256/0 इतर पावती Original/Duplicate

Thursday,06 October 2022 11:24 AM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 4219 दिनांक: 06/10/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: कमग-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड नितीन दि सांगळे

वर्णन मौजे खामगांव स नं.28/3 नझुल शिट नं.21-अ नझुल प्लॉट नं.4/3 लेआऊट प्लॉट नं.1 शोध सन 1993 ते 2009 एकुण 17 वर्षे

SEARCHFEE	रु. 425.00
एकूण:	रु. 425.00

Sub Registrar Khamgaon

1); देयकाचा प्रकार: eChallan रक्कम: रु.425/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008826988202223E दिनांक: 06/10/2022

बँकेचे नाव व पत्ता:

10/6/2022

Nitin D. Sangle

ADVOCATE

Near Dandi Swami Mandir, Shivaji Wesh, Khamgaon - 444 303.
Mobile : 9422164122.

To,

MahaRera

Sub : Title clearance certificate with respect to ..... Property situated at Sutala Khurd, within the limits of Municipal Council Khamgaon, Tq.Khamgaon, Dist.Buldana bearing Field Survey No.28/3 admeasuring 0H. 67R. land, is converted for non-agricultural purpose vide order dt.01/08/1980 passed by SDO Khamgaon in Rev.Case No.NAP-34/01/1980-81 and which has given Nazul Sheet No.21A and 4/3, out of which **Layout Plot No.1 admeasuring 551.13 sq.mtrs.** , (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **Shri.Sachin Gajanan Tidole, Shri.Pankaj Wamanrao Ghule, Moh.Rijwan Abdul Rajjak, Shri.Pritesh Manoj Modi & Shri.Rahul Harikisan Dangra** and following documents i.e. :-

Sl. No.	Date	Name/ Nature of the Document
1]	01/08/1980	Copy of N.A. Order bearing Rev.Case No. NAP-34/01/1980-81 passed by SDO Khamgaon.
2]	17/01/2019 Regd.No.205	Registered Sale Deed executed by Shri.Dilip Dattatray Khati & Puja Shirish Khati in favour of **Shri.Sachin Gajanan Tidole (Share 30%), Shri.Pankaj Wamanrao Ghule (Share 20%), Moh.Rijwan Abdul Rajjak(Share 20%), Shri.Pritesh Manoj Modi(Share 20%), Shri.Rahul Harikisan Dangra (Share 10%)** in respect of Layout Plot No.1



3]	06/10/2022	Akhiv-Patrika containing in favour of **Shri.Sachin Gajanan Tidole, Shri.Pankaj Wamanrao Ghule, Moh.Rijwan Abdul Rajjak, Shri.Pritesh Manoj Modi & Shri.Rahul Harikisan Dangra** in respect of property in question
4]	06/09/2022 Regd.No.2 366	Regd. Deed of Declaration executed by **Gandhish Heights through its partners Shri.Sachin Gajanan Tidole, Shri.Pankaj Wamanrao Ghule, Moh.Rijwan Abdul Rajjak, Shri.Pritesh Manoj Modi & Shri.Rahul Harikisan Dangra** in respect of property in question

1] Description of the property.

Title clearance certificate with respect to ..... Property situated at Sutala Khurd, within the limits of Municipal Council Khamgaon, Tq.Khamgaon, Dist.Buldana bearing Field Survey No.28/3 admeasuring 0H. 67R. land, is converted for non-agricultural purpose vide order dt.01/08/1980 passed by SDO Khamgaon in Rev.Case No.NAP-34/01/1980-81 and which has given Nazul Sheet No.21A and 4/3, out of which **Layout Plot No.1 admeasuring 551.13 sq.mtrs.** , which is bounded as under :-

East	:	Open Space from Layout
West	:	Khamgaon Nadura Road i.e. National Highway No.6
North	:	Layout Road
South	:	Plot No.2

2] The documents of allotment of plot.

3] Property card issued by TILR Khamgaon dated.06/10/2022 bearing

ADV. NITIN D. SANGLE ★ KHAMGAON ★

mutation entry No.15885.

4] Search report for 30 years from Dt.1/01/1993 till Dt.06/10/2022.

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. (If any encumbrances please mention in separate sheet)

2] Owners of the land

Gandhish Heights through its partners Shri.Sachin Gajanan Tidole, Shri.Pankaj Wamanrao Ghule, Moh.Rijwan Abdul Rajjak, Shri.Pritesh Manoj Modi & Shri.Rahul Harikisan Dangra

1).....CTS/C.S. No.
2) .....CTS/C.S. No.
3)..... CTS/C.S. No.
4) Qualifying comments/remarks if any .....

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:06/10/2022

ADV. NITIN D. SANGLE

Nitin D. Sangle
Advocate Khamgaon

Nitin D. Sangle
ADVOCATE
Near Dandi Swami Mandir, Shivaji Wesh, Khamgaon - 444 303.
Mobile : 9422164122.

FORMAT - A

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

FLOIY OF THE TITLE OF THE SAID LAND.

A] That, the property situated at Sutala Khurd, within the limits of Municipal Council Khamgaon, Tq.Khamgaon, Dist.Buldana bearing Field Survey No.28/3 admeasuring 0H. 67R. land was previously owned by Shri.Dilip Dattatray Khati and Shri.Shirish Dattatray Khati and they applied before SDO Khamgaon for conversion of use of said land for non-agricultural and same was allowed on dt.01/08/1980 passed by SDO Khamgaon in Rev.Case No.NAP-34/01/1980-81 and which has given Nazul Sheet No.21A and Nazul Plot No.4/3 and Layout Plot No.1 admeasuring 551.13 sq.mtrs.. is subject matter of this report.

B] That, Shri.Shirish Dattatray Khati was died on Dt.15/03/2016 and after his death Pooja Shrish Khati being class I legal heir becomes the Co-owner of Layout Plot No.1 admeasuring 551.13 sq.mtrs to by way of inheritance and said was confirmed by the CJJD Khamgaon vide MJC No.80/2017 decided on Dt.15/03/2016 and accordingly Mutation Entry No.15294 Dt.28/11/2018 is carried out in revenue record.

C] Thereafter Shri.Dilip Dattatray Khati & Pooja Shrish Khati sold Layout Plot No.1 admeasuring 551.13 sq.mtrs alongwith construction standing thereon to **Shri.Sachin Gajanan Tidole (Share 30%), Shri.Pankaj**

ADV. NITIN D. SANGLE ★ KHAMGAON ★

Wamanrao Ghule (Share 20%), Moh.Rijwan Abdul Rajjak(Share 20%), Shri.Pritesh Manoj Modi(Share 20%), Shri.Rahul Harikisan Dangra (Share 10%) by executing registered sale deed on dt.17/01/2019 (Regd.No.205) and accordingly Mutation Entry No.115885 Dt.15/05/2019 is carried out in revenue record.

D] That, thereafter **Shri.Sachin Gajanan Tidole, Shri.Pankaj Wamanrao Ghule, Moh.Rijwan Abdul Rajjak, Shri.Pritesh Manoj Modi & Shri.Rahul Harikisan Dangra** obtained construction permission from Municipal Council Khamgaon, Tq.Khamgaon vide Proposal No.115428 and Proposal Code No.CCKNK-22-03542 dt.11/07/2022 for making construction over Layout Plot No.1 admeasuring 551.13 sq.mtrs. bearing Nazul Sheet No.21A and Nazul Plot No.4/3 from Field Survey No.28/3 situated at at Sutala Khurd, within the limits of Municipal Council Khamgaon, Tq.Khamgaon, Dist.Buldana.

E] That, **Gandhish Heights through its partners Shri.Sachin Gajanan Tidole, Shri.Pankaj Wamanrao Ghule, Moh.Rijwan Abdul Rajjak, Shri.Pritesh Manoj Modi & Shri.Rahul Harikisan Dangra** executed registered deed of declaration on dt.06/09/2022 (Regd.No.2236) in respect of construction of **"Ganadhish Heights"** to be constructed on Layout Plot No.1 admeasuring 551.13 sq.mtrs. bearing Nazul Sheet No.21A and Nazul Plot No.4/3 from Field Survey No.28/3 situated at at Sutala Khurd, within the limits of Municipal Council Khamgaon, Tq.Khamgaon, Dist.Buldana.

I have taken online search from IGRMAHARASHTRA site for the period of last 30 years (from 1993 to 2022) by paying necessary search fee vide E-Search Receipt No.1112583206, dt.06/10/2022 (2010 to 2022) and Search Receipt No.4219 dt.06/10/2022 (1993 to 2010), which are attached herewith.

ADV. NITIN D. SANGLE
KHAMGAON

During inspection of online search from paid search of IGRMAHARASHTRA I did not find any registered entry in respect of property in question except as stated above.

1] 7/ 12 extract/ P.R. Card as on date of application for registration.

2] Mutation Entry No. 15885

3] Search report for 30 years from 01/01/1993 to 6/10/2022 Taken from Sub-Registrar office at Khamgaon

4] Any other relevant title.

5] Litigations if any. No. While going through the Index II Register

I do not found any entry of lis pendens in respect of property in question.

Date:06/10/2022

ADV. NITIN D. SANGLE ★ KHAMGAON ★

Nitin D. Sangle
Advocate Khamgaon

MH008699524202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
06 Oct 2022	Receipt	Receipt no.: 1112583206
	Name of the Applicant :	Adv Nitin Dinkarrao Sangle
	Details of property of which document has to be searched :	Dist :Buldhana Village :Khamgaon (na.pa.hadaditila) S.No/CTS No/G.No. : 21
	Period of search :	From :2010 To :2022
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH008699524202223E		
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	MH008699524202223E	BARCODE		Date	03/10/2022-09:21:10	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	Adv Nitin Dinkarrao Sangle
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	325.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

DEFACED ₹325.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022100396395	IK0BXIJZA9
Cheque/DD No.		Bank Date	RBI Date	03/10/2022-09:22:35	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		277 , 04/10/2022	

Department ID : 422068680 Mobile No. : 8275232375

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 कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0004343200202223	06/10/2022-09:20:15	IGR002	325.00
			Total Defacement Amount		325.00

Print Date 06-10-2022 09:24:27

Y.P.P. Y.P.P.

शा.नि.म.वि.प्रका.नि.ध.वि.क्र.६८१९८२हि) १६-९-२६)

न. भू. मा. २० पु. मा.

C.T.S. 20 ~~पु.मा.~~ S. 2

आखीव ~~पत्रिवीस~~ पत्रिका

हीरो २४६ बण्डल ४३ L.P.9 क्रम ५५१.९३	५६,		

फे.नं. 3026 बंधनी

१) ~~दिवाणी~~ फौजदारी खटली ✓

२) ~~दिवाणी~~ फौजदारी खटली

Lachmi

फे.नं 90644 ने वादी वगैरे

सदरहू आदेशाने मला/आम्हाला आदेश दिला आहे की प्रतिवादी यांचे फे.नं. 90644 ~~क~~ वर

२८।८।२०१०	वादीचे वकीलांचे आदेशाने	१८।८।२०१०	दिवाणी/फौजदारी खटली फे.नं. 90644 ने वादी	फे.नं. 3026
			Lachmi	वादी यांचे वकील
२०/२/२०१७	अपील निर्णय मा. जिल्हा अतिरिक्त सत्र न्यायाधीश यांचेकडील फौजदारी अपील क्रमांक ५५१/९३ चे दि. ३०/१२/९६ चे मा. दिवाणी न्यायाधीश वरिष्ठ स्तर श्रीरामपूर यांचेकडील फौजदारी केस नं. ६०/१९९६ दि. २८/६/२०१६ अन्वये फौजदारी कार्यालयाकडील फे.नं 3026 रद्द झाल्याने मिळाले.			फे. नं. 90644



दस्त विशेष दस्तावेज
सादरीत हिं. 941319E
नोंदणी मध्ये नोंदणी हि.
किंवा पुनर्नोंदणी
साठी फीस M-1 CRO
ची 1297 अन्वये
वसूल

दस्त नं. 94414 ने वी
[पुस्ता शिरोष स्थटी]

941111/18
उप दु. नि. अ.
खामगांव

सादरीची
Ref-9
मध्ये
444-13

दस्त
204
दिनांक
4411/19E

दस्त
① सचिन जगन्नाथ लोडेरे
② पंकज वासुदेवराव भुते
③ मो. परिवहन अधिकारी
④ श्रीमती सकलेन मोरी
⑤ राजेश हरिकिसन डांगवा

दे. नं. 94414
प्रमाणे नोंद मंजूर

15/5/19
उप दु. नि. अ.
खामगांव

अर्ज प्राप्त दिनांक 6/10/22
नक्कल तयार दिनांक
नक्कल दि.
नक्कल फी
पावती क्रमांक 6/10/22
पावती दिनांक 6/10/22

सहायक/दुय्यम निबंधक
उप विभाग