



Yash V. Kasliwal

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FORMAT-A
(Circular No. 28/2021)

To,
Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no. 54, admeasuring 610.47 Sq. Mts., Neighbourhood & Sector no. NSI-F, Survey no. 125 (Pt), situated at Satara, Tq. Dist. Aurangabad. (Hereinafter called as said property under reference.)

I have investigated / documents produce before me the title of the said land on the request (Name of owner / Promoter / Developer / Company) and following documents i.e,:

1. Description of property as under :

Plot no. 54, admeasuring 610.47 Sq. Mts., Neighbourhood & Sector no. NSI-F, Survey no. 125 (Pt), situated at Satara, Tq. Dist. Aurangabad. The same is bounded as under:

East : Plot no. 55.

West : Plot no. 53.

North : 15.00 Mts. Road.

South : Survey no. 125 (Pt).

2. The documents of allotment of land as under:

- 2.1 The copy of agreement to lease in respect of Plot no. 54 executed by CIDCO in favor of Navinkumar Vijaykumar Patni Dt: 17.01.2008.

- 2.2 The copy of Possession Slip in respect of Plot no. 54 issued by CIDCO in the name of Navinkumar Vijaykumar Patni Dt: 17.01.2008.
- 2.3 The copy of registered lease deed in respect of Plot no. 54 executed by CIDCO in favor of Navinkumar Vijaykumar Patni bearing no. 1174 Dt: 14.03.2008.

3. Lease deed:

The copy of registered lease deed in respect of Plot no. 54 executed by CIDCO in favor of Navinkumar Vijaykumar Patni bearing no. 1174 Dt: 14.03.2008.

Search report for 30 years from 11.07.1993 to 11.07.2023 taken from Sub-registrar office at Aurangabad the receipt attached herewith.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am on the opinion that the title of following (Owner / Promoter / Developer / Company) is clear, marketable and without any encumbrance.

Owner of the land:

1. Navinkumar Vijaykumar Patni.

The copy of registered lease deed in respect of Plot no. 54 executed by CIDCO in favor of Navinkumar Vijaykumar Patni bearing no. 1174 Dt: 14.03.2008.

The report reflecting the flow of the title of the (Owner / Promoter / Developer / Company) on the said land / Plot is enclosed herewith as annexure.

Encl: Annexure.

Date: 11.07.2023.

Yash V. Kasliwal
Advocate

YASH V. KASLIWAL
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FLOW OF THE TITLE OF THE SAID LAND

1. That, the Plot no. 54, Survey no. 125 (Pt), situated at Satara, Tq. Dist. Aurangabad was initially belongs to CIDCO.
2. That, thereafter Navinkumar Vijaykumar Patni was entered into agreement to lease in respect of Plot no. 54 with CIDCO Dt: 17.01.2008.
3. That, thereafter Possession Slip in respect of Plot no. 54 issued by CIDCO in the name of Navinkumar Vijaykumar Patni Dt: 17.01.2008.
4. That, thereafter CIDCO was transferred Plot no. 54 to Navinkumar Vijaykumar Patni through registered lease deed bearing no. 1174 Dt: 14.03.2008. On the basis of these documents, he has got right, title and interest over the said plot.

Search report for 30 years from 11.07.1993 to 11.07.2023 taken from Sub-registrar office at Aurangabad the receipt attached herewith.

Date: 11.07.2023.

Yash V. Kasliwal
Advocate

YASH V. KASLIWAL
Advocate. B.S.L., LL.B., LL.M.
Labour Colony, Behind Maruti
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GRN MH005041091202324P		BARCODE 		Date 11/07/2023-21:20:14		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1				Full Name		Adv Yash V Kasliwal	
Location AURANGABAD							
Year 2023-2024 From 11/07/1993 To 11/07/2023				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) Plot no. 54 admeasuring 610.47 Sq. Mts. Sector no. NSI-F Survey no. 125 Satara Aurangabad			
				Amount In		Seven Hundred Fifty Rupees Only	
Total			750.00	Words			
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502023071109601	0517418736519
Cheque/DD No.				Bank Date	RBI Date	11/07/2023-21:20:22	Not Verified with RBI
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9021291059
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.