



PRAVIN C.WANI
VIJAYA P.WANI (BARSE)
B.S.L.L.L.B
Advocate

Office : G-6/1, Navjeevan Colony, N-11 Hudco, Aurangabad, Mob.9503875306
 Email:adv.pravinwani@gmail.com

FORMAT-A
 (Circular No: 28/2021)

To,
 MahaRERA
 Aurangabad

LEGAL TITLE REPORT

- I) Sub:** Title clearance certificate with respect to the Plot No.01/Land admeasuring 2370.170 Sq.Mtrs, out of land Gut No.338/Part, of village Khumbephal, Tq. And Dist.Aurangabad (Hereinafter referred as the said Plot)

I have investigated the title of the said land on the request of Name/s of the Holders / Owners: **Nanasaheb S/o Sampatrao Shelke & Parmeshwar S/o Devidas Shelke** and following documents i.e.

1. **Description of the property:-** Plot No.01/Land admeasuring 2370.170 Sq.Mtrs, out of land Gut No.338/Part, of village Khumbephal, Tq. And Dist.Aurangabad.
2. **The Documents Of allotment of Plot:**
 - A. Copy of 7/12 extract of Gut No 338 of village Khumbephal, Tq. And Dist.Aurangabad Dt.21/09/2011.
 - B. Copy of Partition Deed Dt.20/05/2005 executed between KAKASAHEB SAMPAT SHELKE & NANA SAMPAT SHELKE.(Reg.No.2796/2005). Which was registered in the Office of Sub-Registrar Aurangabad office no.3.(00 Hector 76 Aar)



- C. Copy of Sale Deed Dt.02/05/2008 executed between CHABU MATHAJI JAWNE & NANA SAMPAT SHELKE being the VENDORS and RAMNATH NAMDEO SHELKE being the PURCHASER.(Reg.No.1883/2008). Which was registered in the Office of Sub-Registrar Aurangabad office no.6.(00 Hector 40 Aar)
- D. Copy of Sale Deed Dt.24/12/2010 executed between NANA SAMPAT SHELKE being the VENDOR and PARMESHWAR DEVIDAS SHELKE being the PURCHASER.(Reg.No.9432/2010). Which was registered in the Office of Sub-Registrar Aurangabad office no.3.(00 Hector 07 Aar)
- E. Copy of Mutation Entry No.3129 Dt.02/01/2011.
- F. Copy of 7/12 extract of Gut No 338 of village Khumbephal, Tq. And Dist.Aurangabad Dt.21/09/2011.
- G. Copy of Sale Deed Dt.21/09/2011 executed between NANA SAMPAT SHELKE being the VENDOR and PARMESHWAR DEVIDAS SHELKE being the PURCHASER.(Reg.No.5629/2011). Which was registered in the Office of Sub-Registrar Aurangabad office no.2.(00 Hector 02 Aar)
- H. Copy of Mutation Entry No.3401 Dt.20/12/2011.
- I. Copy of 7/12 extract of Gut No 338 of village Khumbephal, Tq. And Dist.Aurangabad Dt.06/02/2012
- J. Copy of Sale Deed Dt.08/02/2012 executed between RAMNATH NAMDEO SHELKE being the VENDOR and PARMESHWAR DEVIDAS SHELKE being the PURCHASER.(Reg.No.698/2012). Which was registered in the Office of Sub-Registrar Aurangabad office no.2.(00 Hector 02 Aar)
- K. Copy of Mutation Entry No.3445 Dt.03/03/2012.
- L. Copy of 7/12 extract of Gut No 338 of village Khumbephal, Tq. And Dist.Aurangabad Dt.07/10/2022.
- M. Copy of Sub Division Layout Permission issued by Aurangabad metropolitan Regional Development Authority vide Permit no. 20236 & Approval No.AMRDA/TR/2023/APL/00016 Dt.25/01/2023.
- N. Copy of Map
- O. Copy of Sanction Building Permission And Commencement Certificate issued by Aurangabad metropolitan Regional Development Authority



vide Building Permit no. 167018 & Permit No.AMRDA/B/2023/APL/00219 Dt.24/02/2023.

P. Copy of Building Plan.

Q. Copy of N.A.Order No.JA.K.2022/JAMA-2/CR/57 Dt.08/02/2023 issued by Tahsildar Aurangabad.

R. Copy of Deed of Declaration Dt.29/03/2023 executed by Nanasaheb S/o Sampatrao Shelke & Parmeshwar S/o Devidas Shelke being the OWNERS (Reg.No.2443/2023). Which was registered in the Office of Sub-Registrar Aurangabad No.1.(VANSH RESIDENCY)

S. Copy of Special Power Of Attorney Dt.29/03/2023 executed between **Nanasaheb S/o Sampatrao Shelke** being the EXECUTANT and Pramod Bandurao Shelke being the ATTORNEY HOLDER.(Reg.No.2444/2023) Which was registered in the Office of Sub-Registrar Aurangabad No.1.

T. 7/12 extract and mutation entry as per mention above.

U. Search Report for 30 years from 1994 to till 2023.

II)- On perusal of the above mentioned documents and all other relevant documents relating to title of said property, I am of the opinion that the title of **Nanasaheb S/o Sampatrao Shelke & Parmeshwar S/o Devidas Shelke** is clear, marketable and without any encumbrances.

Owners of the land:

Nanasaheb S/o Sampatrao Shelke & Parmeshwar S/o Devidas Shelke is owner of Plot No.01/Land admeasuring 2370.170 Sq.Mtrs, out of land Gut No.338/Part, of village Khumbephal, Tq. And Dist.Aurangabad.

Qualifying comments/remarks if any:

No

III)- The report reflecting the flow of the title of the Name/s of the Holders / Owners: Nanasaheb S/o Sampatrao Shelke & Parmeshwar S/o Devidas Shelke on the said Plot is enclosed herewith as annexure.

Encl: Annexure

Date:09/08/2023



ADVOCATE: PRAVIN C WANI

Pravin
09/08/2023



PRAVIN C. WANI
VIJAYA P. WANI (BARSE)

B.S.L.L.L.B

Advocate

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FLOW OF THE TITLE ON THE SAID PLOT

It is seen from the recital of old 7/12 extract, the land Gut No.338 of village Khumbhephal to the extent of 43 Aar is owned and possessed by Nana Sampat Shelke and 76 Aar land owned and possess by KAKASAHEB SAMPAT SHELKE & NANA SAMPAT SHELKE and their names are seen over the said respective land.

It is seen from the recital of Partition Deed Dt.20/05/2005, which is executed between KAKASAHEB SAMPAT SHELKE & NANA SAMPAT SHELKE bearing Reg.No.2796/2005 in respect of land Gut No.338 of village Khumbhephal to the extent of 76 Aar land. Which was registered in the Office of Sub-Registrar Aurangabad office no.3. AS per the said partition deed, the KAKASAHEB SAMPAT SHELKE got share to the extent of 30 Aar land & NANA SAMPAT SHELKE got share to the extent of 46 Aar land. On the basis of said partition deed their names are recorded over the said land respectively.

It is seen further from Sale Deed Dt.02/05/2008, which is executed by CHABU MATHAJI JAWNE & NANA SAMPAT SHELKE and sold land 20 Aar & 20 Aar respectively out of land Gut No.338 of village Khumbhephal to RAMNATH NAMDEO SHELKE vide Reg.No.1883/2008. Which was registered in the Office of Sub-Registrar Aurangabad office no.6.



It is further seen vide Sale Deed Dt.24/12/2010, the above said land owner named NANA SAMPAT SHELKE sold land 07 Aar out of land Gut No.338 of village Khumbhephal to PARMESHWAR DEVIDAS SHELKE vide Reg.No.9432/2010. Which was registered in the Office of Sub-Registrar Aurangabad office no.3. On the basis of said sale deed the name of said land purchaser is entered in revenue record vide Mutation Entry No.3129 Dt.02/01/2011 as an owner and possessor.

It is further seen from Sale Deed Dt.21/09/2011, the above said land owner NANA SAMPAT SHELKE also sold land 02 Aar out of land Gut No.338 of village Khumbhephal to PARMESHWAR DEVIDAS SHELKE vide Reg.No.5629/2011. Which was registered in the Office of Sub-Registrar Aurangabad office no.2. On the basis of said sale deed the name of said land purchaser is entered in revenue record vide Mutation Entry No.3401 Dt.20/12/2011 as an owner and possessor

It is also seen from Sale Deed Dt.08/02/2012, the land owner RAMNATH NAMDEO SHELKE sold land 02 Aar out of land Gut No.338 of village Khumbhephal to PARMESHWAR DEVIDAS SHELKE vide Reg.No.698/2012. Which was registered in the Office of Sub-Registrar Aurangabad office no.2. On the basis of said sale deed the name of said land purchaser is entered in revenue record vide Mutation Entry No.3445 Dt.03/03/2012 as an owner and possessor

It is seen from 7/12 extract of Gut No 338 of village Khumbhephal, Tq. And Dist.Aurangabad Dt.07/10/2022, names of land owner named NANA SAMPAT SHELKE & PARMESHWAR DEVIDAS SHELKE are seen over the land adm.35.16 Aar &11 Aar respectively as an owner and possessor.

It is seen that, the land owner named NANA SAMPAT SHELKE & PARMESHWAR DEVIDAS SHELKE file application before the AMRDA for Sub Division of land total Adm.31 Aar out of land Gut No.338. Thereafter in respect of Sub Division Layout Permission issued by Aurangabad metropolitan Regional Development Authority vide Permit no. 20236 & Approval No.AMRDA/TR/2023/APL/00016 Dt.25/01/2023 and also sanction Map/Layout.As per said sub division order the



Plot No.01/Land admeasuring 2370.170 Sq.Mtrs, out of land Gut No.338/Part, of village Khumbephal, Tq. And Dist.Aurangabad is sanction by AMRDA.

It is seen that, the land owner named NANA SAMPAT SHELKE & PARMESHWAR DEVIDAS SHELKE file application before the Tahsil office Aurangabad for N.A. of land total Adm.31 Aar out of land Gut No.338. Thereafter N.A.Order No.JA.K.2022/JAMA-2/CR/57 Dt.08/02/2023 issued by Tahsildar Aurangabad in respect of said land.

It is seen further the above said owner named NANA SAMPAT SHELKE & PARMESHWAR DEVIDAS SHELKE file application before the AMRDA for building permission over the plot no.01 Adm.2370.170 SQ.Mtrs out of land Gut No.338. Thereafter Sanction Building Permission And Commencement Certificate issued by Aurangabad metropolitan Regional Development Authority vide Building Permit no. 167018 & Permit No.AMRDA/B/2023/APL/00219 Dt.24/02/2023 and sanction Building Plan over the said plot.

It is seen the Deed of Declaration Dt.29/03/2023 executed by Nanasaheb S/o Sampatrao Shelke & Parmeshwar S/o Devidas Shelke in respect of said plot no.01 bearing Reg.No.2443/2023. Which was registered in the Office of Sub-Registrar Aurangabad No.1. And given name of outgoing project VANSH RESIDENCY.

Copy of Special Power Of Attorney Dt.29/03/2023 executed between **Nanasaheb S/o Sampatrao Shelke** being the EXECUTANT and Pramod Bandurao Shelke being the ATTORNEY HOLDER bearing Reg.No.2444/2023 Which was registered in the Office of Sub-Registrar Aurangabad No.1. The said Special Power of Attorney executed for given right for presentation of documents in respect of said plot.

Litigation if any- No

Date:09/08/2023

Pravini
09/08/2023
ADVOCATE: PRAVIN C WANI





CHALLAN
MTR Form Number-6



GRN	MH018092933202223P	BARCODE			Date	31/03/2023-16:43:02		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1					Full Name		ADV PRAVIN C WANI			
Location AURANGABAD										
Year 2022-2023 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 FOR 30 YRS PLOT NO 01 OUT OF LAND GUT NO 338/P					
					KHUMBHEPHAL TQ AND DIST AURANGABAD					
					Amount In		Seven Hundred Fifty Rupees Only			
Total				750.00	Words					
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	10000502023033114766		0610715483922	
Cheque/DD No.					Bank Date	RBI Date	31/03/2023-16:43:35		Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9503875306

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

संदर्भ चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

