
To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot Nos. 36, 37, 38, 39 situated in Gut No. 222/1 to 222/5 Now Gut No. 222/1 of village Kumbephal, Tq. And Dist. Aurangabad.

I have investigated the title of the said plots on the request of M/s Rukmaai Builders and Developers LLP and following documents i.e. :-

1. Description of the property.

All that piece and parcel of property bearing Plot No. 36 admeasuring 580.274 sq.mtr, Plot No. 37 admeasuring 50 sq.mtr, Plot No. 38 admeasuring 350 sq.mtr. and Plot No. 39 admeasuring 350 sq.mtr totaling to 1630.274 sq.mtr situated in Gut No. 222/1 of village Kumbephal, Tq. And Dist. Aurangabad which is within Registration District Aurangabad and sub-registration Taluka Aurangabad and is bounded as follows:-

Towards East	:-	12 Meter wide road.
Towards West	:-	Plot No. 40 from the lay-out.
Towards North	:-	12 Meter wide road.
Towards South	:-	Plot No. 35 from the lay-out.

Along with the all the rights of easement, hereditaments, appurtenances and benefits attached thereto.

(Hereinafter referred to as the **SAID PROPERTY**)

2. The Documents of allotment of plots.

- I. Sale Deed bearing number 6609/2023 dated 01.08.2023 in respect of plots no. 36, 37 and 38 executed in favor of M/s Rukmaai Builders and Developers LLP.
- II. Sale Deed bearing number 6608/2023 dated 01.08.2023 in respect of plots no. 39 executed in favor of M/s Rukmaai Builders and Developers LLP.

- III. 7/12 extract dated 05.06.2024 issued by the Talathi of village Kumbephal.
- IV. Mutation entries no. 7903 and 7904 in respect of the said property.
- V. Limited Liability Partnership Agreement of M/s Rukmaai Builders and Developers LLP.
- VI. Certificate of Incorporation of M/s Rukmaai Builders and Developers LLP.
- VII. Sale Deed bearing number 5704/2011 dated 19.07.2011 in respect of land Gut No. 222/1 to 222/5 admeasuring 24 Acres 04 Aar executed in favor of M/s Pride Constro Ventures LLP, predecessor in title of my clients.
- VIII. NA order issued by the Collector Aurangabad dated 25.01.2016 and revised order dated 16.12.2016.
- IX. Final Lay-Out Permission along with Lay-Out Map dated 03.12.2016 issued by the Assistant Director, Town Planning, Aurangabad.

3. 7/12 extract of the plots dated 05.06.2024 and mutation entry no. 7903 & 7904.

4. Search report for 30 years from 1995 to 2024 taken from Sub-Registrar Office, Aurangabad vide receipt no. MH003150223202425E.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said plots, I am of the opinion that the title of M/s Rukmaai Builders and Developers is clear, marketable and without any encumbrance.

Owners of the land:-

M/s Rukmaai Builders and Developers LLP.

Plot Nos. 36, 37, 38, 39 situated in Gut No. 222/1 to 222/5 Now Gut No. 222/1 of village Kumbephal, Tq. And Dist. Aurangabad.

Qualifying comments/remarks if any- No.

Date: 10.06.2024.


 **Adv. Pratik A. Bhosle**
LLM (UK)
Enroll. No. MAH/1802/2014
HIGH COURT AURANGABAD
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FORMAT A

FLOW OF THE TITLE OF THE SAID PLOTS

1. 7/12 Extract.
2. Mutation Entry.
3. Search report for past 30 years from 1995 taken from Sub-Registrar Office, Aurangabad vide receipt no. MH003150223202425E.
4. Any other relevant title.
5. Litigations if any.

Date: 10.06.2024


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