

Nitin M. Kamble

B.A., LL.M.

ADVOCATE

Plot No. 15, N-3, CIDCO, Above Hotel Natraj, Near High Court, Aurangabad, Maharashtra {Cell No. 985016 8321} advnitinmkamble@gmail.com

FORMAT- A

(Circular No.:- 28 /2021)

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No.32, 37,38, 39 and 40, 32, 37, 38, 39 and 40, Gut No. 129 Part, 130 Part, situated at Satara Taluka & District Aurangabad (MH) 431002, bearing land area of **1510 Sq.Mtrs.**

I have investigated the title of the said plot on the request of developer of the land **Dhanvantari Builders & Developers** through its partners **Praveen Bansidhar Sanap** and **Laxman Bhivaji Gite** and following documents i.e' :-

1) **Description of the Property :** Plot No.32, 37,38, 39 and 40, 32, 37, 38, 39 and 40, Gut No. 129 Part, 130 Part, situated at Satara Taluka & District Aurangabad (MH) 431002, bearing land area of **1510 Sq.Mtrs.**

2) **The documents of allotment of Plot :** Plot No.32, 37,38, 39 and 40, 32, 37, 38, 39 and 40, Gut No. 129 Part, 130 Part, situated at Satara Taluka & District Aurangabad (MH) 431002, purchase land by Rajendra Pundlikrao Pawar, Sadhna Rajendra Pawar, and Vijay Pundlikrao Pawar purchase deed executed on 01/10/1993.

3) 7/12 extract issued by revenue authority aurangabad on dated 07/06/2022 having mutation entry no 3362, 4536 and 8716.

4) Search report for 30 years from Date 02/10/1993 till Date 01/10/2024
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 is clear, marketable and without any encumbrances.

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That, the land owners of Plot No.32, 37,38, 39 and 40, 32, 37, 38, 39 and 40, Gut No. 129 Part, 130 Part, situated at Satara Taluka & District Aurangabad (MH) 431002, executed Notarized development agreement of total area admeasuring **1510 Sq.Mtrs.** Which is registered at 28 AA 790864 on dated 01/01/2023. Bearing CH.S.N-1 6168 /1/52/ 2024

Land Owners and Consenting Parties of Plot No 01, Gut No 23 Part.

A) Land Owners

- 1) Rajendra Pundlikrao Pawar
- 2) Sadhna Rajendra Pawar.
- 3) Vijay Pundlikrao Pawar
- 4) Ajay Pundlikrao Pawar

Developer

Dhanvantari Builders & Developers through its partners

- 1) Praveen Bansidhar Sanap
- 2) Laxman Bhivaji Gite

4) Qualifying comments/remarks if any : Clear Title

The report reflecting the flow of the title of the on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 01/10/2024


Nitin M. Kamble
(Advocate)



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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract issued by revenue authority aurangabad on dated 07/06/2022 Plot No.32, 37,38, 39 and 40, 32, 37, 38, 39 and 40, Gut No. 129 Part, 130 Part, situated at Satara Taluka & District Aurangabad (MH) 431002. bearing land area of **1510 Sq.Mtrs.**
- 2) Mutation Entry No: 3362, 4536 and 8716.
- 3) Search report for 30 years from 02/10/1993 till Date 01/10/2024 vide challan receipt no. GRN No. MH20011554655202122P Taken from Sub-Registrar' office at Aurangabad.
- 4) Any other relevant title: No, present land owners have Clear Title. Litigations if any: litigation not available on said land.

Date: 01/10/2024


Nitin M. Kamble
(Advocate)

