SHREE

S.S. SAHARKAR
BSL, LL.B.
Advocate
Dal Fail, Gaurakshan road, Khamgaon
Mob.No. : 7972581721

R.V. BICHARE
B.A. LL.B.
Advocate
Civil Line, Khamgaon
Mob.No. : 9850725785

FORMAT - A

(Circular No. :- 28/2021)

To,

Maha RERA
MUMBAI.

LEGAL TITLE REPORT

Sub. : **Title clearance certificate with respect to old Sr.No.173 plot No.3/3, CTS/C.S. No. 25-D situated at Khamgaon, Tq.Khamgaon, Dist.Buldana (hereinafter referred as the said plot).**

1) I have investigated the title of the said plot on the request of **Shri Vijaykumar Ratanlalji Rathi and others** (owner/promoter/ developer/company) and following documents i.e. :-

1) **Description of the property :-** All the piece and parcel of land situated at Mauje Khamgaon, Tq.Khamgaon, Dist.Buldana within the limits of Municipal Corporation of city of Khamgaon and within the jurisdiction of sub-registrar, Khamgaon bearing old survey No.173, Nazul sheet No.25-D, nazul Plot No.3/3, admeasuring 1097.42 Sq.Mtrs. of land, which is bounded as under :-

Towards East - Shyamlal Road,
Towards West - Godown of Shri Pradip Jangid and plot of Vyas.
Towards North - House of Selarka and Agrawal.
Towards South - Shop of Jangid and Khandelwal, Shraddha Jwellers and Bharat Beej Bhandar.

2) The documents of allotment of plot -

a) The xerox copy of sale deed registered at Sr.No.5642 on dated 13.07.2012 at S.R.O. Khamgaon executed by Suryakant Vallabhdas Selarka in favour of Shri Manoj Jagdish Modi, Shri Munwarali Saifuddin Babji, Shri Ashpaque Hussain Saifuddin Babji, Shri Vijaykumar Ratanlalji Rathi, Shri Satish Ratanlalji Rathi.

b) The xerox copy of sale deed registered at Sr.No.349 on dated 29.01.2018 at S.R.O. Khamgaon executed by Shri Munwarali Saifuddin Babji in favour of Shri Ashok Shyamrao Sonone.

3) Property card issued by DSLR, Khamgaon dated 22.02.2018, mutation entry No.6092 dated 27.08.2012 and mutation entry No.11648 dated 22.02.2018.

4) Search report for 30 years from 1992 till 2021 vide receipt No2610, dated 17.06.2020 and vide receipt No.1112035220 dated 21.05.2021.

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 (following owner/promoter/developer/ company) is clear, marketable and without any encumbrances. But the Special Civil Suit No.53/2020 is pending in the court of Civil Judge Senior Division, Khamgaon.

Owners of the land

(1) Shri Manoj Jagdish Modi (Share 30%),
(2) Shri Munwarali Saifuddin Babji (Share 15%),
(3) Shri Ashpaque Hussain Saifuddin Babji (Share 15%),
(4) Shri Vijaykumar Ratanlalji Rathi (Share 15%),
(5) Shri Satish Ratanlalji Rathi (Share 15%),
(6) Shri Ashok Shyamrao Sonone (Share 10%).

All are having their undivided respective share.

3) The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Date :

S.S. Saharkar
Advocate Khamgaon

R.V. Bichare
Advocate Khamgaon

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) Property Card as on date of application for registration.
2) Mutation entry No.6092 dated 27.08.2012 and Mutation entry No.11648 dated 22.02.2018.
3) Search report for 30 years from 1992 till 2021 vide receipt No2610, dated 17.06.2020 and vide receipt No.1112035220 dated 21.05.2021.
4) The xerox copy of sale deed registered at Sr.No.5642 on dated 13.07.2012 at S.R.O. Khamgaon executed by Suryakant Vallabhdas Selarka in favour of Shri Manoj Jagdish Modi, Shri Munwarali Saifuddin Babji, Shri Ashpaque Hussain Saifuddin Babji, Shri Vijaykumar Ratanlalji Rathi, Shri Satish Ratanlalji Rathi.
5) The xerox copy of sale deed registered at Sr.No.349 on dated 29.01.2018 at S.R.O. Khamgaon executed by Shri Munwarali Saifuddin Babji in favour of Shri Ashok Shyamrao Sonone.
6) Copy of Spl.Civil Suit No.53/2020, Pradip Premsukhdas Rathi –V/s – Manoj Jagdish Modi and others which is pending in the court of Civil Judge Senior Division, Khamgaon.

Date :

S.S. Saharkar
Advocate Khamgaon

R.V. Bichare
Advocate Khamgaon

256/0

Wednesday,17 June 2020 12:33 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 2610 दिनांक: 17/06/2020

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: कमग-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड एस. एस. सहारकर रा.खामगांव

वर्णन शोध सन 1991 ते 2020 (30 वर्षे) मौजे खामगांव जुना स.नं.173 प्लॉट नं 3/3 नझुल शिट नं 25 डी क्षे.1097.419 चौ मी

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Khamgaon

दुय्यम निबंधक श्रेणी-१

खामगांव क्र.१

1); वेयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001301297202021E दिनांक: 17/06/2020

बँकेचे नाव व पत्ता:

MH001401514202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
21 May 2021	Receipt	Receipt no.: 1112035220
	Name of the Applicant :	R V Bichare
	Details of property of which document has to be searched :	Dist :Buldhana Village :Khamgaon S.No/CTS No/G.No. : 25
	Period of search :	From :2009 To :2021
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH001401514202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

CHALLAN
MTR Form Number-6

GRN	MH001401514202122E	BARCODE		Date	21/05/2021-14:37:16	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	R V Bichare
Location	PUNE		
Year	2021-2022 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

DEFACED ₹325.00 DEFACED

Amount In Words	Three Hundred Twenty Five Rupees Only		
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	00040572021052145448 / IK0BCSCQX2
Cheque/DD No.		Bank Date / RBI Date	21/05/2021-14:24:38 / 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 : 50076622 Mobile No. : 9850725785

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 नमूद कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0000675723202122	21/05/2021-15:10:09	IGR002	325.00
			Total Defacement Amount		325.00

Print Date 21-05-2021 03:13:18