



CHALLAN
MTR Form Number-6



GRN	MH002939819202324E	BARCODE			Date	01/06/2023-15:55:46		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 DUL2_DHULE NO 2 JOINT SUB REGISTRAR					Full Name		P S DONGAONKAR ADV		
Location DHULE									
Year 2023-2024 From 01/01/1994 To 31/05/2023					Flat/Block No.		ITWARI		
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				750.00	Road/Street		LADPURA		
					Area/Locality		NAGPUR		
					Town/City/District				
					PIN		4 4 0 0 0 2		
					Remarks (If Any)				
					MOUZA- BALWADI KH NO 16/6 PLOT NO 41 TO 43 TAH DHULE				
Total				750.00	Amount In	Seven Hundred Fifty Rupees Only			
					Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572023060184306		IK0CGTLWT4
Cheque/DD No.					Bank Date	RBI Date	01/06/2023-15:24:57		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 :

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

Mobile No. : 9373044666

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



Pranjal S. Dongaonkar
Advocate

Off. : Global Computers Building
1st Floor, Ruikar Road, Opp.
Axis Bank, Mahal Br.,
Nagpur - 18
(M) 9373044666 ; 9075096437

FORMAT - A
(CIR. NO 28/2021)

To,

MAHA RERA,
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001.

LEGAL TITLE REPORT

SUB :

Title Clearance Certificate With respect to The Property Situated At
Mouza - Valwadi, Kh. No. 16/6, Plot No. 41, 42 & 43, Tah. & Dist. Dhule, including
all other easementary rights appurtenant belonging thereto, situated at Valwadi, Tah.
Tah. & Dist. Dhule.

(1) I have investigated the title of the immovable property hereby described on the
request of **SHRI ASHOK RAMNIWAS AGRAWAL**, R/o. 14, Omshant, Agrawal Nagar, Malegaon
Road, Dhule - 424001, and following documents, i.e. :-

- i) ALL THAT PIECE & PARCEL OF LAND BEARING PLOT NO 41, 42 & 43 (as per Measurement Sheet) [Plot No. 39, 41 & 41, as per Layout Map], total admeasuring 1171.72 Sq. Mtrs., being part & portion of entire land bearing Kh. No. 16/6 of Mouza - Walwadi, situated in Walwadi, Dhule and is within the limits Tah. & Dist. Dhule.
- ii) The Documents of Ownership of Plot No. 41, 42 & 43, of Kh. No. 16/6
 - a. Copy of Sale Deed registered in favor of Shri Ashok R. Agrawal & Shri Govind B. Choudhary & 3 Others registered on dated 21.06.2022 registered at Sr. No. 3759 before the Joint Sub-registrar Dhule No. 2, Dhule.
 - b. Copy of Sale Deed registered in favor of Shri Govind B. Choudhary & 3 Others by Smt Saudamin P. Joshi & Others registered on dated 23.06.2015 at Sr. No. 3118 before the Joint Sub-registrar Dhule No. 2, Dhule.
 - c. Copy of 7/12 abstract of Plot No. 41, 42 & 43 issued by Talathi Walwadi, Dhule dated 02.05.2023,
 - d. Copy of 7/12 abstract & Pherfhar Panji of Kh. No. 16/6 issued by Talathi Walwadi, Dhule dated 02.05.2023.
 - e. Copy of Amalgamation Letter & Amalgamation Map issued by Commissioner Dhule N.M.C. / Town Planner, Dhule N.M.C., dated 11.11.2022.
 - f. Copy of Na Order sanctioned by Su-divisional Officer, Dhule dated 11.01.2016 vide Letter No. NAASR/89/2015.
 - g. Copy of Layout Map Sanctioned by Town Planner Dhule dated 27.07.2016.
 - h. Copy of Building Permit & Map Sanctioned by Addi. Commissioner, NMC, Dhule on dated 09.02.2023 vide Permit No. 2291.



- (2) On perusal of the above mentioned documents and all other relevant documents related to the title of the said property I am of the opinion that, the title of owner i.e. SHRI ASHOK RAMNIWAS AGRAWAL, is clear, marketable and without any encumbrances.

Owner of the land :

ALL THAT PIECE & PARCEL OF LAND BEARING PLOT NO 41, 42 & 43 (as per Measurement Sheet) [Plot No. 39, 41 & 41, as per Layout Map], total admeasuring 1171.72 Sq. Mtrs., being part & portion of entire land bearing Kh. No. 16/6 of Mouza – Walwadi, situated in Walwadi, Dhule and is within the limits Tah. & Dist. Dhule.	SHRI ASHOK RAMNIWAS AGRAWAL
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Qualifying comments / remarks if any,

The title of Shri Ashok Ramniwas Agrawal on the said land is good, valid, marketable, clear and salable.

- (3) The report reflecting the flow of the title of the said Shri Ashok Ramniwas Agrawal with respect to the said plot of land/s is enclosed herewith as annexure.

Encl : Annexure

Date : 01.06.2023


(P. S. Dongaonkar)
Adv.

ANNEXTURE
FLOW OF THE TITLE OF THE SAID LAND

- 1) Property Card / 712 abstract issued by Patwari, Nagpur, as on date of application for registration

The name of Shri Ashok Ramniwas Agrawal is recorded in the 7/12 abstract issued and checked digitally, in respect of the property comprising, ALL THAT PIECE & PARCEL OF LAND BEARING PLOT NO 41, 42 & 43 (as per Measurement Sheet) [Plot No. 39, 41 & 41, as per Layout Map], total admeasuring 1171.72 Sq. Mtrs., being part & portion of entire land bearing Kh. No. 16/6 of Mouza – Walwadi, situated in Walwadi, Dhule and is within the limits Tah. & Dist. Dhule.

- 2) Mutation Entry :-

The 7/12 abstract dated 02.05.2023 reveal that the name of present title holder is recorded as Owner of the said land/s. While verification of the same I found that the name of present title holder Shri Ashok Ramniwas Agrawal, is recorded as the absolute owner of the land/s.

- 3) Search report for 30 years from Jan 1994 to till date of June 2023 taken from Sub-registrar Dhule, Tah. Dist. Dhule.

- a) That, from verification of 7/12 abstract issued by Patwari on dated 02.05.2023 I found that, originally the immovable property bearing Kh. No. 16/6, having total area admeasuring 1.62 H.R. [0.42 H.R. + 1.20 H.R. Potkharab], was originally owned Shri Sadashiv Waman Joshi and subsequently he left for heavenly abode on dated 21.05.1978 leaving behind him his only legal heirs namely, Smt Saudamini P. Joshi, Shri Shashikant P. Joshi, Sau Padma Arun Dabke & Sau Savita S. Godbole who all then became the absolute legal co-owners of the said property by way of succession and their names were also recorded on 7/12 abstract vide Pherfhar 46806 dated 07.03.2015.
- b) That, out of the aforesaid total area admeasuring 1.62 H. R., Smt Saudamini P. Joshi, Shri Shashikant P. Joshi, Sau Padma Arun Dabke & Sau Savita S. Godbole sold an southern portion area admeasuring 0.80 H.R. (0.20 H.R. + 0.60 H.R.) to Shri Govind B. Choudhary, Shri Kishor S. Choudhary, Shri Chandrakant R. Choudhary & Shri Ravindra G. Bawiskar vide registered sale deed registered at Sr. No. 3118/2015 on dated 25.06.2015 before the Sub-registrar Dhule, Dist. Dhule and their names were recorded on 7/12 abstract vide Pherfhar No. 47319 dated 01.08.2015, as per pherfhar issued by Talathi dated 02.05.2023.
- c) That, the aforesaid Co-owners then also sold remaining Northern portion of Kh. No. 16/6 admeasuring 0.82 H.R. (0.22 H.R. + 0.60 H.R.) to Shri Deepak P. Shinde vide registered sale deed registered at Sr. No. 3117/2015 on dated 25.06.2015 before the Sub-registrar Dhule, Dist. Dhule and their names were recorded on 7/12 abstract vide Pherfhar No. 47336 dated 12.07.2015, as per pherfhar issued by Talathi dated 02.05.2023.
- d) That, during the course of time, the owners of Kh. No. 16/6 namely, Shri Govind B. Choudhary, Shri Kishor S. Choudhary, Shri Chandrakant R. Choudhary & Shri Ravindra G. Bawiskar & Shri Deepak P. Shinde then jointly converted the said land into non-agricultural land vide order of Sub-divisional Officer Dhule dated 11.01.2016 vide Letter No. NAASR/89/2015.
- e) That, the said title holders then decided to develop the said land by carving layout scheme therein and accordingly prepared a layout map of the same comprising of different plots of different sizes therein and obtained sanctioned to the same by Town Planner, Dhule, on dated 31.07.2015 vide its Letter No. 767 and accordingly pherfhar with respect to the same was also recorded on 7/12 abstract of Kh. No. 16/6 vide Pherfhar No. 51378 on dated 29.08.2018. The said layout map was subsequently revised after re-measurement and final layout plan was then sanctioned by Sub Divisional Officer, Dhule / Town Planner, Dhule, on dated 27.07.2016 vide its Letter No. 1099, by virtue of which Plot No 39, 40 & 41 were renumbered as Plot Number 41, 42 & 43 and accordingly pherefhar with respect to the same was also recorded on 7/12 abstract of Kh. No. 16/6 and the same has been reflected vide 7/12 abstract of Kh. No. 16/6 issued by Tatalathi Valvadi, Tah. Dhule dated 02.05.2023.
- f) Subsequently, Plot No. 41 (Old 39) admeasuring 422.78 Sq. Mtrs., Plot No. 42 (Old 40) admeasuring 382.50 Sq. Mtrs., & Plot No. 43 (Old 41) admeasuring 366.44 Sq. Mtrs. thus in total an area admeasuring 1171.72 Sq. Mtrs., was sold by Shri Govind B. Choudhary, Shri Kishor S. Choudhary, Shri Chandrakant R. Choudhary & Shri Ravindra G. Bawiskar to Shri Ashok R. Agrawal vide registered sale deed registered at Sr. No.3759/2022 on dated 21.06.2022 before the Joint Sub-registrar Dhule No.2, Dist. Dhule, as a result of which he became the absolute legal owner of the same and his name was also recorded as absolute legal owner thereof on all the Government, Semi-Government records including 7/12 abstract.



- g) That, the said title holder then decided to develop the said plot of lands by constructing a multi-storied building thereon and with the same view he amalgamated all the aforesaid three plots into one having total area admeasuring 1171.72 Sq. Mtrs., vide order of Town Planner, Dhule / Addi. Commissioner, NMC, Dhule dated 11.11.2022 vide its letter No. 131. The said title holder then also obtained building sanctioned of the proposed residential building (Group Housing) to the same from Town Planner, Dhule / Addi. Commissioner, NMC, Dhule, on dated 09.02.2023 vide Permit No. 2291.
- h) That, for the purpose of verification of title, the following documents relating to said property are provided to me,
- i. Copy of Sale Deed registered in favor of Shri Ashok R. Agrawal & Shri Govind B. Choudhary & 3 Others registered on dated 21.06.2022 registered at Sr. No. 3759 before the Joint Sub-registrar Dhule No. 2, Dhule.
 - ii. Copy of Sale Deed registered in favor of Shri Govind B. Choudhary & 3 Others by Smt Saudamin P. Joshi & Others registered on dated 23.06.2015 at Sr. No. 3118 before the Joint Sub-registrar Dhule No. 2, Dhule.
 - iii. Copy of 7/12 abstract of Plot No. 41, 42 & 43 issued by Talathi Walwadi, Dhule dated 02.05.2023.
 - iv. Copy of 7/12 abstract & Pherfhar Panji of Kh. No. 16/6 issued by Talathi Walwadi, Dhule dated 02.05.2023.
 - v. Copy of Amalgamation Letter & Amalgamation Map issued by Commissioner Dhule N.M.C. / Town Planner, Dhule N.M.C., dated 11.11.2022.
 - vi. Copy of Na Order sanctioned by Su-divisional Officer, Dhule dated 11.01.2016 vide Letter No. NAASR/89/2015.
 - vii. Copy of Layout Map Sanctioned by Town Planner Dhule, dated 27.07.2016.
 - viii. Copy of Building Permit & Map Sanctioned by Addi. Commissioner, NMC, Dhule, on dated 09.02.2023 vide Permit No. 2291.
- i) That, all the aforesaid documents produce before me by Shri Ashok Ramniwas Agrawal, to me for examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owner. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that they have not executed any unregistered deed or document whereby their ownership rights are affected, diluted or third party interest is created. Further, it is also necessary to obtain No Objection / Consent from Shri Deepak P. Shinde.
- j) That, I have taken online search in respect of the said property from the web portal www.igrmaharashtra.gov.in by giving inputs of Kh. No. 16/6, Plot No. 41, 42 & 43 of Mouza - Valwadi, for the period of 30 years from January 1994 to till date of May 2024 in Joint Sub-Registrar Dhule No.2, by paying necessary Search fee online with the department of Registration vide receipt GRN No. MH002939819202324E on dated 01.06.2023. (Original enclosed herewith).
- k) That, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant Title :-

We observed that the said land is Freehold property.

5) Litigations if any :-

During our online search we did not come across any entry of lispendence recorded relating to aforesaid property.

Nagpur

Dated : 01.06.2023

Yours Faithfully,

(P. S. Dongaonkar)
Adv.