r. Sandeep B. Wagh
(B. Sc. LL. B.)
ADVOCATE

Office: Plot No. 15,
vrundawan,Ahinsa Nagar,
Jalna Road, Aurangabad
Mb.-9422714417

E-mail: sandeepwagh21@gmail.com

Date: 08/06/2023

FORMAT – A
(Circular No.:- 28/2021)

To
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Property bearing Land Gut No. 37, adm. 61-R, (1-acer 21-Guthe), situated at Sundarwadi, Tq and Dist. Aurangabad** (hereinafter referred as the said plot)

I have investigated the title of the said Land on the request of Mr. Rupesh Prakashchand Mutha and following documents are verified

1) Description of the property:-
Property bearing Land Gut No. 37, adm. 61-R, (1-acer 21-Guthe), situated at Sundarwadi, Tq and Dist. Aurangabad and bounded as :-

Boundaries

East:- St. Lawrence Education for Chairman Managing Trust Ankolin at Buker,
West:- Bajrang Rethe and Nala
South:- St. Lawrence Education for Chairman Managing Trust Ankolin at Buker.
North:- Bansode Plot.

2) The documents of allotment of plot.

Sr. No.	Date	Particulars of Documents	Remark
1		Copy of 7/12 extract in respect of Land Gut no. 37, situated at Sunderwadi, Tq and Dist. Aurangabad in the name of Mr. Tukaram Namdeo Rithe mutated vide mutation entry no. 138 since 1992.	Photocopy
2	14.07.1999	Copy of registered sale deed bearing day book no. 3109/1999, dated 14.07.1999 executed by Mr. Tukaram Namdeo Rithe in favour of Mr. Rajesh Ramvilas Goyanka in respect of Land Gut no. 37, situated at Sunderwadi, Tq and Dist. Aurangabad.	Photocopy
3	28.02.2008	Copy of registered sale deed bearing day book no. 960/2008, dated 28.02.2008 executed by Mr. Rajesh Ramvilas Goyanka infavour of Mr. Rupesh Prakashchand Mutha in respect of Land	Photocopy

Adv. Sandeep B. Wagh Advocate Aurangabad

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		Gut no. 37, adm. 61-R, situated at Sundarwadi, Tq and Dist. Aurangabad.	
4	22.04.2008	Copy of 7/12 extract issued by concern authority in the name of Mr. Rupesh Prakashchand Mutha in respect of Land Gut no. 37, adm. 61-R, situated at Sundarwadi, Tq and Dist. Aurangabad mutated vide mutation entry no. 1130.	Photocopy
5		Copy of 7/12 extract issued by concern authority in the name of Mr. Rupesh Prakashchand Mutha in respect of Land Gut no. 37, adm. 61-R, situated at Sundarwadi, Tq and Dist. Aurangabad and bank charge of the Akola Janta Commercial Co-operative Bank noted on 7/12 extract vide mutation entry no. 1448 & 3153.	Photocopy

3) **7/12 extract or property card issued by Sub-Registrar, Aurangabad,:-**
7/12 extract issued by concern authority in the name of Mr. Rupesh Prakashchand Mutha in respect of Land Gut no. 37, adm. 61-R, situated at Sundarwadi, Tq and Dist. Aurangabad

4) **Search report for 30 years from 01.04.1993 till 07.06.2023**

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the **Property bearing Land Gut No. 37, adm. 61-R, (1-acer 21-Guthe), situated at Sundarwadi, Tq and Dist. Aurangabad.** I am of the opinion that the title of **Mr. Rupesh Prakashchand Mutha is** having clear, marketable and without any encumbrances.
Owners of the Land :- **Mr. Rupesh Prakashchand Mutha**
Property :- **Property bearing Land Gut No. 37, adm. 61-R, (1-acer 21-Guthe), situated at Sundarwadi, Tq and Dist. Aurangabad.**

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

Encl : **Annexure.**

PLACE : AURANGABAD
Date: 08.06.2023

Adv. Sandeep B. Wagh
Advocate

Adv. Sandeep B. Wagh Advocate Aurangabad

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Flow of the title of the said land

It appears from the records produced before me and the records maintained and made available to me by the Revenue Office and the Sub-Registrar office, Aurangabad, Mr. Tukaram Namdeo Rithe was owned and possessed Land Gut no. 37, situated at Sunderwadi, Tq and Dist. Aurangabad mutated vide mutation entry no. 138 since 1992.

That, registered sale deed bearing day book no. 3109/1999, dated 14.07.1999 executed by Mr. Tukaram Namdeo Rithe in favour of Mr. Rajesh Ramvilas Goyanka in respect of Land Gut no. 37, situated at Sunderwadi, Tq and Dist. Aurangabad

That, registered sale deed bearing day book no. 960/2008, dated 28.02.2008 executed by Mr. Rajesh Ramvilas Goyanka infavour of Mr. Rupesh Prakashchand Mutha in respect of Land Gut no. 37, adm. 61-R, situated at Sundarwadi, Tq and Dist. Aurangabad

That, 7/12 extract issued by concern authority in the name of Mr. Rupesh Prakashchand Mutha in respect of Land Gut no. 37, adm. 61-R, situated at Sundarwadi, Tq and Dist. Aurangabad mutated vide mutation entry no. 1130

That, 7/12 extract issued by concern authority in the name of Mr. Rupesh Prakashchand Mutha in respect of Land Gut no. 37, adm. 61-R, situated at Sundarwadi, Tq and Dist. Aurangabad and bank charge of the Akola Janta Commercial Co-operative Bank noted on 7/12 extract vide mutation entry no. 1448 & 3153

In view of the above submission and discussion, I hold an opinion that, Mr. Rupesh Prakashchand Mutha is the absolute owner and possessor of the **Property bearing Land Gut No. 37, adm. 61-R, (1-acer 21-Guthe), situated at Sundarwadi, Tq and Dist. Aurangabad** and holds absolute title, right, possession over the same **except the charge of the Akola Janta Commercial Co-operative Bank.**

Adv. Sandeep B. Wagh Advocate Aurangabad

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(B. Sc. LL. B.)
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1) 7/12 extract issued by concern authority in the name Mr. Rupesh Prakashchand Mutha is the absolute owners and possessors of the **Property bearing Land Gut No. 37, adm. 61-R, (1-acer 21-Guthe), situated at Sundarwadi, Tq and Dist. Aurangabad.**
2) Mutation entry no. : 1130

3) Search report for 30 years from 01.04.1993 to 07.06.2023 Taken from Sub-Registrar' office Aurangabad : and fees deposited vide receipt no. receipt No. MH003259764202324E, dated 08.06.2023
4) Any other relevant title. **except the charge of the Akola Janta Commercial Co-operative Bank**

5) Litigations if any. :- **as on date Nil, but authority may obtain affidavit regarding no litigations pending from the owner of the property.**

PLACE : AURANGABAD
Date: 08.06.2023

8/6/23.
Adv. Sandeep B. Wagh
Advocate

Adv. Sandeep B. Wagh Advocate Aurangabad

Adv. Sandeep Wagh
Off : 15, "Vrundavan", Ahinsa Nagar,
Behind HDFC Bank, Jalna Road,
Aurangabad - 431001.
Cell : 9422714417

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CHALLAN

MTR Form Number-6

GRN	MH003259674202324E	BARCODE		Date	08/06/2023-10:40:46	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)	AAWPW7481R
Office Name	AGD JT DIST REGISTRAR AURANGABAD	Full Name	Sandeep Wagh
Location	AURANGABAD		
Year	2023-2024 From 10/06/1993 To 08/06/2023	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	GUT NO 37 SUNDERWADI AURANGABAD
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	00040572023060830829 IK0CGZYJT5
Cheque/DD No.		Bank Date	RBI Date	08/06/2023-10:24:42 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. : 9422714417

NOTE: This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.

चलन चलन, टाइप ऑफ पेमेंट, मध्ये नमूद कारणांसाठीच लागू आणि इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Print Date 08-06-2023 10:42:15

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