.

Encl : TIR

Date: 04.02.2023

Advocate

Mohd. Idris ibrahim

MOHD. IDRIS IBRAHIM
ADVOCATE (B.A. LLB. D.J.M.C.)
Off. H. No. 914, Pension Pura,
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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Online 7/12 extracts Dated 28.04. 2022
- 2) Mutation entry No. 15450 Dated 25.05.2011.
- 3) Search report for 30 years taken online from the portal of IGR Maharashtra
- 4) The property is clear and marketable.
- 5) From the perusal of the available documents, there found no any litigation about the said property.

Date: 04.02.2023

Advocate

Mohd. Idris ibrahim

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