PRATIK N. AGRAWAL
(B. Sc. LL. B.)
ADVOCATE HIGH COURT

93, BHUMI, Gandhi Nagar,
Near Bansilal Nagar, Station Road,
Aurangabad.
Mb.-9922966379.

Date-09.06.2024

FORMAT -A

To,
MahaRERA,

LEGAL TITLE REPORT

Subject :- Title Clearance Certificate with respect to Property bearing Land admeasuring 8100.00 Sq. Mtrs., out of Gut No. 2, situated at village Nanakwadi, Tq. & Dist. Aurangabad. (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/s. M S M Infra through its partners Shri. Vijay Ramdas Sakkarwar & Shri. Balaji Chandrabhan Patil and following documents i.e. :-

1) **DESCRIPTION OF THE PROPERTY**.

Property bearing Land admeasuring 8100.00 Sq. Mtrs., out of Gut No. 2, situated at village Nanakwadi, Tq. & Dist. Aurangabad.

BOUNDARIES OF THE PROPERTY :-

Towards East	:	Harsul Shiv
Towards West	:	Jagganath Kale's Land Gut No.2, Nanakwadi
Towards South	:	Sau. Rekha Kalyan Kale Gut No.2, Nanakwadi
Towards North	:	Remaining Land of Owner Gut No.2, Nanadwadi

2) THE DOCUMENTS OF ALLOTMENT OF PLOT:

Sr. No.	Date	Particulars	Remarks
01.	18.09.2010	That Registered Sale Deed bearing daybook No. 7472/2010 executed on 18.09.2010 by Shri. Damodhar Rangrao Pargaonkar, Shri. Prakash Rangrao Pargaonkar, Shri. Shree Rajendra Pargaonkar, Shri. Rajendra Vinayak Pargaonkar infavour of Sau. Vijaya Bhaskar Musande, Sau. Nilabai Vaijinath Kale, Shri. Jagannath Vaijinath Kale, Sau. Varsha Jagannath Kale, Sau. Rekha Kalyan Kale, Shri. Bhausaheb Vaijinath Kale & Sau. Rajana Bhausaheb Kale in respect to land admeasuring 6H 79R, out of Gut No. 2, situated at village Nanakwadi, Tq. & Dist. Aurangabad. That on the basis of Registered Sale Deed land admeasuring 40R was came in the share of Sau. Vijaya Bhaskar Musande, land admeasuring 2H 87R was came in the share of Sau. Nilabai Vaijinath Kale, land admeasuring 1H 51R was came in the share of Shri. Jagannath Vaijinath Kale, land admeasuring 40R was came in the share of Sau. Varsha Jagannath Kale, land admeasuring 40R was came	Photocopy

Pratik N. Agrawal ADVOCATE HIGH COURT Aurangabad

		in the share of Sau. Rekha Kalyan Kale, land admeasuring 81R was came in the share of Shri. Bhausaheb Vaijinath Kale & land admeasuring 40R was came in the share of Sau. Ranjana Bhausaheb Kale.	
02.	16.10.2010	That Mutation Entry bearing No. 15 has been issued by Concern Revenue Authority in the name of Sau. Vijaya Bhaskar Musande, Sau. Nilabai Vaijinath Kale, Shri. Jagannath Vaijinath Kale, Sau. Varsha Jagannath Kale, Sau. Rekha Kalyan Kale, Shri. Bhausaheb Vaijinath Kale & Sau. Rajana Bhausaheb Kale in respect to land admeasuring 6H 79R, out of Gut No. 2, situated at village Nanakwadi, Tq. & Dist. Aurangabad.	Photocopy
03.	15.03.2022	That Notarized Partition Deed has been executed on 15.03.2022 by Shri. Kalyan Vaijinath Kale, Shri. Bhausaheb Vaijinath Kale, Shri. Jagannath Vaijinath Kale with the consent of Sau. Vijaya Bhaskar Musande in respect to land admeasuring 2H 87R, out of Gut No. 2, situated at village Nanakwadi, Tq. & Dist. Aurangabad	Photocopy
04.	06.04.2022	That Mutation Entry bearing No. 45 has been issued by Concern Revenue Authority on 06.04.2022 in the name of Shri. Kalyan Vaijinath Kale, Shri. Bhausaheb Vaijinath Kale, Shri. Jagannath Vaijinath Kale & Sau. Vijaya Bhaskar Musande in respect to land admeasuring 2H 87R, out of Gut No. 2, situated at village Nanakwadi, Tq. & Dist. Aurangabad on the basis of death of Sau. Nilabai Vaijinath Kale. That Shri. Kalyan Vaijinath Kale, Shri. Bhausaheb Vaijinath Kale, Shri. Jagannath Vaijinath Kale & Sau. Vijaya Bhaskar Musande has mutated their names as legal heirs of deceased Sau. Nilabai Vaijinath Kale.	Photocopy
05.	09.04.2022	That Order has been passed by Upper Tehsildar, Aurangabad U/s. 85 of MLR Code, 1966 on 09.04.2022 in File No. 2022/JAMA-2/VATNI/KAVI in the name of Shri. Kalyan Vaijinath Kale, Shri. Bhausaheb Vaijinath Kale, Shri. Jagannath Vaijinath Kale & Sau. Vijaya Bhaskar Musande in respect to land admeasuring 2H 87R, out of Gut No. 2, situated village Nanakwadi, Tq. & Dist. Aurangabad & thereby the land has been partitioned & on the basis of this partition land admeasuring 2H 00R was came in the share of Shri. Kalyan Vaijinath Kale, land admeasuring 38R was came in the share of Shri. Bhausaheb Vaijinath Kale & land admeasuring 49R was	Photocopy

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		came in the share of Shri. Jagannath Vaijinathrao Kale.	
06.	11.04.2022	That Mutation Entry bearing No. 46 has been issued by Concern Revenue Authority on 11.04.2022 in the name of Shri. Kalyan Vaijinath Kale, Shri. Bhausaheb Vaijinath Kale, Shri. Jagannath Vaijinath Kale on the basis of application made before Upper Tehsildar, Aurangabad for partition of land admeasuring 2H 87R & thereby land admeasuring 2H 00R was came in the share of Shri. Kalyan Vaijinath Kale, land admeasuring 38R was came in the share of Shri. Bhausaheb Vaijinath Kale & land admeasuring 49R was came in the share of Shri. Jagannath Vaijinathrao Kale & accordingly their names were mutated.	Photocopy
07.	30.06.2023	That Registered Sale Deed bearing daybook No. 6358/2023 executed on 30.06.2023 by Shri. Kalyan Vaijinath Kale infavour of M/s. M S M Infra through its partners Shri. Vijay Ramdas Sakkarwar & Shri. Balaji Chandrabhan Patil in respect to land admeasuring 00H 81R, out of Gut No. 2, situated at village Nanakwadi, Tq. & Dist. Aurangabad.	Photocopy
08.	03.05.2024	That Commencement Certificate has been issued by Municipal Corporation, Aurangabad on 03.05.2024 bearing Permission No. 37/2024-25 in the name of M/s. M S M Infra through its partners Shri. Vijay Ramdas Sakkarwar & Shri. Balaji Chandrabhan Patil in respect to land admeasuring 8100.00 Sq. Mtrs., out of Gut No. 2, situated at village Nanakwadi, Tq. & Dist. Aurangabad.	Photocopy
09.	03.05.2024	That Sanctioned Construction Plan has been issued by Municipal Corporation, Aurangabad on 03.05.2024 in the name of M/s. M S M Infra through its partners Shri. Vijay Ramdas Sakkarwar & Shri. Balaji Chandrabhan Patil in respect to land admeasuring 8100.00 Sq. Mtrs., out of Gut No. 2, situated at village Nanakwadi, Tq. & Dist. Aurangabad.	Photocopy
10.	03.06.2024	That, SANAD U/s.42-A has been issued by Appar Tahshildar, Chatrapati Sambhajinagar in the name of M/s. M S M Infra through its partners Shri. Vijay Ramdas Sakkarwar & Shri. Balaji Chandrabhan Patil in respect of land admeasuring 8100.00 Sq. Mtrs., out of Gut No. 2, situated at village Nanakwadi, Tq. & Dist. Aurangabad.	Photocopy

Pratik N. Agrawal ADVOCATE HIGH COURT Aurangabad

3) 7/12 extract digitally issued by Talathi, Nanakwadi dated 09.06.2024, Mutation Entry No.51.

4) Search Report for 30 Years from 01.01.1993 to 09.06.2024.

5) 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 M/s. M S M Infra through its partners Shri. Vijay Ramdas Sakkarwar & Shri. Balaji Chandrabhan Patil is clear, marketable and without any encumbrances.

Owners of the Land –

1. M/s. M S M Infra through its partners Shri. Vijay Ramdas Sakkarwar & Shri. Balaji Chandrabhan Patil, Property bearing Land admeasuring 8100.00 Sq. Mtrs., out of Gut No. 2, situated at village Nanakwadi, Tq. & Dist. Aurangabad..

6) The report reflecting the flow of the title of the M/s. M S M Infra through its partners Shri. Vijay Ramdas Sakkarwar & Shri. Balaji Chandrabhan Patil on the said land is enclosed herewith as annexure.

Encl. Annexure

PLACE : AURANGABAD
DATE : 09.06.2024

Pratik N. Agrawal
ADVOCATE
HIGH COURT
Aurangabad

(PRATIK N AGRAWAL)
ADVOCATE

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93, BHUMI, Gandhi Nagar,
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Date-09.06.2024

FLOW OF THE TILE OF THE SAID LAND

1. 7/12 extract as on date of Application for Registration is in the name of M/s. M S M Infra through its partners Shri. Vijay Ramdas Sakkarwar & Shri. Balaji Chandrabhan Patil.

2. Mutation Entry No. 2109 & 2499 is in the name of M/s. M S M Infra through its partners Shri. Vijay Ramdas Sakkarwar & Shri. Balaji Chandrabhan Patil.

3. Search Report for 30- Years from 1993 to 2024 is taken from Sub-Registrar office at Aurangabad.

4.

1. That Registered Sale Deed bearing daybook No. 7472/2010 executed on 18.09.2010 by Shri. Damodhar Rangrao Pargaonkar, Shri. Prakash Rangrao Pargaonkar, Shri. Shree Rajendra Pargaonkar, Shri. Rajendra Vinayak Pargaonkar infavour of Sau. Vijaya Bhaskar Musande, Sau. Nilabai Vaijinath Kale, Shri. Jagannath Vaijinath Kale, Sau. Varsha Jagannath Kale, Sau. Rekha Kalyan Kale, Shri. Bhausaheb Vaijinath Kale & Sau. Rajana Bhausaheb Kale in respect to land admeasuring 6H 79R, out of Gut No. 2, situated at village Nanakwadi, Tq. & Dist. Aurangabad. That on the basis of Registered Sale Deed land admeasuring 40R was came in the share of Sau. Vijaya Bhaskar Musande, land admeasuring 2H 87R was came in the share of Sau. Nilabai Vaijinath Kale, land admeasuring 1H 51R was came in the share of Shri. Jagannath Vaijinath Kale, land admeasuring 40R was came in the share of Sau. Varsha Jagannath Kale, land admeasuring 40R was came in the share of Sau. Rekha Kalyan Kale, land admeasuring 81R was came in the share of Shri. Bhausaheb Vaijinath Kale & land admeasuring 40R was came in the share of Sau. Ranjana Bhausaheb Kale.
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5. That Order has been passed by Upper Tehsildar, Aurangabad U/s. 85 of MLR Code, 1966 on 09.04.2022 in File No. 2022/JAMA-2/VATNI/KAVI in the name of Shri. Kalyan Vaijinath Kale, Shri. Bhausaheb Vaijinath Kale, Shri. Jagannath Vaijinath Kale & Sau. Vijaya Bhaskar Musande in respect to land admeasuring 2H 87R, out of Gut No. 2, situated village Nanakwadi, Tq. & Dist. Aurangabad & thereby the land has been partitioned & on the basis of this partition land admeasuring 2H 00R was came in the share of Shri. Kalyan Vaijinath Kale, land admeasuring 38R was came in the share of Shri. Bhausaheb Vaijinath Kale & land admeasuring 49R was came in the share of Shri. Jagannath Vaijinathrao Kale.
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5. Litigation - Nil

Pratik N. Agrawal ADVOCATE HIGH COURT Aurangabad

PLACE : AURANGABAD
DATE : 23.03.2023

(PRATIK N AGRAWAL)
ADVOCATE

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- नानकवाडी (५४८७७५) तालुका :- छत्रपती संभाजीनगर जिल्हा :- छत्रपती संभाजीनगर

PU-ID : 37875838477 गट क्रमांक व उपविभाग २ 37875838477

भुधारणा पद्धती भोगवटादार वर्ग -१ शेताचे स्थानीक नाव : ताडबाग

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	३	दिलीप दानोधर शेळके	०.७८.६३	२.४३		(४२)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	५	जयश्री दिलीप शेळके	०.३१.६४	०.९८		(४०)	इतर अधिकार
जिरायत ८.०३.००							इतर
बागायत -	६	विजया भास्कर मुसांडे	०.४०.००	१.२३		(९५)	विहिर एक पडीत स्वतत्र .(१)
एकुण							स न १ मधील विहिर चे पाणी मिळते (१)
ला.यो. क्षेत्र ८.०३.००	७	[~~मिलाबाई वैजीनाथ काळे~~	~~२.८७.००~~	~~८.८७~~	]	(४५)	बोजा
ब) पोटखराब क्षेत्र	८	जगन्नाथ वैजीनाथ काळे	२.००.००	६.१९		(४६)	मौजे पिसादेवी वि.का.सो व जी.म.स.बँक हर्सूल यांचा (२)
(लागवड अयोग्य)							बोजा - विविध कार्याकारी सोसायटी शाखा
वर्ग (अ) -	९	वर्षा जगन्नाथ काळे	०.४०.००	१.२३		(९५)	र रु १४,००० रेखा कल्याण काळे यांच्याकडे बोजा (३३)
वर्ग (ब) -							
एकुण	१०	रेखा कल्याण काळे	०.४०.००	१.२३		(९५)	र रु १४,००० वर्षा जगन्नाथ काळेयांच्याकडे बोजा (३३)
पो.ख.क्षेत्र ०.००.००	११	भाऊसाहेब वैजीनाथ काळे	१.१९.००	३.६८		(४६)	र रु १४,००० विजया भास्कर मुसाडे कडे बोजा (३३)
एकुण क्षेत्र ८.०३.००							
(अ+ब)	१२	रंजना भाउसाहेब काळे	०.४०.००	१.२३		(९५)	[बोजा - राष्ट्रीयकृत बँक गहाण](४१)
आकारणी २४.८४	१६	स मुसा स चाद प्लॉट न २५ व २६	०.००.६४	०.०२		(३९)	[दिनांक ०४/०७/२०१७ रोजी शिवाजी नागरी सहकारी बँक लि पैठण चा भाऊसाहेब वैजीनाथ काळे यांच्या नावे र रु ४५०००००/- कर्ज](४१)
जुडी किंवा विशेष आकारणी	२०	सय्यद महेमूद सय्यद अमीर प्लॉट नं ९ व १०	०.०१.१२	०.०३		(३२)	बोजा - राष्ट्रीयकृत बँक गहाण
	२७	सुरय्या बेगम भ्र सालम बीन माजी प्लॉट नं २ व ३	०.०१.१२	०.०३		(१८)	एच.डी.एफ.सी.बँक शाखा वालुज औरंगाबाद यांच्या कडून रक्कम रुपये ७०००००० /-भाऊसाहेब वैजीनाथराव काळे, व रंजना भाऊसाहेब काळे यांचा नावे कर्ज (४४)
	२८	शेख कासम शेख चाँद प्लॉट नं २७	०.००.६३	०.०२		(२२)	[बोजा - विविध कार्याकारी सोसायटी शाखा](४७)
	२९	सलीमोद्दिन अल्लाउद्दीन नागोरी प्लॉट नं २९ व ३०	०.०१.१२	०.०३		(२९)	[र रु १४,००० रंजना भाऊसाहेब काळे यांच्याकडे बोजा](४७)
	३०	आसिफ अकबर शहा कलीम मगलु शहा प्लॉट नं २७ व २८ ------सामाईक क्षेत्र------	०.०१.१२	०.०३		(३०) (३०)	बोजा एच डी एफ सी बँक औरंगाबाद यांच्या कडून रक्कम रुपये १०००००००/- भाऊसाहेब वैजीनाथ काळे यांच्या नावे कर्ज. (४८)

हा गाव नमुना क्रमांक ७ दिनांक १२/०४/२०२४ ०१:५८:३७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर सर्व लोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०९/०६/२०२४ : १३.०९.३८ PM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dslr/ या संकेत स्थळावर जाऊन 19051000011655547 हा क्रमांक वापराजा.

	३१	सुरय्याबी अय्युब शहा प्लॉट नं. ०५,२६	०.०१.३१	०.०४		(३९)
	३२	सय्यद नईम पिता सय्यद कलीम	०.०५.००	०.१५		(४०)
	३३	मोहंमद अय्युब मोहंमद कय्युम प्लॉट नं १,२,३	०.०१.६७	०.०५		(४२)
	३५	[भाऊसाहेब वैजिनाथराव काळे	२.८७.००	८.८८	]	(४६)
		[कल्याण वैजिनाथराव काळे			]	(४६)
		[जगन्नाथ वैजिनाथराव काळे			]	(४६)
		[विजया भास्कर मुगांडे			]	(४६)
		------सामाईक क्षेत्र------	०.००.००	०		
	३६	कल्याण वैजीनाथराव काळे	०.३८.००	१.१८		(८१)
	४१	मे.एम. एस.एम.इन्फ्रा भागीदारी संस्था तर्फे				(५१)
		भागीदार विजय रामदास सक्करवार				
		बालाजी चंद्रभान पाटील				(५१)
		------सामाईक क्षेत्र------	०.८१.००	२.५१		
	१०६	निशा असोसिएटस भागीदारी संस्था तर्फे	०.८१.००	२.५१		(८१)
		भागीदार बालाजी चंद्रभान पाटील				

एच डी एफ सी बँक औरंगाबाद यांच्या कडून रक्कम रुपये १०००००००/- रंजना भाऊसाहेब काळे यांच्या नावे कर्ज. (४८)

प्रलंबित फेरफार : नाही.

शेवटचा फेरफार क्रमांक : ८१ व दिनांक : १२/०४/२०२४

जुने फेरफार क्र : (१) (२) (१०) (११) (१३) (१५) (१६) (१७) (१८) (२२) (२९) (३०) (३२) (३३) (३५) (३६) (३७) (३८) (३९) (४५) (४६) (५१)

शेरा आणि भुगावन चिन्हे :

हा गाव नमुना क्रमांक ७ दिनांक १२/०४/२०२४ ०१:५८:३७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०९/०६/२०२४ : १३.०९.३८ PM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dslr/ या संकेत स्थळावर जा.दि.न 190510000165547 हा क्रमांक वापरावा.

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- नानकवाडी (५४८७७५) तालुका :- छत्रपती संभाजीनगर जिल्हा :- छत्रपती संभाजीनगर

गट क्रमांक व उपविभाग २

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०२२-२३	खरीप	१२*						चालू पड	०.४०००	
		३*						चालू पड	०.७८६३	
		३६*						चालू पड	२.००००	

टीप : '' सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

CHALLAN
MTR Form Number-6

GRN	MH003253472202425E	BARCODE		Date	09/06/2024-12:56:06	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)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	PRATIK NARAYAN AGRAWAL
Location	PUNE		
Year	2024-2025 One Time	Flat/Block No.	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
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.	00040572024060976310	IK0CUCWOL1
Cheque/DD No.		Bank Date	RBI Date	09/06/2024-13:24:00	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 : 259927020 Mobile No. : 9922966379

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 09-06-2024 01:00:09