



CHALLAN
MTR Form Number-6



GRN	MH014790799202223P	BARCODE			Date	03/02/2023-19:26:22		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 NBR_NANDURBAR SUB REGISTRAR					Full Name		Adv Manish Arvind Shroff		
Location NANDURBAR									
Year 2022-2023 From 03/02/1994 To 03/02/2023					Flat/Block No.		2		
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				750.00	Road/Street		Lokmanya Colony		
					Area/Locality		Nandurbar		
					Town/City/District				
					PIN		4 2 5 4 1 2		
					Remarks (If Any)				
					CTS No 572/1 Area 1081/20 sq mt at Nandurbar Tal and Dist Nandurbar				
Total				750.00	Amount In	Seven Hundred Fifty Rupees Only			
					Words				
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	10000502023020307407		9204564887933
Cheque/DD No.					Bank Date	RBI Date	03/02/2023-19:27:15		Not Verified with RBI
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

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

Mobile No. : 9823358612

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.



MANISH A. SHROFF
Advocate

Plot No. 2,
Lokmanya Colony
Nandurbar
Date :- 03 / 02 / 2023

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

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to CTS No. 572/1
Area 1120.40 sq. mt. situated At Nandurabr Tal. and Dist. Nandurbar
(Hereinafter referred as the said Plot)

I have investigated the title of the said plot on the request of Katariya
Land Develpoers and Builders LLP, Nandurbar through Mr. Dipak
Lalchand Katariya and following documents i.e.

1. DISCRPTION OF PROPERTY:

All the part and parcel of CTS No. 572/1 area 1120.40 sq. mt.
situated At Po Nandurbar Tal. & Dist. Nandurbar.

The boundaries of said CTS No. 572/1 are as follows

EAST	WEST	SOUTH	NORTH
CTS No. 571/A	Road	CTS No. 571	CTS No. 573

2. The Documents of allotment of Plot:

- Property Card of CTS No. 572/1 issued by TILR, Nandurbar on
Dated 21/01/2023
- Register Sale Deed bearing No. 5051/2022 on Dated 05/09/2022
- Construction Permission on Dated 11/10/2022
- Mutation Entry No. 7486, 8671, 9895, 10617, 10678
- Search Report for 30 Years from 1994 till 2023

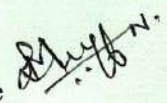
2. On perusal of the above mentioned documents and all other
relevant documents relating to title of the said property I am of the
opinion that the title of the Katariya Land Develpoers and Builders
LLP, Nandurbar through Mr. Dipak Lalchand Katariyais clear,
marketable and without any encumbrances. (If any encumbrances
please mentioned in separate sheet)

Owners of the land

- 1) Katariya Land Develpoers and Builders LLP, Nandurbar through Mr. Dipak Lalchand Katariya of CTS No. 572/1 area 1120.40 sq. mt.
- 2) Qualifying comments/remarks if any:- No
- 3) The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 03/02/2023

Advocate 

MANISHA SHROFF
(ADVOCATE)
MAH/1706/1998
2, Lokmanya Colony
Nandurbar M.9834549350



MANISH A. SHROFF
Advocate

Plot No. 2,
Lokmanya Colony
Nandurbar
Date :- 03 / 02 / 2023

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

FLOW OF THE TITLE OF THE SAID LAND

Sr.No

1. 7/12 Extract or Property card issued by Talathi Office, Nandurbar
Dated 21/01/2023
2. Mutation Entry No. 7486, 8671, 9895, 10617, 10678
3. Search Report for 30 Years form 1994 till 2023 taken from Sub-
Register office, at Nandurbar vide online search receipt No.
MH014790799202223P.
4. Any other relevant title- Nil
5. Litigations if any- Nil

MANISHA SHROFF
(ADVOCATE)
MAH/1706/1998
2.Lokmanya Colony
Nandurbar M.9834549350

Date- 03/02/2023

Advocate



MANISH A. SHROFF
Advocate

Plot No. 2,
Lokmanya Colony
Nandurbar
Date :- 03 / 02 / 2023

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

FLOW OF THE TITLE OF THE SAID LAND

In respect of property CTS No. 572/1 situated At Nandurbar Tal. & Dist. Nandurbar. The owner of the above mentioned property is **Katariya Land Develpoers and Builders LLP, Nandurbar through Mr. Dipak Lalchand Katariya** R/o. Nandurbar Tal. & Dist. Nandurbar has approached me for the investigation of the title. Therefore I have taken a search of the registry from the office of the Sub Registrar, Nandurbar for the period of 30 years i.e. 1994 to 2023.

- a. Previously the said CTS No. 572/1 situated At Nandurbar Tal. and Dist. Nandurbar was owned by Mr. Shrikrushanadas Govindbhai Shroff.
- b. Thereafter by way of mutual family arrangement Mr. Shrikrushanadas Govindbhai Shroff had effected partition. In that partition CTS No. 572/1 area 1120.40 sq. mt. had given in the separate share of his son Mr. Avinash Shrikrushanadas Shroff as sole owner and possosser and this transaction is duly certified by TILR, Nandurbar by order No. CTSO No. 323/5-9-71 and M.E. is duly executed to that effect on Dated 05/09/1971.
- c. Thereafter Mr. Anil Madhavrao Patil had purchased the said CTS No. 572/1 area 1120.40 sq. mt. from Mr. Avinash Shrikrushanadas Shroff by way of Regd. Sale Deed No. 174/2016 Dated 07/01/2016 on payment of Rs. 80,00,000/- and M.E. No. 7486 is duly executed to that effect on Dated 11/02/2016.
- d. Thereafter Mr. Anil Madhavrao Patil had obtained loan from The Hasti Co-op Bank Ltd. Dondaicha Branch- Nandurbar by way of Regd. Mortgage Deed No. 3589/2018 on Dated 07/09/2018. Hence encumbrance of the bank was entered on the other rights column of CTS No. 572/1 for the loan of Rs. 1,75,00,000/- and charge was

created and M.E. No. 8671 is duly executed to that effect on dated 30/10/1932.

- e. Thereafter Mr. Anil Madhavrao Patil had obtained loan from The Hasti Co-op Bank Ltd. Dondaicha Branch- Nandurbar on Dated 02/09/2021 by way of Regd. Mortgage Deed No. 3436/2021 on Dated 06/09/2021. Hence encumbrance of the bank was entered on the other rights column of CTS No. 572/1 for the loan of Rs. 7,50,00,000/- for the duration of 144 months and charge was created and M.E. No. 9895 is duly executed to that effect on dated 14/10/2021.
- f. Thereafter Mr. Anil Madhavrao Patil had repaid the loan of The Hasti Co-op Bank Ltd. Dondaicha Branch- Nandurbar by way of Regd. Release/Reconvenence Deed No. 4348/2022 on Dated 28/07/2022. Hence encumbrance of the bank was deleted from the other rights column of CTS No. 572/1 for the loan of Rs. 7,50,00,000/- and charge was deleted and M.E. No. 10617 is duly executed to that effect on dated 19/09/2022.
- g. Thereafter Mr. Anil Madhavrao Patil had repaid the loan of The Hasti Co-op Bank Ltd. Dondaicha Branch- Nandurbar by way of Regd. Release/Reconvenence Deed No. 1963/2020 on Dated 13/08/2020. Hence encumbrance of the bank was deleted from the other rights column of CTS No. 572/1 for the loan of Rs. 1,75,00,000/- and charge was deleted and M.E. No. 10677 is duly executed to that effect on dated 06/10/2022.
- h. Thereafter Katariya Land Develpoers and Builders LLP, Nandurbar through Mr. Dipak Lalchand Katariya had purchased the said CTS No. 572/1 area 1120.40 sq. mt. from Mr. Anil Madhavrao Patil by way of Regd. Sale Deed No. 5051/2022 Dated 05/09/2022 on payment of Rs. 1,86,00,000/- and M.E. No. 10678 is duly executed to that effect on Dated 06/10/2022.

By way of above transaction name of applicant Katariya Land Develpoers and Builders LLP, Nandurbar through Mr. Dipak Lalchand Katariya came on kabjedar column of Property Card of CTS No. 572/1 area 1120.40 sq. mt. situated at Nandurbar Tal. & Dist. Nandurbar.

From all above mentioned records, Index-II and perusal of other relevant documents and relying upon them I have made my opinion as follows:

This is to be certified that **Katariya Land Develpoers and Builders LLP, Nandurbar through Mr. Dipak Lalchand Katariya** is the real and sole owner of CTS No. 572/1 Area 1120.40 sq.mt. situated at Nandurbar Tal. & Dist. Nandurbar and having title to the said landed property. The title is valid, legal, and clear. The said plot is readily marketable and free from any sort of encumbrances. It can be mortgaged.

Hence this search and title Report.

Sub-Registrar, Nandurbar issued online receipt vide No. MH014790799202223P dated 03/02/2023.

MANISHA SHROFF
(ADVOCATE)
MAH/1706/1998
2, Lokmanya Colony
Nandurbar M.9834549350

Date :- 03 / 02 / 2023

Nandurbar

(Manish A. Shroff)
Advocate