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FORMAT — A

To
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. CTS No.11485, Sheet No. 361, Admeasuring 20051 Sq. Ft. (1863.47 Sq. Mtrs) Situated at Rauza Bagh, Harsul Road, Aurangabad (Hereinafter referred as the said Plot “Under Development”)

I have investigated the title of the said plot on the request of Plot Owners Zehara Ahmed W/o Saleem Ahmed and Taher Ahmed S/o Saleem Ahmed and following document i.e.

(1) Description of the Property

Property bearing CTS No. 11485, Sheet no. 361, Admeasuring 20051 Sq. Ft, (1863.47 Sq. Mtrs) Situated at Rauza Bagh, Harsul Road, Aurangabad.

(2) The property card issued by C.T.S.O. Aurangabad, dated 16/01/2024 Mutation Entry No. 1713.

(3) Search report for 30 Years from 1994 to 2024. 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 owner i.e. Zehara Ahmed W/o Saleem Ahmed and Taher Ahmed S/o Saleem Ahmed is clear, marketable and without any encumbrances.

Owners of the Plot

- 1) Zehara Ahmed W/o Saleem Ahmed and Taher Ahmed S/o Saleem Ahmed both are the owners of C.T.S. No. 11485, Sheet no. 361, Admeasuring 20051 Sq. Ft, (1863.47 Sq. Mtrs) Situated at Rauza Bagh, Harsul Road, Aurangabad.

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

Date: 16/01/2024


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FORMAT — A
FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) P. R. Card as on date of application for registration.
- 2) Mutation Entry No.1713 dated 24/09/2009
- 3) Search report for 30 years from 1994 to 2024 Taken from Sub-Register' office at Aurangabad
- 4) That, Registered Sale-Deed bearing day book no. 4429/1991, dated 24/04/1991.
- 5) That, Notarized Gift Deed On Dated 25/06/1992.
- 6) That, Registered Development Agreement in favour of Sunrise Constructions bearing day book no.5341/2023, dated 24/08/2023. .
- 7) That, Registered Confirmation Deed bearing day book no. 4263/2023, dated 20/07/2023.
- 8) That, Registered Power of Attorney executed by the plot Owners in favour of Partners of the M/s. Sunrise Constructions bearing day book no. 5342/2023, dated 24/08/2023.
- 9) Commencement Certificate obtain by the of Partners of the M/s. Sunrise Constructions from Municipal Corporation Aurangabad vide permission no.118/2023-24, dated 10/01/2024.

Date: 16/01/2024


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