



CHALLAN
MTR Form Number-6



GRN	MH018044627202425P	BARCODE			Date	19/03/2025-10:57:10		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 CSN1 _HQR SUB REGI CH SAMBHAJINAGAR					Full Name		ADV BADRINATH CHAVAN			
Location CHHATRAPATI SAMBHAJINAGAR										
Year 2024-2025 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)					
					30 years search fee for survey no 53/2/3P situated at garkheda chhatrpati					
					sambhaji nagar					
					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.	10000502025031901134		0136386304555	
Cheque/DD No.					Bank Date	RBI Date	19/03/2025-10:57:19		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. : 9921272789

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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

अॅड. बद्रीनाथ ए. चव्हाण,
मुंबई उच्च न्यायालय औरंगाबाद, उच्च न्यायालय परिसर,
MAH/5309/2009 छत्रपतीसंभाजीनगर, Email Id :- bachavan007@gmail.com
ऑफिस-509-B, अॅडव्होकेट चेंबर्स
9921272489,

FORMAT -A
(Circular No.:- 28 /2021)

To,
MAHA RERA
MUMBAI

LEGAL TITLE REPORT

Sub: Title clearance Certificate with respect to Plot No. Plot No. 2, area admg.660 sq. mtr.& Plot No 3 (part), land area admg. 330 sq. mtr., total plot Area of Plot No. 2 & plot No. 3 (part) is 990 sq. mtr., both part of Survey No. 53/2/3P, Situated at Garkheda, Chhatrapati Sambhajinagar.

I have investigated the title of the said plot on the request of Mrs. Sunita Ravindra Deshmukh, R/o, Flat No. A-2002, SARGAM, Sinhgad Road ,Nanded City, Nanded Gaon, Pune City, Pune and following documents i.e. :-

1) Description of the property.

All the piece and parcel of Plot No. 2, area admg.660 sq. Mtr, & Plot no 3 (part), land area admg.330 sq. mtr., total plot Area of Plot No. 2 & plot No. 3 (part) is 990 sq. mtr., both part of Survey No. 53/2/3P, Situated at Garkheda, Chhatrapati Sambhajinagar ; bounded as under,

Boundaries:

East: 24.00 M.W. Road

West: Plot No. 13, 14, 15 & 16

South: Plot No. 03 part

North: Plot No. 01



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Advocate, High Court
Aurangabad, 9921272489

2) The documents of allotment of plot.

3) 7/12 extracts of Survey No. 53/2/3, of Village Garkheda, Tal. & Dist. Chhatrapati Sambhajanagar.

- i. Mutation Extract bearing No. 1501, of Village Garkheda, Tq. & Dist. Chhatrapati Sambhajanagar
- ii. Mutation Extract bearing No. 1226, of Village Garkheda, Tq. & Dist. Chhatrapati Sambhajanagar
- iii. Mutation Extract bearing No. 3488, of Village Garkheda, Tq. & Dist. Chhatrapati Sambhajanagar

4) Search Report dated 19/03/2025 issued by ADV. B. A. CHAVAN for the search taken from the office of concerned Sub-Registrar of Assurances in respect of Plot No. 2, area admg. 660 sq. mtr. & Plot no 3 (part), land area admg. 330 sq. mtr., total plot Area of Plot No. 2 & plot No. 3 (part) is 990 sq. mtr., both part of Survey No. 53/2/3P, Situated at Garkheda, Chhatrapati Sambhajanagar for the period of 30 years from 1991 till 19/03/2025 shows no adverse transaction so as to affect the title of said Plot.

5) The owner of the land executed Development Agreement Dated 08/03/2023 bearing No. AGG-3/2294/2023, in favor of KVG Builders through its Partner Vishal Rajaram Jadhav, Mr. Khnadoba Hanmantrao Biradar, & Mr. Ganesh Sadshiv Soygaonkar and the owner agreed to authorize the KVG Builders to develop the said land. The owner of the land executed Irrevocable Power Of Attorney Dated 08/03/2023 bearing No. AGG-3/2295/2023, in favor of KVG Builders through its Partner Vishal Rajaram Jadhav, Mr. Khnadoba Hanmantrao Biradar, & Mr. Ganesh Sadshiv Soygaonkar to act for and on behalf of the owner of the property refereed under the schedule in terms of the Development Agreement.



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Advocate, High Court
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2/- 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 Mrs. Sunita Ravindra Deshmukh is clear, marketable and without any encumbrances.

Owners of the land :

- (1) As reflects from Property Card, the said larger land is owned by Mrs. Sunita Ravindra Deshmukh R/o, Flat No. A-2002, SARGAM, Sinhgad Road , Nanded City, Nanded Gaon, Pune City, Pune.
- (2) Plot No. 2, area admg. 660 sq. mtr. & Plot no 3 (part), land area admg. 330 sq. mtr., total plot Area of Plot No. 2 & plot No. 3 (part) is 990 sq. mtr., both part of Survey No. 53/2/3P, Situated at Garkheda, Chhatrapati Sambhajanagar.
- (3) That the owner of the land is Mrs. Sunita Ravindra Deshmukh, admeasuring area 990 sq. mtr.
- (4) DEVELOPER/PROMOTER Of The Land M/S. KVG Builders through its Partner Vishal Rajaram Jadhav, Mr. Khnadoba Hanmantrao Biradar & Mr. Ganesh Sadshiv Soygaonkar.
- (5) Qualifying comments/remarks if any :
 - i. The said land does not fall under the provisions of Urban Land (Ceiling and Regulations) Act, 1976 – since repealed w.e.f. 29th November, 2007.
 - ii. On perusal of revenue record of the said land, it appears that the said land has not been reserved for any purpose under The Maharashtra Regional and Town Planning Act, 1966.
 - iii. There are no any litigations pending before any court, forum or authority in respect of the said land as instructed.



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3/- The report reflecting the flow of the title of Mrs. Sunita Ravindra Deshmukh in respect of the said Land is enclosed herewith as **Annexure-A.**

Encl: Annexure as above.

Date: 24/04/2025

Place: Chhatrapati Sambhajinagar

Adv. Badrinath A. Chavan

BADRINATH A CHAVAN

Advocate, High Court
Aurangabad, 9821272489

अॅड. बद्रीनाथ ए. चव्हाण,
मुंबई उच्च न्यायालय औरंगाबाद, उच्च न्यायालय परिसर,
MAH/5309/2009 छत्रपतीसंभाजीनगर, ऑफिस-509-B, अॅडव्होकेट चेंबर्स
9921272489,
Email Id :- bachavan007@gmail.com

FORMAT -A
(Circular No.:- 28 /2021)

ANNEXURE - A

FLOW OF THE TITLE OF THE SAID PLOT.

Sr. No.

- 1) In the year 1999, the property Plot No. 2, area admg. 660 sq. mtr. part of Survey No. 53/2/3, Situated at Garkheda, Chhatrapati Sambhajnagar, was owned & possessed by Mr.Dattatray Dhondiram Burkul & the property Plot no 3 (part), land area admg.330 sq. mtr., part of Survey No. 53/2/3P, Situated at Garkheda, Chhatrapati Sambhajnagar was owned & possessed by Mrs.Ujwala Sunil Mapari & the said properties are from the approved layout of Town Planning approved vide Letter bearing No. 1950/92 dt. 15.05.1992 & the Collector Chhatrapati Sambhajnagar, vide his Oder bearing No. 133 dt. 01.01.1991 has already converted the said property for non-agricultural use.
- 2) Mrs. Ujwala Sunil Mapari under the Registered Sale Deed bearing No. 760, dated 23.02.1999 has sold the property plot No. 3 (part) area admg. 330 sq. mtr., part of Survey No.53/2/3P, Situated at Garkheda, Chhatrapati Sambhajnagar to Mrs. Sunita Ravindra Deshmukh. And Accordingly the revenue authority sanctioned the Mutation entry No. 1501, and recorded the name of Mrs. Sunita Ravindra Deshmukh on 7/12 Extract of Survey No. 53/2/3, of Village Garkheda, Tq. & Dist. Chhatrapati Sambhajnagar

And Accordingly the revenue authority sanctioned the Mutation entry No. 7226, and recorded his name on 7/12 extract of Survey No. 53/2/3, of Village Garkheda, Tq. & Dist. Chhatrapati Sambhajnagar.



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That, under the Registered Sale Deed bearing No. 435/97 dated 11/02/1997; Mr.Dattatray Dhondiram Burkul has sold property land area admg. 660 sq. mtr. Plot No. 2 part of Survey No. 53/2/3, Situated at Garkheda, Chhatrapati Sambhajnagar to Mr. Nanasaheb Dinkarrao Bhosle.

That, in the year 2013, Mr. Nanasaheb Dinkarrao Bhosle has gifted the property land area admg. 660 sq. mtr. plot No. 2 part of Survey No. 53/2/3, Situated at Garkheda, Chhatrapati Sambhajnagar under the Registered Gift Deed bearing No.8339 dated 6/12/2013 & its Registered Correction Deed bearing No. 89148, dt. 19/03/2014 to Mrs. Sunita Nanasaheb Bhosle and Accordingly the revenue authority sanctioned the Mutation entry No. 3488, and recorded the name of Mrs. Sunita Ravindra Deshmukh on 7/12 extract.

3) Search Report dated 19/03/2025 issued by ADV. B. A. CHAVAN for the search taken from the office of concerned Sub-Registrar of Assurances in respect of Plot No. 2, area admg.660 sq. mtr. & Plot no 3 (part), land area admg. 330 sq. mtr., total plot Area of Plot No. 2 & plot No. 3 (part) is 990 sq. mtr., both part of Survey No. 53/2/3P, Situated at Garkheda, Chhatrapati Sambhajnagar for the period of 30 years from 1991 till 07/01/2025 shows no adverse transaction so as to affect the title of said Plot.

4) Any Other relevant title –

A) The owner of the land executed Irrevocable Power Of Attorney Dated 08/03/2023 bearing No. AGG-3/2295/2023, in favor of KVG Builders through its Partner Vishal Rajaram Jadhav, Mr. Khnadoba Hanmantrao Biradar, & Mr. Ganesh Sadshiv Soygaonkar to act for and on behalf of the owner of the property refereed under the schedule in terms of the Development Agreement, as well as on behalf of partner of the development firm i.e. M/s. KVG Builders and to do all acts and things on our behalf


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relating to the property referred under the schedule of the Irrevocable Power Of Attorney.

B) The owner of the land executed Development Agreement Dated 08/03/2023 bearing No. AGG-3/2294/2023, in favor of KVG Builders through its Partner Vishal Rajaram Jadhav, Mr. Khnadoba Hanmantrao Biradar, & Mr. Ganesh Sadshiv Soygaonkar and the owner agreed to authorize the KVG Builders to develop the said land described in the Schedule of Development Agreement and utilized the total available FSI on the said property, by constructing buildings (consisting of flats / Row Houses/ Shops/ Units etc) thereon on Ownership basis on the terms and conditions agreed to between Owner and Developer as per the Development Agreement.

5) Litigations if Any – No.

Date: 24/04/2025


Adv. Badrinath A. Chavan
BADRINATH A CHAVAN
Advocate, High Court
Aurangabad, 9821272489