ADVOCATE

Swapnil P. Chaudhari
ADVOCATE

Office: Flat No. 9, Mogra-G Building, Tirupati Park, Gurusahani Nagar, N-4, CIDCO, Chatrapati Sambhajinagar. Mob: 9970138148, Email: advspchaudhari@gmail.com.

FORMAT - A

(Circular No.:-'@'/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Land Area Adm. 16813.731 Sq Meters out of Land Gut No. 708, Sitauted at Shivur Tal. Vaijapur Dist. Chhatrapati Sambhajinagar (Hereinafter referred as the said Land)

I have investigated the title of the said plot on the request of Yashwant Mukund Kharote and following documents i.e.: -

1. **Description of the property**: - Land Area Adm. 16813.731 Sq Meters out of Land Gut No. 708, Sitauted at Shivur Tal. Vaijapur Dist. Chhatrapati Sambhajinagar

Boundaries As per Regd Sale Deed Dated 11.05.2023: -
East- Land of Shri. Murlidhar Chatrabhuj Jadhav,
West- Land of Shriniwas Gangabhisan Joshi
North- Land of Ashok Baburao Jadhav,
South- Land of Ashok Revnath Pagare and others,

2. The documents of Land.

i. That, 7/12 extract for the year 1994-2023 issued by Concern Revenue Authority in the name of Nasrullah Khan Muneer Khan Pathan
ii. That, Registered Sale Deed bearing daybook No. Vaijapur-2207-2023 Dated 11.05.2023
iii. That, 7/12 extract issued by Concern Revenue Authority
iv. That, Registered Sale Deed bearing daybook No.Vaijapur-5149-2023 Dated 27.10.2023
v. That, 7/12 extract issued by Concern Revenue Authority
vi. That, 7/12 extract issued by Concern Revenue Authority in the name of Shri. Mukund Sudhakar Kharote in respect of Land Gut No. 708 to the extent of 01 H 76 R,
vii. That, Registered Exchange Deed bearing daybook No. Vaijapur-5827-2023 Dated 19.12.2023
viii. That, 7/12 extract issued by Concern Revenue Authority.
ix. That, Zone Certificate bearing No. Ja.Kra./Zon. Dak/Gut No. 708/3004 Dated 11.01.2025 issued by Assistant Town Planner, Assistant Director Town Planning, Branch Chhatrapati Sambhajinagar
x. That, Registered Gift Deed bearing daybook No. Vaijapur-246-2025 Dated 15.01.2025
xi. That, Mutation entry No. 14957 dated 28.01.2025 issued by Concern Revenue Authority in the name of Yashwant Mukund Kharote
xii. That, 7/12 extract issued by Concern Revenue Authority for the year 2024-2025 in respect of Land Gut No. 708 to the extent of 02 H 63 R,
xiii. That, Sanction of Building Permission and Commencement Certificate bearing No. RPAUR/B/2025/APL/00073 Dated 21.02.2025.

Swapnil P. Chaudhari Adv. Flat No.C-9 Mogra Building, Gurusahani Nagar, N-4,CIDCO, Mob.9970138148 Aurangabad

ADVOCATE

Swapnil P. Chaudhari
ADVOCATE

Office: Flat No. 9, Mogra-G Building, Tirupati Park, Gurusahani Nagar, N-4, CIDCO, Chatrapati Sambhajinagar. Mob: 9970138148, Email: advspchaudhari@gmail.com.

xiv. That, accordingly Approved Building Construction Plan bearing No. RPAUR/B/2025/APL/00073 Dated 21.02.2025

3) Search taken before Sub-registrar Office at **Vaijapur**, Dist: **Chhatrapati Sambhajinagar** by vide Receipt No. MH018108032202425P dated 19.03.2025 for year **1994 to 2024 (30 years)**

4] On perusal of the above mentioned documents and all other relevant documents relating to title of the Land Area Adm. 16813.731 Sq Meters out of Land Gut No. 708, Sitauted at Shivur Tal. Vaijapur Dist. Chhatrapati Sambhajinagar. I am of the opinion that the title of **Yashwant Mukund Kharote** is clear, marketable and without any encumbrances (If any encumbrances please mention in separate sheet)

Owners of the land

(1) **Yashwant Mukund Kharote** in respect of Land Area Adm. 16813.731 Sq Meters out of Land Gut No. 708, Sitauted at Shivur Tal. Vaijapur Dist. Chhatrapati Sambhajinagar

(2) Qualifying comments/remarks if any.....:_ ----No----

(3) The report reflecting the flow of the title of the (**Yashwant Mukund Kharote**) on the said land is enclosed herewith as annexure.

5. Litigation if any.....:_ ----Nil----

Encl : Annexure.
Date: 19.03.2025

Swapnil P. Chaudhari Advocate
Flat No.G-9, Mogra Building, Gurusahani Nagar, N-4,CIDCO, Mob.9970138148
Aurangabad

Advocate. S.P. Chaudhari Adv
(Stamp)

ADVOCATE

Swapnil P. Chaudhari
ADVOCATE

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FORMAT – A

(Circular No.:- 2'b/2021)

FLOW OF THE TITLE OF THE SAID LAND

That, from perusal of documents placed before me as above referred, I hereby opinion to the title flow of Land Area Adm. 16813.731 Sq Meters out of Land Gut No. 708, Sitauted at Shivur Tal. Vaijapur Dist. Chhatrapati Sambhajinagar is as under:

xv. That, 7/12 extract for the year 1994-2023 issued by Concern Revenue Authority in the name of Nasrullah Khan Muneer Khan Pathan in respect of Land Gut No. 708 to the extent of 01 H 76 R, Situated at Village Shivur Tal. Vaijapur Dist. Aurangabad as per mutation entry No. 9441

xvi. That, thereafter in the year 2023, Registered Sale Deed bearing daybook No. Vaijapur-2207-2023 Dated 11.05.2023 executed by Shri. Nasrullah Khan Muneer Khan Pathan in the name of Shri. Mukund Sudhakar Kharote in respect of Land Gut No. 708 to the extent of 01 H 76 R, Situated at Village Shivur Tal. Vaijapur Dist. Aurangabad

xvii. That, 7/12 extract issued by Concern Revenue Authority in the name of Shri. Mukund Sudhakar Kharote in respect of Land Gut No. 708 to the extent of 01 H 76 R, Situated at Village Shivur Tal. Vaijapur Dist. Aurangabad

xviii. That, Registered Sale Deed bearing daybook No.Vaijapur-5149-2023 Dated 27.10.2023 executed by Shri. Gokul Laxminarayan Joshi, Shri. Raghunath Gangabhishan Joshi, Shri. Shriniwas Gangabhishan Joshi in the name of Shri. Mukund Sudhakar Kharote in respect of Land Gut No. 710 to the extent of 00 H 80 R, Situated at Village Shivur Tal. Vaijapur Dist. Aurangabad

xix. That, 7/12 extract issued by Concern Revenue Authority in the name of Shri. Mukund Sudhakar Kharote in respect of Land Gut No. 710 to the extent of 00 H 80 R, Situated at Village Shivur Tal. Vaijapur Dist. Aurangabad As per Mutation entry No. 14355 dated 04.11.2023

xx. That, 7/12 extract issued by Concern Revenue Authority in the name of Shri. Mukund Sudhakar Kharote in respect of Land Gut No. 708 to the extent of 01 H 76 R, Sitauted at Village Shivur Tal. Vaijapur Dist. Chhatrapati Sambhajiangar as per sanction mutation entry

xxi. That, Registered Exchange Deed bearing daybook No. Vaijapur-5827-2023 Dated 19.12.2023 executed between Nana Karbhari Pagare, Ramesh Karbhari Pagare, Shantabai Karbhari Pagare in the name of Mukund Sudhaakar Kharote in respect of Land Gut No. 708 to the extent of 00 H 87 R, Sitauted at Village Shivur Tal. Vaijapur Dist. Aurangabad and Nana Karbhari Pagare, Ramesh Karbhari Pagare and Shantabai Karbhari Pagare has obtain Land Gut no 1572 to the extent of 01 H 72 R, Sitauted at Village Safiyabadwadi Tal. Vaijapur Dist. Aurangabad

xxii. That, 7/12 extract issued by Concern Revenue Authority in the name of Mukund Sudhakar Kharote in respect of Land Gut No. 708 to the extent of 02 H 63 R, Sitauted at Village Shivur Tal. Vaijapur Dist. Aurangabad As per Mutation Entry.

xxiii. That, Zone Certificate bearing No. Ja.Kra./Zon. Dak/Gut No. 708/3004 Dated 11.01.2025 issued by Assistant Town Planner, Assistant Director Town Planning, Branch Chhatrapati Sambhajinagar in

Swapnil P. Chaudhari Advocate Flat No.G-9, Mogra Building, Gurusahani Nagar, N-4 CIDCO, Aurangabad

ADVOCATE

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the name of Mukund Sudhakar Kharote and in which shows that, the said zone is Residential and Agricultural Zone

xxiv. That, Registered Gift Deed bearing daybook No. Vaijapur-246-2025 Dated 15.01.2025 executed by Shri. Mukund Sudhakar Kharote in the name of Yashwant Mukund Kharote in respect of Land Gut No. 708 to the extent of 02 H 63 R and Land Gut No. 710 to the extent of 00 H 80 R, Situated at Village Shivur Tal. Vaijapur Dist. Chhatrapati Sambhajiangar

xxv. That, Mutation entry No. 14957 dated 28.01.2025 issued by Concern Revenue Authority in the name of Yashwant Mukund Kharote in respect of Land Gut No. 708 to the extent of 02 H 63 R and Land Gut No. 710 to the extent of 00 H 80 R, Situated at Village Shivur Tal. Vaijapur Dist. Chhatrapati Sambhajiangar as per Registered Gift Deed bearing daybook No. Vaijapur-246-2025 Dated 15.01.2025.

xxvi. That, 7/12 extract issued by Concern Revenue Authority for the year 2024-2025 in respect of Land Gut No. 708 to the extent of 02 H 63 R, Sitauted at Village Shivur Tal. Vaijapur Dist. Chhatrapati Sambhajiangar as per mutation entry no. 14957

xxvii. That, Sanction of Building Permission and Commencement Certificate bearing No. RPAUR/B/2025/APL/00073 Dated 21.02.2025 issued by District Collector Office Aurangabad Revenue Branch in respect of Building **A** Ground and First Floor, Building **B** Ground and First Floor, Building **C** Ground and First Floor, Building **D** Ground and First Floor, Building **E** Ground and First Floor, Building **F** Ground and First Floor, Building **G** Ground and First Floor, Building **H** Ground and First Floor, Building **I** Ground and First Floor, Building **J** Ground and First Floor, Building **K** Ground and First Floor, Building **L** Ground and First Floor, Building **M** Ground and First Floor on Land Area Adm. 16813.731 Sq Meters out of Land Gut No. 708, Sitauted at Shivur Tal. Vaijapur Dist. Chhatrapati Sambhajinagar.

xxviii. That, accordingly Approved Building Construction Plan bearing No. RPAUR/B/2025/APL/00073 Dated 21.02.2025 issued by District Collector Office Aurangabad Revenue Branch in respect of Building **A** Ground and First Floor, Building **B** Ground and First Floor, Building **C** Ground and First Floor, Building **D** Ground and First Floor, Building **E** Ground and First Floor, Building **F** Ground and First Floor, Building **G** Ground and First Floor, Building **H** Ground and First Floor, Building **I** Ground and First Floor, Building **J** Ground and First Floor, Building **K** Ground and First Floor, Building **L** Ground and First Floor, Building **M** Ground and First Floor on Land Area Adm. 16813.731 Sq Meters out of Land Gut No. 708, Sitauted at Shivur Tal. Vaijapur Dist. Chhatrapati Sambhajinagar

Date: 19.03.2025

Swapnil P. Chaudhari Advocate
Flat No.G-9, Mogra Building, Gurusaheni Nagar, N-4,CIDCO, Mob.9970138148
Aurangabad

Advocate.

(Stamp)

S.P. Chaudhari Adv

CHALLAN

MTR Form Number-6

GRN	MH018108032202425P	BARCODE		Date	19/03/2025-17:39:25	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	VJA_VAIJAPUR SUB REGISTRAR	Full Name	Adv Swapnil Prakash Chaudhari
Location	CHHATRAPATI SAMBHAJINAGAR		
Year	2024-2025 From 19/03/1994 To 19/03/2025	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	Aurangabad
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	Gut No 708 Sitauted at Village Shivur Tal Vaijapur Dist Chhatrapati Sambhajinagar for 30 Years
		Amount In Words	Seven Hundred Fifty Rupees Only

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

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502025031909110	3524524510719
Cheque/DD No.		Bank Date	RBI Date	19/03/2025-17:39:41	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. : 9767616197

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 19-03-2025 05:41:48