Anand P. Umrikar

ADVOCATE

71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005
Email: apumrikar@gmail.com
Cell No. 98 50 19 75 94

FORMAT – A
Circular No. 28/2021
LEGAL TITLE REPORT

To,
MAHA RERA
Mumbai

Sub: Title clearance certificate with respect to Land admg. 18 Gunthas part of Gut No. 77 of Village Golwadi Tal. & Dist. Aurangabad (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of Mr. Kisan Khanderao Dhondre and following documents i.e.:-

1) Description of the property.

Land admg. 18 Gunthas part of Gut No. 77 of Village Golwadi Tal. & Dist. Aurangabad.

Boundaries

East : Gut No. 76

West : Remaining Land of the Owner

North : Land Gut No. 77

South : 18.00 M.W. Road

2) The documents of allotment of plot.

3) 7/12 extract of Gut No. 77 of Village Golwadi Tal. & Dist. Aurangabad
4) 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 property I am of the opinion that the title of Mr. Kisan Khanderao Dhondre is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)
Owner of the Land

Mr. Kisan Khanderao Dhondre.

3/- The report reflecting the flow of the title of Mr. Kisan Khanderao Dhondre on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 11.09.2023

Anand Umrikar
Advocate.

Anand P. Umrikar

ADVOCATE

71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005
Email: apumrikar@gmail.com
Cell No. 98 50 19 75 94

FORMAT – A

Circular No. 28/2021

FLOW OF THE TITLE OF THE SAID LAND

1. In view of the 7/12 extract of Gut No.77 of village Goalwadi Tq. & Dist. Aurangabad, issued by the concern Talathi, in the year 1989 the property land admeasuring 3 H & 24 R out of Gut No.77 of village Goalwadi Tq. & Dist. Aurangabad, was owned & possessed by Shri. Khanderao Tukaram Dhondre.

2. In view of the Mutation extract bearing No.231 of Gut No.77 of village Goalwadi Tq. & Dist. Aurangabad, Shri. Khanderao Tukaram Dhondre has transferred the land admeasuring 1 H & 61 R out of Gut No.77 of village Goalwadi Tq. & Dist. Aurangabad, in the name of his son namely Shri. Karbhari Kahanderao Dhondre, in family partition.

3. In view of the Mutation extract bearing No.277 of Gut No.77 of village Goalwadi Tq. & Dist. Aurangabad, Shri. Khanderao Tukaram Dhondre died on 11.06.1995 and leaving behind him Widow Parvatabal Kahanderao Dhondre, two sons namely Shri. Karbhari Kahanderao Dhondre and Kisan Kahanderao Dhondre and three daughters are only the Lrs of deceased Shri. Khanderao Tukaram Dhondre.

4. In view of the Mutation Extract bearing No.399 of Gut No.77 of village Goalwadi Tq. & Dist. Aurangabad, Kisan Kahanderao Dhondre holds 1 Hr 63 R land in Gut No.77 of village Goalwadi Tq. & Dist. Aurangabad.

5. That Shri. Kisan Kahnderao Dhondre and signed by Mr. Gorakh Kisan Dhondre & Mr. Macchindra Kisan Dhondre the Consenting Party has executed Registered Sale Deed bearing No. 4313 of dated 05.12.2017 in favour of Shri. Navnath Bhagwat Pawar, partner of Bhumi Builders & Developers with respect to the land admeasuring OH 66 R under Residential Zone of Gut No. 77 of Village Goalwadi Tq. & Dist. Aurangabad

6. That the sisters of Shri. Kisan Kahnderao Dhondre namely Sou. Sarsabal Bhanudas Deshmukh, Sou. Ashabai Sahebrao Gunjal & Sou. Parigabai Murlidhar Rokade have executed Registered Deed of Confirmation bearing No. 4624 of dated 22.12.2017 in favour of Shri. Navnath Bhagwat Pawar partner of Bhumi Builder & Developers by confirming that Shri. Kisan Kahnderao Dhondre is the absolute owner and possessor of the land admeasuring 1 H 61 R out of Gut No. 77 of Village Goalwadi Tq. & Dist. Aurangabad and he has sold to the land of extent of 66 R out of Gut No. 77 of Village Goalwadi Tq. & Dist. Aurangabad to Shri. Navnath Bhagwat Pawar, partner of Bhumi Builders & Developers, vide Registered Sale Deed bearing No. 4313 of dated 05.12.2017 and they have accepted the absolute ownership of Shri. Kisan Kahnderao Dhondre and Shri. Navnath Bhagwat Pawar partner of Bhumi Builder & Developers in the land Gut No. 77 of Village Goalwadi Tq. & Dist. Aurangabad.

7. That, Collector, Aurangabad vide its order bearing No. O.W. No. 2021/MASHAKA/JAMIN-1/NAP-34/Pra. Kra. 125 dt. 29.09.2021 has approved the land area admg. 1774.49 Sqm., out of Gut No. 77 of Village Goalwadi Tq. & Dist. Aurangabad for use of Non Agricultural Residential Group Housing.

8. That, City & Industrial Development Corporation of Maharashtra Ltd. vide its Commencement Certificate bearing No. CIDCO/ATPO/BP/WLJ/2023/104 dt. 03.07.203 has issued the Construction Permission as per the approved layout plan.

Anand P. Umrikar
ADVOCATE
71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005
Email: apumrikar@gmail.com
Cell No. 98 50 19 75 94

Search report for 30 years from 1992 till 2023. I have investigated the title of the said plot referred above on the request of Mr. Kisan Khanderao Dhondre and all other relevant documents relating to title of the said property I come to the conclusion that, Mr. Kisan Khanderao Dhondre thus get clear, good and marketable title over the property the Land admg. 18 Gunthas part of Gut No. 77 of Village Golwadi Tal. & Dist. Aurangabad and the said property is free from all encumbrances.

Sr. No.

1. 7/12 extract of Gut No. 77 of Village Golwadi Tal. & Dist. Aurangabad
2. Search report for 30 years from 1992 taken from Sub-Registrar' office at Aurangabad.
3. Any other relevant title. No
4. Litigations if any. no

Date: 11.09.2023

Anand Umrikar
Advocate.

Anand P. Umrikar

ADVOCATE

71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005
Email: apumrikar@gmail.com
Cell No. 98 50 19 75 94

INVOICE/BILL

To,

Bhumi Builder & Developers

Aurangabad

Kindly find herewith attached the bill for legal services. Please credit the bill amount in below mentioned Account.

Date of Invoice/Bill	18.09.2023
Name of the Concern	Bhumi Builder & Developers
Total Fees Amount	10,000

Account Details

Account No.	3777 02 0000 1024
Bank	Bank of Baroda
IFSC Code	BARBOSAHAUR (Fifth Character is Zero)
Branch	Sahakar Nagar, Aurangabad.
Name of Account Holder	**M/s Umrikar Advocates & Associates**
Pan No.	AACFU2986R

With thanks

Yours truly

Partner & Authorized Signatory

Umrikar Advocates & Associates

CHALLAN

MTR Form Number-6

GRN MH007922855202324E	**BARCODE**	**Date** 11/09/2023-11:34:23	**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 DIG1_PUNE D I G OF REG		**Full Name**	Adv Anand Umrikar
Location PUNE			
Year 2023-2024 One Time		**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) Search Fees	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		**Bank CIN**	**Ref. No.**	00040572023091189013	IK0CLCSYL2
Cheque/DD No.		**Bank Date**	**RBI Date**	11/09/2023-11:24:35	Not Verified with RBI
Name of Bank		**Bank-Branch**		STATE BANK OF INDIA	
Name of Branch		**Scroll No. , Date**		Not Verified with Scroll	

Department ID :

Mobile No. : 9850197594

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 नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.