CHALLAN
MTR Form Number-6

GRN	MH001959828202425U	BARCODE		Date	14/05/2024-00:22:06	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	NAD1_HQR SUB REGISTRAR NANDED 1	**Full Name**	ADV DEEPAK VENUGOPAL BIYANI
Location	NANDED		
Year	2024-2025 From 01/04/2024 To 31/03/2025	**Flat/Block No. Premises/Building**	OLD MONDHA
Account Head Details	**Amount In Rs.**	**Road/Street**	OLD MONDHA
0030072201 SEARCH FEE	750.00	**Area/Locality**	NANDED
		Town/City/District	
		PIN	4 3 1 6 0 4
		Remarks (If Any)	Plot No 1 To 44 Shet Gut 176 Taroda (Bk) Nanded
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024051431457	CPADUSKRN8
Cheque/DD No.		Bank Date	RBI Date	14/05/2024-00:24:22	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. : 7498051980
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 14-05-2024 12:23:00

DEEPAK V BIYANI
Advocate

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Maharaja Ranjeetsingh Market
Old Mondha, Nanded

Mob No: 9028982150 Email:adv.dvbiyani@gmail.com

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

To,

MAHA RERA

LEGAL TITLE REPORT

Subject : Title Clearance Certificate with respect to GROUP HOUSING RH 1 to RH 44, out of Shet Gut No 176 situated at Mauje Taroda (bk), Nanded Tq & Dist. Nanded within the limits of NWCMC, Nanded, which is having total area admeasuring of 4468.34 sq.mtr. (Pincode -431605).



1/- I have Investigated the title of the said land on the request of Chsya Ashokrao Bijwe, Omprakash Hariram Kothari, Kamlesh Ashok Amravatkar and Chetan Omprakash Kothari following documents to that effect :-

1) **Description of the Property**

(i) All the part and parcel of the property GROUP HOUSING RH 1 to RH 6, out of Shet Gut No 176 situated at Mauje Taroda (bk), Nanded Tq & Dist. Nanded within the limits of NWCMC, Nanded (Pincode -431605). which is having total area admeasuring of 633.96 sq.mtr. which is bounded as under :-

East	:	7.5 mtr. wide Road
West	:	Land out of Shet Gut No 176
South	:	Land out of Shet Gut No 186

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North	:	7.5 mtr. wide Internal Road

(ii) All the part and parcel of the property GROUP HOUSING RH 7 to RH 18, out of Shet Gut No 176 situated at Mauje Taroda (bk), Nanded Tq & Dist. Nanded within the limits of NWCMC, Nanded (Pincode -431605) which is having total area admeasuring of 1261.03 sq.mtr. which is bounded as under :-

East	:	7.5 mtr. wide Road
West	:	7.5 mtr. wide Road
South	:	Land out of Shet Gut No 186
North	:	7.5 mtr. Internal Road



(iii) All the part and parcel of the property GROUP HOUSING RH 19 to RH 30, out of Shet Gut No 176 situated at Mauje Taroda (bk), Nanded Tq & Dist. Nanded within the limits of NWCMC, Nanded (Pincode -431605), which is having total area admeasuring of 1254.42 sq.mtr. which is bounded as under :-

East	:	7.5 mtr. wide Road
West	:	7.5 mtr. wide Road
South	:	Land out of Shet Gut No 186
North	:	7.5 mtr. Internal Road

(iv) All the part and parcel of the property GROUP HOUSING RH 31 to RH 44 out of Shet Gut No 176 situated at Mauje Taroda (bk), Nanded Tq & Dist. Nanded within the limits of NWCMC, Nanded (Pincode -431605). Which is

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having total area admeasuring 1318.93 sq.mtr. which is bounded as under :-

East	:	6.00 mtr. wide DP Road
West	:	7.5 mtr. wide Road
South	:	Land out of Shet Gut No 186
North	:	7.5 mtr. Internal Road

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.	13/02/2013	Copy of Registered Sale Deed bearing No 1154/2013 executed at the sub-registrar office at Nanded;	Photo Copy (Original Seen)
2.	08/05/2015	Copy of Registered Sale Deed bearing No 3112/2015 executed at the sub-registrar office at Nanded;	Photo Copy (Original Seen)
3.	11/03/2022	Copy of Registered Sale Deed bearing No 1428/2022 executed at the sub-registrar office at Nanded;	Photo Copy (Original Seen)
4.	13/04/2023	Copy of Registered Gift Deed bearing No 3867/2023 executed at the sub-registrar office at Nanded;	Photo Copy (Original Seen)

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5.	19/10/2023	Copy of NA Order bearing no 2023/JM-2/42-B/CR-621	Photo Copy
6.	27/07/2023	Copy of Sanctioned Layout issued by the office of Assistant Director Town Planning, NWCMC, Nanded	Photo Copy
7.	10/12/2023	Copy of Construction permission issued by the Nanded Waghala City Municipal Corporation	Photo Copy
8.	10/12/2023	Copy of Sanctioned Map issued by the Nanded Waghala City Municipal Corporation	Photo Copy
9.	10/12/2023	Copy of Construction permission issued by the Nanded Waghala City Municipal Corporation	Photo Copy
10.	10/12/2023	Copy of Sanctioned Map issued by the Nanded Waghala City Municipal Corporation	Photo Copy
11.	13/05/2024	Copy of 7/12 Extract bearing Shet Gut No 176 of Mauje Taroda (bk), Nanded	Photo Copy

THE OFFICE OF ADVOCATE DEEPAK VENUGOPAL BIYANI

3) Copy of 7/12 Extract bearing Shet Gut No 176 of Mauje Taroda (bk), Nanded issued online.

4) Search Receipt issued by the SRO, Nanded

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of

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the opinion that, the title of and other is clear, marketable and without any encumbrances.

Owners on the said land

All the part and parcel of the property bearing no GROUP HOUSING RH 1 to RH 44, out of Shet Gut No 176 situated at Mauje Taroda (bk), Nanded Tq & Dist. Nanded within the limits of NWCMC, Nanded, which is having total area admeasuring of 4468.34 sq.mtr. (Pincode – 431605)



Chsya Ashokrao Bijwe,
Omprakash Hariram Kothari,
Kamlesh Ashok Amravatkar,
Chetan Omprakash Kothari

(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 : 14/05/2024

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 30 years i.e. from 1995 to 2024 of Dated 14/05/2024 copies of said search receipts are attached herewith.

That Initially, Sambha Manikrao waghmare with the consent of Govind Waghmare, Raju Waghmare, Gajanan Waghmare in respect of - All the part and parcel of the property bearing agricultural land having area admeasuring 00 Hectare 81 Are out of total land 01 Hectare 66 Are situated at Mauje Taroda (bk), Nanded to Chhaya w/o Ashok Bijwe, Vikas s/o Vishwanath Mohale, Omprakash s/o Hariram Kothari, Sushilkumar s/o Shankarrao Jadhav jointly vide a **Registered Sale Deed bearing No 1154/2013 of Dt.13/02/2013** executed at the sub-registrar office at Nanded.

Thereafter, Sushilkumar s/o Shankarrao Jadhav had sold in respect of his undivided share to the extent of 0 Hectare 20.25 Are out of Shet Gut No 176 situated at Mauje Taroda (bk), Nanded to Omprakash Hariram Kothari vide a **Registered Sale Deed bearing**

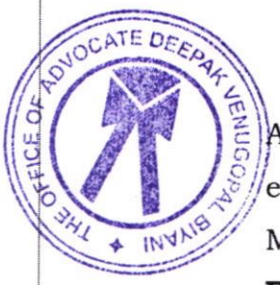
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No 3112/2015 of Dt.08/05/2015 executed at the sub-registrar office at Nanded

Thereafter, Vikas Ashok Amravatkar (Bijwe) with the consent of Omprakash s/o Hariram Kothari, chhaya w/o Ashokrao Bijwe had sold his undivided share to the extent of 0 Hectare 20.25 Are out of Shet Gut No 176 situated at Mauje Taroda (bk), Nanded to Kamlesh Ashok Amravatkar vide a **Registered Sale Deed bearing No 1428/2022** executed at the sub-registrar office at Nanded.



Thereafter, Omprakash Hariram Kothari had gifted to his son – All the part and parcel of the property bearing undivided share to the extent of 0 Hectare 20.25 Are out of Shet Gut No 176 situated at Mauje Taroda (bk), Nanded to Chetan Omprakash Kothari vide a **Registered Gift Deed bearing No 3867/2023** executed at the sub-registrar office at Nanded

Thereafter, Chsya Ashokrao Bijwe, Omprakash Hariram Kothari, Kamlesh Ashok Amravatkar and Chetan Omprakash Kothari had mutated his name in the office of revenue records over the 7/12 Extract of Shet Gut No 176 of Mauje Taroda (bk), Nanded Tq. & Dist. Nanded.

Thereafter, Chsya Ashokrao Bijwe, Omprakash Hariram Kothari, Kamlesh Ashok Amravatkar and Chetan Omprakash Kothari, R/o Yashwant Nagar, Nanded had turned the said agricultural land into plotting and thereafter, the office of the Assistant Director of Town planning had issued the Sanctioned

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Layout on bearing no 64/2023 of Dt.27/07/2023 and thereafter applied for the NA use of the land and the office of Tehsil Nanded had issued the NA Order bearing outward no 2023/JAMA-2/42-B/CR-621 of Dt.19/10/2023

Thereafter, Chsya Ashokrao Bijwe, Omprakash Hariram Kothari, Kamlesh Ashok Amravatkar had applied for the construction permission for GROUP HOUSING RH 01 to RH 18 in Gut No 176 (Part), situated at Mauje Taroda (bk), Nanded and they had also applied for the construction permission for GROUP HOUSING RH 19 to RH 44 in Gut No 176 (Part), situated at Mauje Taroda (bk), Nanded.



Thereafter, the office of Nanded Waghala City Municipal Corporation had issued the construction permission over the GROUP HOUSING RH 01 to RH 18 in Gut No 176 (Part), situated at Mauje Taroda (bk), Nanded vide its permit no DDMCW/B/2023/APL/03331 of Dt.10/12/2023.

Thereafter, the office of Nanded Waghala City Municipal Corporation had issued the construction permission over the GROUP HOUSING RH 19 to RH 44 in Gut No 176 (Part), situated at Mauje Taroda (bk), Nanded vide its permit no DDMCW/B/2023/APL/03248 of Dt.08/11/2023.

During my search it has been found that Chsya Ashokrao Bijwe, Omprakash Hariram Kothari, Kamlesh Ashok Amravatkar and Chetan Omprakash Kothari, R/o Yashwant Nagar, Nanded is the

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owner and possessor of - All the part and parcel of the property bearing no GROUP HOUSING RH 1 to RH 44, out of Shet Gut No 176 situated at Mauje Taroda (bk), Nanded Tq & Dist. Nanded within the limits of NWCMC, Nanded which is having total area admeasuring of 4468.34 sq.mtr..

Hence, this Flow of title.

Place : Nanded
Date : 14/05/2024

Adv. Deepak V Biyani
Nanded

