VINOD E. NAVHATE
ADVOCATE

HOUSE NO. 1045,
GAVLIPURA, CHHAVANI,
CHHATRAPATI SAMBHAJI NAGAR.
MOBILE NO. 9226779371

FORMAT-A
(Circular No. 28/2021)

To,
MAHARERA,
Authority

LEGAL TITLE REPORT

{I} **Sub :-** TITLE CLEARANCE CERTIFICATE WITH RESPECT:- Plot number 31 Admg. 70.62 Sq. Mtrs of land gut number 58 and 60 to the extent of 2287.50 Sq. Mtrs. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar ar, belongs to Shri Balu Punjaram Agale {as a owner and developer}.

I have investigated the title of the said plot on the request of Shri Balu Punjaram Agale as a owner and developer and following documents i.e. :-

{1} Description of the property :-

BOUNDARIES: :- Plot number 31 Admg. 70.62 Sq. Mtrs of land gut number 58 and 60 to the extent of 2287.50 Sq. Mtrs. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar.

(Mentioned in Regd. Sale Deed)

TOWARDS EAST: LAYOUT OF GUT NUMBE R58 AND 09.00 M.W. ROAD
TOWARDS WEST: SHENDRA JAHANGIR GAOTHAN
TOWARDS NORTH: LAND OF GUT NUMBER 60/PART
TOWARDS SOUTH: LAND OF GUT NUMBER 61/PART

{2} The documents of Plot/Land :-

a) Regd. sale deed bearing its daybook number 4091 dated 01/08/2001
b) Regd. Sale bearing its daybook number 4828 dated 06/12/2006
c) Regd. Sale bearing its daybook number 6916 dated 11/12/2008
d) Regd. Sale bearing its daybook number 4092.
e) Regd. Sale bearing its daybook number 532 dated 20/01/2015
f) Regd. Sale bearing its daybook number 3595 dated 12/05/2022
g) Non Agricultural Order dated 01/12/2012
h) Plot Layout Plan dated 06/11/2012
i) Regd. Sale Deed bearing its daybook number 372 dated 02/02/2013.
j) Regd. Partition deed bearing its daybook number 3666 dated 17/05/2021
k) Regd. Sale Deed bearing its daybook number 6004 dated 12/10/2022
l) Non Agricultural Order U/s. 42 of M. L. R. of 1966 dated 31/03/2023
m) Commencement Certificate dated 28/04/2023
n) Regd. Deed of Declaration bearing its daybook number 9106 dated 08/10/2024
o) Mutation entries number 1106,1226,1583,1907,2921 and 3384
p) Old 7/12 extract and digital 7/12 extract of land gut number 58 and 60

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{II} Search report for 30 years from 1995 to 2026 taken from Sub-Registrar office at Chhatrapati Sambhaji Nagar. (Maharashtra).

On perusal of the above- document and all other relevant documents relating to the title of the said property, I am opinion that :- Shri Balu Punjaram Agale in owner and possessor of Plot number 31 Admg. 70.62 Sq. Mtrs of land gut number 58 and 60 to the extent of 2287.50 Sq. Mtrs. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar. His title are free from all encumbrances.

Owner of the Plot :- :- Plot number 31 Admg. 70.62 Sq. Mtrs of land gut number 58 and 60 to the extent of 2287.50 Sq. Mtrs. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar is owned and possessed by Shri Balu Punjaram Agale as a owner.

{III} The report reflecting the flow of the title of the Shri Balu Punjaram Agale as a owner and developer on the said Plot number 31 Admg. 70.62 Sq. Mtrs of land gut number 58 and 60 to the extent of 2287.50 Sq. Mtrs. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar is enclosed herewith as annexure :-

Encl : Annexure.

Date:- 31/01/2025

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VINOD E. NAVHATE * ADVOCATE Regn No. 36101/2004

VINOD E. NAVHATE
ADVOCATE

HOUSE NO. 1045,
GAVLIPURA, CHHAVANI,
CHHATRAPATI SAMBHAJI NAGAR.
MOBILE NO. 9226779371

FORMAT-A
(Circular No. 28/2021)
Flow of Title of the said Project land

A- **Name of Owner:-** Shri Balu Punjaram Agale {As a Owner and Developer}.

B- Complete or full description of the immovable property/(ies: Plot number 31 Admg. 70.62 Sq. Mtrs of land gut number 58 and 60 to the extent of 2287.50 Sq. Mtrs. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar.

i)Complete or full description of the Property: -	Plot number 31 Admg. 70.62 Sq. Mtrs of land gut number 58 and 60 to the extent of 2287.50 Sq. Mtrs. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar.
ii)Survey No.	Gut number 60 and Land Gut number 58
iii) Door no. (in case of house property)	Gut number 60 and Plot number 31 of Land Gut 58
iv)Extent/Areas including plinth/built up area in case of house property	Land area admg. 00. H. 22.50 R of land gut number 60 And Plot number 31- admg. 70.62 Sq. Mtrs of land gut number 58
v)Locations like name of the place, village, city, registration, sub-district etc.	Situated at village Shendra Jahangir, Tq. and Dist. Chhatrapati Sambhaji Nagar.
	TOWARDS EAST: LAYOUT OF GUT NUMBER 58 AND 09.00 M.W. ROAD TOWARDS WEST: SHENDRA JAHANGIR GAOTHAN TOWARDS NORTH: LAND OF GUT NUMBER 60/PART TOWARDS SOUTH: LAND OF GUT NUMBER 61

C-FLOW OF TITLE OF THE SAID PLOT

During my search, As per 7/12 extract {year 1990-91} issued by concern revenue authority in the name of Shri Dhondiba Tuljaram Kachkure in respect of land gut number 60 to the extent of 00 H. 38 R. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar.

Further, Shri Dhondiba Tuljaram Kachkure has been executed regd. sale deed bearing its daybook number 4091 dated 01/08/2001 in the name of Shri Dadarao Pandurang Kakde through his U/g. Shri Pandurang Dattu Kakde in respect of land gut number 60 to the extent of 00 H. 38 R. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar. On the basis of this regd. sale deed concern revenue authority has mutated name of Shri Dadarao Pandurang Kakde through his U/g. Shri Pandurang Dattu Kakde in 7/12 extract vide its mutation entry number 1106 dated 20/08/2001.

Further, As per Mutation entry number 1226 dated 27/02/2004 has been issued by concern revenue authority which goes to show that on the basis of Court Compromise order in RCS number 886/1999 dated 13/12/2002 the Hon'ble Tahsildar Chhatrapati Sambhaji Nagar has issued order vide its file number 2004/JAMA/2/KAVI/ dated 31/01/2004 and thereby land gut number 60 to the extent 00 H. 30 R {which is purchased by Smt. Bhikubai Dhondiba Kachkure} is partitioned in the name of following beneficiaries :

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1} Smt. Shantabai Kisan Mhaske – to the extent of 00 H. 07 ½ R.
2} Smt. Shashikala Shankar Mhaske – to the extent of 00 H. 07 ½ R.
3} Smt. Jijabai Uttamrao Dandge – to the extent of 00 H. 07 ½ R.
4} Smt. Bhikubai Dhondiba Kachkure- to the extent of 00 H. 07 ½ R.

That, 7/12 extract has been issued by concern revenue authority in the name of {1} Smt. Shantabai Kisan Mhaske – to the extent of 00 H. 07 ½ R., {2} Smt. Shashikala Shankar Mhaske – to the extent of 00 H. 07 ½ R., {3} Smt. Jijabai Uttamrao Dandge – to the extent of 00 H. 07 ½ R. and {4} Smt. Bhikubai Dhondiba Kachkure- to the extent of 00 H. 07 ½ R. of land gut number 60, Situated at village Shendra Jahangir, Tq. and Dist. Chhatrapati Sambhaji Nagar.

That, Regd. Sale bearing its daybook number 4828 dated 06/12/2006 has been executed by Smt. Jijabai Uttamrao Dandge and Smt. Bhikubai Dhondiba Kachkure in the name of Shri Devrao Gopinath Kachkure in respect of land gut number 60 to the extent of 00 H. 15 R. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar. On the basis of this regd. sale deed concern revenue authority has mutated name of Shri Devrao Gopinath Kachkure in revenue record in 7/12 extract, vide its mutation entry number 1583.

That, Regd. Sale bearing its daybook number 6916 dated 11/12/2008 has been executed by Smt. Shashikalabai Shankar Mhaske in the name of Shri Durgalal Rupalal Jaiswal in respect of land gut number 60 to the extent of 00 H. 07 ½ R. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar. On the basis of this regd. sale deed concern revenue authority has mutated name of Shri Devrao Gopinath Kachkure in revenue record in 7/12 extract, vide its mutation entry number 1907.

That, Regd. Sale bearing its daybook number 4092 has been executed by Shri Durgalal Rupalal Jaiswal in the name of Shri Manoj Dulichand Sahuji in respect of land gut number 60 to the extent of 00 H. 07 ½ R. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar. On the basis of this regd. sale deed concern revenue authority has mutated name of Shri Manoj Dulichand Sahuji in revenue record in 7/12 extract, vide its mutation entry number 2921.

That, Regd. Sale bearing its daybook number 532 dated 20/01/2015- has been executed by Shri Manoj Dulichand Sahuji in the name of Shri Balu Punjaram Agale in respect of **land gut number 60 to the extent of 00 H. 07 ½ R.** situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar. On the basis of this regd. sale deed concern revenue authority has mutated name of **Shri Balu Punjaram Agale** in revenue record in 7/12 extract, vide its mutation entry number 3384.

That, Regd. Sale bearing its daybook number 3595 dated 12/05/2022- has been executed by Shri Manoj Dulichand Sahuji in the name of Shri Balu Punjaram Agale in respect of **land gut number 60 to the extent of 00 H. 15 R.** situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar. This sale deed signed by 1}Shri Ramnath Devrao Kachkure, 2} Shri Arjun Devrao Kachkure, 3} Shri Bhavlal Devrao Kachkure, 4} Shri Balu Devrao Kachkure, 5}Smt. Mangalabai Kaduba Chinchole and 6}Smt. Shobhabai Gorakh Dakh as a Consenting parties. On the basis of this regd. sale deed concern revenue authority has mutated name of **Shri Balu Punjaram Agale** in revenue record in 7/12 extract.

Then after Non Agricultural Order vide its file number 2012/MASHAKA/JAMIN-1/NAP-34/VILLAGE SHENDRA JAHINGIR TQ AURANGABAD/PRAKARAN NUMBER .526 dated 01/12/2012 has been issued by Collector office Chhatrapati Sambhaji Nagar in the name of Shri Bhagaji Gangaram Kachkure in respect of land gut number 58. to the extent of 4225.208 Sq. Mtrs {out of admg. 7800.00 Sq. Mtrs}, Situated at village Shendra Jahangir, Tq. and Dist. Chhatrapati Sambhaji Nagar.

That, Plot Layout Plan dated 06/11/2012 has been issued by Assistant Director of Town Planning office Chhatrapati Sambhaji Nagar in the name of Shri Bhagaji Gangaram Kachkure in respect of land gut number 58 to the extent of 4225.208 Sq. Mtrs {out of admg. 7800.00 Sq. Mtrs}, Situated at village Shendra Jahangir, Tq. and Dist. Chhatrapati Sambhaji Nagar.

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That, Regd. Sale Deed bearing its daybook number 372 dated 02/02/2013 has been executed by Shri Bhagaji Gangaram Kachkure in the name of 1}Shri Ramvilas Harinarayan Sarda, 2} Shri Santosh Shripal Kasliwal and 3} Shri Kantilal Devidas Lohiya in respect of Plot number 22, 24 to 35 and 38 and 40 of land gut number 58 , Situated at village Shendra Jahangir, Tq. and Dist. Chhatrapati Sambhaji Nagar.

That, Regd. Partition deed bearing its daybook number 3666 dated 17/05/2021 has been executed by and between 1}Shri Ramvilas Harinarayan Sarda, 2}Shri Santosh Shripal Kasliwal and 3} Shri Kantilal Devidas Lohiya. By this partition deed Plot number 31 of land gut number 58 is came in the name of Shri Kantilal Devilal Lohiya.

That, Regd. Sale Deed bearing its daybook number 6004 dated 12/10/2022 has been executed by Shri Kantilal Devilal Lohiya in the name of Shri Balu Punjaram Agale in respect of Plot number 31, Admg. 70.62 Sq. Mtrs of land gut number 58 , Situated at village Shendra Jahangir, Tq. and Dist. Chhatrapati Sambhaji Nagar.

That, Non Agricultural Order U/s. 42 of M. L. R. of 1966 vide its file number 2023/JAMA-2/CR-247 dated 31/03/2023 has been issued by Tahsildar – Chhatrapati Sambhaji Nagar office in the name of Shri Balu Punjaram Agale in respect of land gut number 58 and 60 to the extent of 2288.00 Sq. Mtrs. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar

That, Commencement Certificate vide its Permit number AMRDA/B/2023/APL/00283 dated 28/04/2023 has been issued by Chhatrapati Sambhaji Nagar Metropolitan Regional Development Authority in the name of Shri Balu Punjaram Agale in respect of Plot number 31 of land gut number 58 and 60 to the extent of 2287.50 Sq. Mtrs. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar.

That, Proposed Construction Plan vide its Permit number AMRDA/B/2023/APL/00283 dated 28/04/2023 has been issued by Chhatrapati Sambhaji Nagar Metropolitan Regional Development Authority in the name of Shri Balu Punjaram Agale in respect of Plot number 31 of land gut number 58/Part and 60/Part to the extent of 2287.50 Sq. Mtrs. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar.

That, Regd. Deed of Declaration bearing its daybook number 9106 dated 08/10/2024 has been executed by Shri Balu Punjaram Agale in respect of Plot number 31 Admg. 70.62 Sq. Mtrs of land gut number 58 and 60 to the extent of 2287.50 Sq. Mtrs. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar.

I have also inspected the entries in the office of Sub – Registrar Chhatrapati Sambhaji Nagar and I found no any contrary remarks or any contradiction with regards to the title of Shri Balu Punjaram Agale in respect of Plot number 31 Admg. 70.62 Sq. Mtrs of land gut number 58 and 60 to the extent of 2287.50 Sq. Mtrs. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar.

That, I have perused relevant documents placed before me and I am satisfied with the same and the chain of transaction in respect of Plot number 31 Admg. 70.62 Sq. Mtrs of land gut number 58 and 60 to the extent of 2287.50 Sq. Mtrs. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar.

Finally this is to certify that, I have gone through the relevant documents and entries in the office of Sub Registrar at Chhatrapati Sambhaji Nagar and come to the conclusion after the full satisfaction that there are no any encumbrances against Plot number 31 Admg. 70.62 Sq. Mtrs of land gut number 58 and 60 to the extent of 2287.50 Sq. Mtrs. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar.

That, Shri Balu Punjaram Agale is lawful owner and developer Plot number 31 Admg. 70.62 Sq. Mtrs of land gut number 58 and 60 to the extent of 2287.50 Sq. Mtrs. situated at village Shendra Jahangir Tq. and Dist. Chhatrapati Sambhaji Nagar has not been transferred and no Registered Conveyance like Sale, Lease and Gift of the said Plot and the said Plot seems to be clear and marketable and free from all encumbrances till date.

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I have inspected the record of registry and Index II of the office of Sub- Registrar at Chhatrapati Sambhaji Nagar for the last 30 years from 1996 to 2025 through my online application dated 11/01/2025 and has deposited the requisite charges towards search fees on the very same day under Online GRN Receipt No. MH014186437202425E- and - MH014186777202425E -, which is enclosed herewith.

Litigations if any :- No, the said Plot is found no any litigations as on date

Hence this Search Report.

Thanking You

Place :- Chatrapati Sambhaji Nagar

Date:- 31/01/2025

Yours Faithfully

VINOD E. NAVHATE.
Advocate.