CHALLAN

MTR Form Number-6

GRN	MH010473878202425U	BARCODE		Date	30/10/2024-11:02:27	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)	DFSPB5675E
Office Name	NAD2_JT NANDED NO 2 SUB REGISTRAR	Full Name	ADV DEEPAK VENUGOPAL BIYANI
Location	NANDED		
Year	2024-2025 From 01/01/2012 To 30/10/2024	Flat/Block No.	OLD MONDHA
		Premises/Building	
		Road/Street	OLD MONDHA
		Area/Locality	NANDED
		Town/City/District	
		PIN	4 3 1 6 0 4

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

Remarks (If Any)

Plot No 07 and 08 Shet Gut No 107 Situated at Mauje Kautha Nanded

Amount In Words: Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572024103099075	CPAEKESGV2
Bank Date	RBI Date	30/10/2024-11:04:40	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 7498051980

Department ID :

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 दस्तांसाठी लागु नाही .

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

To,

MAHA RERA

LEGAL TITLE REPORT

Subject : Title Clearance Certificate with respect to the property bearing Plot No 07 and Plot No 08 out of Shet Gut No 107 situated at Mauje Kautha, Nanded within the limits of NWCMC, Nanded which is having total common area admeasuring of 573.2 sq.mtr.

1/- I have Investigated the title of the said land on the request of Land Owner Namely M/s Siddhi Developers through its partner namely Shri Pramod Omprakashji Toshniwal, Shri Mahesh Ompraskash Bang, Shri Navin Govindprasad Mantri All R/o Nanded following documents to that effect :-

1) **Description of the Property**

(i) All the part and parcel of the property bearing Plot No 07 out of Shet Gut No 107 situated at Mauje Kautha, Nanded within the limits of NWCMC, Nanded which is having total length North – South 25.01 mtr. and width East – West 11.28 mtr. which is having total area admeasuring of 282.16 sq.mtr. which is bounded as under :-

East	:	Plot No 06
West	:	Plot No 08
South	:	land out of Shet Gut No 105
North	:	9.00 mtr. wide Road

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(ii) All the part and parcel of the property bearing Plot No 08 out of Shet Gut No 107 situated at Mauje Kautha, Nanded within the limits of NWCMC, Nanded which is having total length North – South From Easternside 25.01 mtr. & from Westernside 25 mtr. and width East – West 11.64 mtr. which is having total area admeasuring of 282.16 sq.mtr. which is bounded as under :-

East	:	Plot No 07
West	:	Open Space out of Plotting
South	:	land out of Shet Gut No 105
North	:	9.00 mtr. wide Road

THE OFFICE OF ADVOCATE DEEPAK VENUGOPAL BIYANI

2) **Particulars of the Documents scrutinized :**

Sr. No	Date of Document	Description of Document	Original/photocopy of original / Notarized copy/ Sub Registrar Certified copy/ Photocopy of Notarized/ Certified copy, etc.
1.	12/09/2024	Registered Sale Deed bearing No 10501/2024 executed at the sub-registrar office at Nanded;	Photo Copy (Original Seen)
2.	30/11/2023	Registered Deed of Transfer of Development Rights (TDRs) bearing No 11938/2023 executed at the	Photo Copy (Original Seen)

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		sub-registrar office at Nanded;	
3.	18/09/2020	Registered Sale Deed bearing No 5006/2020 executed at the sub-registrar office at Nanded;	Photo Copy (Original Seen)
4.	05/07/2021	Registered Sale Deed bearing No 5916/2021 executed at the sub-registrar office at Nanded;	Photo Copy (Original Seen)
5.	14/08/2014	Registered Sale Deed bearing No 5569/2014 executed at the sub-registrar office at Nanded;	Photo Copy
6.	01/11/2011	Registered Sale Deed bearing No 11110/2011 executed at the sub-registrar office at Nanded;	Photo Copy
7.	31/01/2024	Sanctioned of building permission and Commencement Certificate issued by the office of NWCMC, Nanded;	Photo Copy
8.	31/01/2024	Sanctioned Map issued by the office of NWCMC, Nanded;	Photo Copy
9.	18/06/2021	N.A. Order issued by the office of the Hon'ble Collector, Nanded;	Photo Copy

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10.	12/05/2021	Final Sanctioned Layout issued by the office of Town Planning Department of NWCMC, Nanded;	Photo Copy
11.	-	Deed of Partnership of M/s Siddhi Developers;	Photo Copy (Original Seen)
12.	12/09/2024	Registered Power of attorney bearing no 10505/2024 executed at the sub-registrar office at Nanded;	Photo Copy (Original Seen)
13.	-	7/12 Extract of Shet Gut No 107 of Mauje Kautha, Nanded;	Online Copy
14.	2023-2024	Municipal Tax Receipt issued by the office of NWCMC, Nanded	Digital Copy

3) 7/12 Extract bearing Shet Gut No 107 of Mauje Kautha, Nanded issued online.

4) E-Search Receipt issued by the IGR, Maharashtra

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 and other is clear, marketable and without any encumbrances.

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Owners on the said land

All the part and parcel of the property bearing Plot No 07 and Plot No 08 out of Shet Gut No 107 situated at Mauje Kautha, Nanded within the limits of NWCMC, Nanded which is having total common area admeasuring of 573.2 sq.mtr.

Land Owner Namely and Developer Namely

M/s Siddhi Developers through its partner namely Shri Pramod Omprakashji Toshniwal, Shri Mahesh Ompraskash Bang, Shri Navin Govindprasad Mantri All R/o Nanded

(2) Qualifying comments/remarks if any --- Nil---

3/- The report reflecting the flow of the title of the above owner on the said land is enclosed herewith as annexure.

Place : Nanded
Date : 30/10/2024

Adv. Deepak V Biyani
Nanded

Encl :
1. Annexure
2. E-Search Receipt

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

FLOW OF THE TITLE OF THE SAID LAND

That while issued flow of title I had gone through relevant documents like latest as well as old 7/12 Extract of the above said property issued by Revenue Authority, Nanded as on Date of application for registration.

That I had visited Sub – Registrar Office Nanded and traced the record for last 13 years i.e. from 2012 to 2024 of Dated 30/10/2024 copies of said search receipts are attached herewith.

Thereafter, Shri Manika Mahadu Barse had sold - agricultural land out of 00 Hectare 35 Are out of Shet Gut No 107 situated at Mauje Kautha, Nanded to Raju Ambadas Gore, Khanderao Jalbaji Sakhare, Ramesh Hukumichand Bajaj vide a Registered Sale Deed bearing No 11110/2011 executed at the sub-registrar office at Nanded;

Thereafter, Regular Civil Suit no 489/2012 was filed before the Hon'ble Court at Nanded regarding the partition of property out of shet gut no 107 mauje kautha, Nanded and thereafter, as per the said suit Bhagwan Mahadu Madhavrao Barse become the owner and possessor of agricultural land out of 00 Hectare 17.5 Are, out of Shet Gut No 107 situated at Mauje Kautha, Nanded and had mutated his name in the office of revenue records.

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Thereafter, Raju Ambadas Gore, Khanderao Jalbaji Sakhare, Ramesh Hukumichand Bajaj, Bhagwan Mahadu Madhavrao Barse had sold – agricultural land out of 00 Hectare 52.5 Are out of Shet Gut No 107 situated at Mauje Kautha, Nanded to Nilesh Kishanprasad Tapdiya, Anand Ramdev Bang, Sainath Hulappa Annawar vide a **Registered Sale Deed bearing No 5569/2014** executed at the sub-registrar office at Nanded;

Thereafter, Nilesh Kishanprasad Tapdiya, Anand Ramdev Bang, Sainath Hulappa Annawar had turned the said agricultural land into Non-agricultural use and thereafter, the office of the Assistant Director of Town planning of Nanded Waghala City Municipal Corporation had issued the Sanctioned Layout vide his order bearing outward no 73/2021 of Dt.12/05/2021 and thereafter the office of Collector Nanded had issued the Non agricultural use permission vide his Order bearing outward no 2020/MASHAKA-2/JAMA/NAP-1/CR-01 of Dt.18/06/2021.

Thereafter, Nilesh Kishanprasad Tapdiya, Anand Ramdev Bang, Sainath Hulappa Annawar had sold - All the part and parcel of the property bearing Plot No 08 out of Shet Gut No 107 situated at Mauje Kautha, Nanded within the limits of NWCMC, Nanded which is having total area admeasuring of 291.04 sq.mtr. to Alka Purshottam Daad vide a **Registered Sale Deed bearing No 5006/2020** executed at the sub-registrar office at Nanded;

Thereafter, Nilesh Kishanprasad Tapdiya, Anand Ramdev Bang, Sainath Hulappa Annawar had sold - All the part and parcel of

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the property bearing Plot No 07 out of Shet Gut No 107 situated at Mauje Kautha, Nanded within the limits of NWCMC, Nanded which is having total area admeasuring of 282.16 sq.mtr. to Dinesh Omprakashji Bang, Umesh Omprakashji Bang vide a **Registered Sale Deed bearing No 5916/2021** executed at the sub-registrar office at Nanded;

Thereafter, Sow. Snehal Shriraj Chakkarwar had sold – Developer Rights to the extent of 60 mtrs. to Alka Purshottam Daad, Dinesh Omprakashji Bang, Umesh Omprakashji Bang vide a **Registered Deed of Transfer of Development Rights (TDRs) bearing No 11938/2023** executed at the Sub-Registrar Office at Nanded

THE OFFICE OF ADVOCATE DEEPAK VENUGOPAL BIYANI

Thereafter, the owner namely Alka Purshottam Daad, Dinesh Omprakashji Bang, Umesh Omprakashji Bang had jointly applied to Nanded Waghala City Municipal Corporation Nanded for obtaining construction permission on Plot no 07 and Plot no 08 and the office of ADTP., NWCMC, Nanded had issued the construction permission vide its Building Permit No DDMCW/B/2023/APL/03452 of Dt.31/01/2024.

Thereafter, Alka Purshottam Daad, Dinesh Omprakashji Bang, Umesh Omprakashji Bang had sold - All the part and parcel of the property bearing Plot No 07 and Plot No 08 out of Shet Gut No 107 situated at Mauje Kautha, Nanded within the limits of NWCMC, Nanded which is having total area admeasuring of 573.2 sq.mtr. to M/s Siddhi Developers through its partner namely Shri Pramod

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Omprakashji Toshniwal, Shri Mahesh Ompraskash Bang, Shri Navin Govindprasad Mantri All R/o Nanded vide a **Registered Sale Deed bearing No 10501/2024** executed at the sub-registrar office at Nanded;

Thereafter, M/s Siddhi Developers through its partner namely Shri Pramod Omprakashji Toshniwal, Shri Mahesh Ompraskash Bang, Shri Navin Govindprasad Mantri All R/o Nanded had executed the power of attorney in favour of Shri Pramod Omprakashji Toshniwal and Shri Navin Govindprasad Mantri vide a **Registered Power of attorney bearing no 10505/2024** executed at the sub-registrar office at Nanded;

THE OFFICE OF ADVOCATE DEEPAK VENUGOPAL BIYANI

Thereafter, M/s Siddhi Developers through its partner namely Shri Pramod Omprakashji Toshniwal, Shri Mahesh Ompraskash Bang, Shri Navin Govindprasad Mantri All R/o Nanded had mutated his name in the office of NWCMC, Nanded and in the revenue records over the 7/12 Extract of Mauje Kautha, Nanded.

During my search it has been found that M/s Siddhi Developers through its partner namely Shri Pramod Omprakashji Toshniwal, Shri Mahesh Ompraskash Bang, Shri Navin Govindprasad Mantri All R/o Nanded is the owner and possessor and are the Developer of – All the part and parcel of the property

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bearing Plot No 07 and Plot No 08 out of Shet Gut No 107 situated at Mauje Kautha, Nanded within the limits of NWCMC, Nanded which is having total area admeasuring of 573.2 sq.mtr.

Hence, this Flow of title.

Adv. Deepak V Biyani
Nanded

THE OFFICE OF ADVOCATE DEEPAK VENUGOPAL BIYANI

Place : Nanded
Date : 30/10/2024