



CHALLAN
MTR Form Number-6



GRN MH014914325202324P		BARCODE		Date 01/02/2024-17:55:35		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 PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Sumit Sanjay Supekar	
Location PUNE							
Year 2023-2024 One Time (1995 to 2024)				Flat/Block No.			
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
				Remarks (If Any) property Mauje Wadi (Bk.), Gut No. 38/A/1/1, S/a Wadi (Bk.), Nanded.			
				Amount In		Seven Hundred Fifty Rupees Only	
Total				750.00		Words	
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				1000502024020107975		5818618530725	
Cheque/DD No.				Bank Date		RBI Date	
				01/02/2024-17:55:56		Not Verified with RBI	
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : 204950257

Mobile No. : 9890005804

Department ID : 204950257
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document



Sumit S. Supekar

Advocate

LL.M., M.B.A.

District & Sessions Court, Nanded

Mob No. 9890005804

Office : Shop No. 211, 'Kasliwal Commercials, Tilak Nagar, Nanded-431602

Date :- 01/02/2024

FORMAT-A
(Circular No. 28/2021)

LEGAL TITLE REPORT

To,
RERA

**Sub: Title clearance certificate with respect to property
Mauje Wadi (Bk.), Gut No. 38/A/1/1, Plot No. 1, 2,
3, 4, 5, 6, 7, 229, 228, 227, 230, 250, 251, 252, 253,
257, 256, 255, 254, 258, 259, 260, 264, 263, 262,
261, 265, Total adm. 5936.14 sq. mtr., S/a. Wadi
(Bk.), Nanded.**

I have investigated the title of the said plot on the request of
Owner Uttamrao s/o. Kishanrao Bacchewar.

**1. Description of the property :- Property Mauje Wadi (Bk.), Gut
No. 38/A/1/1, Plot No. 1, Total adm. 336.20 sq. mtr., having
Boundaries as follows;**

East : Plot No. 2 & 15.00 mtr. wide road.

West: Survey No. 40.


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South: Part of Survey No. 38.

North: Plot No. 253.

**Mauje Wadi (Bk.), Gut No. 38/A/1/1, Plot No. 2, 3, 4, 5, 6, 7,
Total adm. 1206.12 sq. mtr., having Boundaries as follows;**

East : Plot No. 8.

West: Plot No. 1.

South: Part of Survey No. 38.

North: 15.00 mtr. wide road.

**Mauje Wadi (Bk.), Gut No. 38/A/1/1, Plot No. 229, 228, 227,
Total adm. 361.20 sq. mtr., having Boundaries as follows;**

East : 9.00 mtr. wide road.

West: Plot No. 248 & 249.

South: Open space.

North: Plot No. 230.

**Mauje Wadi (Bk.), Gut No. 38/A/1/1, Plot No. 230, Total adm.
138.01 sq. mtr., having Boundaries as follows;**

East : 9.00 mtr. wide road.

West: Plot No. 249.

South: Plot No. 229.

North: 9.00 mtr. wide road.

**Mauje Wadi (Bk.), Gut No. 38/A/1/1, Plot No. 250 & 251, Total
adm. 481.62 sq. mtr., having Boundaries as follows;**

East : Plot No. 223 to 226.

West: 15.00 mtr. wide road.

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South: Plot No. 252.

North: Open space.

Mauje Wadi (Bk.), Gut No. 38/A/1/1, Plot No. 252, Total adm. 250.81 sq. mtr., having Boundaries as follows;

East : Plot No. 222.

West: 15.00 mtr. wide road.

South: 15.00 mtr. wide road.

North: Plot No. 251.

Mauje Wadi (Bk.), Gut No. 38/A/1/1, Plot No. 258, 257, 256, 255, 254, 253, Total adm. 1412.28 sq. mtr., having Boundaries as follows;

East : 15.00 mtr. wide road.

West: Part of Survey No. 40 & 39.

South: Plot No. 01.

North: Plot No. 259.

Mauje Wadi (Bk.), Gut No. 38/A/1/1, Plot No. 259, Total adm. 267.84 sq. mtr., having Boundaries as follows;

East : 15.00 mtr. wide road.

West: Survey No. 39.

South: Plot No. 258.

North: Plot No. 260.

Mauje Wadi (Bk.), Gut No. 38/A/1/1, Plot No. 260, Total adm. 256.83 sq. mtr., having Boundaries as follows;

East : 15.00 mtr. wide road.

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West: Survey No. 39.

South: Plot No. 259.

North: Plot No. 261.

Mauje Wadi (Bk.), Gut No. 38/A/1/1, Plot No. 264, 263, 262 & 261, Total adm. 941.52 sq. mtr., having Boundaries as follows;

East : 15.00 mtr. wide road.

West: Survey No. 75.

South: Plot No. 260.

North: Plot No. 265.

Mauje Wadi (Bk.), Gut No. 38/A/1/1, Plot No. 265, Total adm. 283.71 sq. mtr., having Boundaries as follows;

East : 15.00 mtr. wide road.

West: Survey No. 75.

South: Plot No. 264.

North: Survey No. 06.

[As per Registered Sale Deed bearing No. 937/2024].

2. Documents of allotment of Plot :

Sr. No.	Description of documents	Date	Remarks
1.	Registered Sale Deed wide bearing No. 937/2024 executed by 1) Sharad s/o. Kishanrao Wadgaonkar 2) Ramesh s/o. Balaprasad Mamidwar 3) Mahiwal s/o. Martand Muttepawar 4) Anupama @ Anusayabai Sharad Wadgaonkar 5) Uttamrao s/o. Kishanrao	23-01-2024	Photo Copy Seen Photo copy attached

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	Bacchewar in favour fo Uttamrao s/o. Kishanrao Bacchewar.		
2.	Registered Sale Deed wide bearing No. 2464/2007 executed by Subhashchandra @ Vishnudas s/o. Govindprasad Sangi in favour of 1) Sharad s/o. Kishanrao Wadgaonkar 2) Ramesh s/o. Balaprasad Mamidwar 3) Mahipal s/o. Martand Muttepawar 4) Anupama @ Anusayabai Sharad Wadgaonkar 5) Uttamrao s/o. Kishanrao Bacchewar.	21-04-2007	Xerox
3.	Notarial Register Partition Deed on stamp of Rs. 100/- wide Notarial Register no. 914/2000 executed by Subahshchandra @ Vishnudas s/o. Govindprasad Sangi in favour of 1) Sow. Sarladevi w/o. Subhashchandra @ Vishnudas Sangi 2) Gopal s/o. Subhashchandra @ Vishnudas Sangi 3) Giridhar s/o. Subhashchandra @ Vishnudas Sangi.	22-09-2000	Xerox
4.	Ferfar mutation entry no. 3747.	30-05-2016	Xerox
5.	Old 7/12 extract of Gut No. 3A/1, S/a. Wadi (Bk.), Nanded	1992	Xerox
6.	N.A. Permission issued by office of the Tahasildar, Nanded wide order No. 2023/JAMA-2/42-C/CR-646.	04-12-2023	Xerox
7.	Lay out Plan of Gut No. 38/A/1/1, S/a. Wadi (bk.), Nanded sanctioned by NWCMC, Nanded.	01-12-2023	Xerox
8.	7/12 extract of Gut No. 838/A/1/1, adm. 0.59.36 S/a. Wadi (Bk.), Nanded reflecting	27-01-2024	Xerox

	name of Uttam s/o. Kishanrao Bacchewar.		
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3. 7/12 extract of Gut No. 838/A/1/1, adm. 0.59.36 R, S/a. Wadi (Bk.), Nanded reflecting name of Uttam s/o. Kishanrao Bacchewar issued by revenue department Nanded, mutation entry no. 3747, 26822.

4. Search made out:-

Period 1995-2024 for 30 years vide GRN No. MH014914325202324P on Dated:01/02/2024 at online website of I.G.R.

On perusal of the above mentioned documents and all other relevant documents relating title of the said property I am of the opinion that the title of Owner is clear marketable and without any encumbrances.

Owner of the land :

1) The property Mauje Wadi (Bk.), Gut No. 38/A/1/1, Plot No. 1, 2, 3, 4, 5, 6, 7, 229, 228, 227, 230, 250, 251, 252, 253, 257, 256, 255, 254, 258, 259, 260, 264, 263, 262, 261, 265, Total adm. 5936.14 sq. mtr., S/a. Wadi (Bk.), Nanded.

- Uttamrao s/o. Kishanrao Bacchewar (Owner).

2) Qualifying comments/remarks if any : No.

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

Encl. :.

Date:01/02/2024.

[Signature]
Advocate
Adv. Sushant K. Dopekar
LL.M., B.A.,
Dist. & Session Court, Jalgaon
Mob: 9820082224

FLOW OF THE TITLE OF THE SAID LAND

It transpires from the record that, the said property Mauje Wadi (Bk.), Land in Gut No. 38/A/1, Land adm. 7 H 54 R, S/a. Wadi (Bk.), Nanded belongs to Subhashchandra @ Vishnudas s/o. Govindprasad Sangi since 1992 as it portrays from old 7/12 extract.

Thereafter, Subhashchandra @ Vishnudas s/o. Govindprasad Sangi had sold the property Mauje Wadi (Bk.), Land in Gut No. 38/A/1, Land adm. 1 H 14 R, S/a. Wadi (Bk.), Nanded to 1) Sharad s/o. Kishanrao Wadgaonkar 2) Ramesh s/o. Balaprasad Mamidwar 3) Dr. Mahipal s/o. Martand Muttepawar 4) Sow. Anupama w/o. Sharad Wadgaonkar 5) Uttam s/o. Kishanrao Bacchewar wide Registered Sale Deed bearing No. 2464/2007 on dated.21-04-2007. That, all the owners has divided the land into several plots.

Thereafter, 1) Sharad s/o. Kishanrao Wadgaonkar 2) Ramesh s/o. Balaprasad Mamidwar 3) Dr. Mahipal s/o. Martand Muttepawar 4) Sow. Anupama w/o. Sharad Wadgaonkar 5) Uttam s/o. Kishanrao Bacchewar had executed Registered Sale Deed wide bearing No. 937/2024 on dated. 23-01-2024 in respect of the property Mauje Wadi (Bk.), Gut No. 38/A/1/1, Plot No. 1, 2, 3, 4, 5, 6, 7, 229, 228, 227, 230, 250, 251, 252, 253, 257, 256, 255, 254, 258, 259, 260, 264, 263, 262, 261, 265, Total adm. 5936.14 sq. mtr., S/a. Wadi (Bk.), Nanded in favour of Uttamrao s/o. Kishanrao Bacchewar.

That, as per ferfar mutation entry no. 3747 the land in survey no. 38/A/1 mistakenly mutated alone in name of Subhash s/o. Vishnudas Govindprasad Sangi to be for corrected and equally in the name of 1) Sow. Sarladevi w/o. Subhashchandra @ Vishnudas Sangi 2) Gopal s/o. Subhashchandra @ Vishnudas Sangi 3) Giridhar s/o. Subhashchandra @ Vishnudas Sangi and Subhash s/o. Vishnudas Govindprasad Sangi.

That, One Partition Deed came to be executed on stamp of Rs. 100/- by Subahshchandra @ Vishnudas s/o. Govindprasad

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Sangi in favour of 1) Sow. Sarladevi w/o. Subhashchandra @ Vishnudas Sangi 2) Gopal s/o. Subhashchandra @ Vishnudas Sangi 3) Giridhar s/o. Subhashchandra @ Vishnudas Sangi wide Notarial Register no. 914/2000 on dated. 29-09-2000.

Thereafter, Uttamrao s/o. Kishanrao Bacchewar has mutated his name in the 7/12 extract.

That, Uttamrao s/o. Kishanrao Bacchewar had obtained N.A. permission form office of the Tahasildar, Nanded wide order No. 2023/JAMA-2/42/C/CR-646 on dated. 04-12-2023.

Presently, Uttamrao s/o. Kishanrao Bacchewar stands as owner and possessor of the **property Mauje Wadi (Bk.), Gut No. 38/A/1/1, Plot No. 1, 2, 3, 4, 5, 6, 7, 229, 228, 227, 230, 250, 251, 252, 253, 257, 256, 255, 254, 258, 259, 260, 264, 263, 262, 261, 265, Total adm. 5936.14 sq. mtr., S/a. Wadi (Bk.), Nanded**

5. Litigation if any :- Not found.

Date:01/02/2024.


Adv. Sanjit S. Supekar
Advocate
Dist & Session Court, Nanded.
Mob. 9630905304