



CHALLAN
MTR Form Number-6



GRN	MH005716295202425E	BARCODE	Date		24/07/2024-20:24:45	Form ID
Department			Inspector General Of Registration			
Search Fee			Payer Details			
Type of Payment			Other Items			
Office Name			CSN3_JT SUB REGI CH _SAMBHAJINAGAR		Full Name	
Location			CHHATRAPATI SAMBHAJINAGAR		ADV SACHIN DETHE	
Year			2024-2025 One Time		Flat/Block No.	
Account Head Details			Amount In Rs.		Premises/Building	
0030072201 SEARCH FEE			750.00		Road/Street	
					Area/Locality	
					Town/City/District	
					PIN	
					4	
					3	
					1	
					0	
					0	
					1	
			Remarks (If Any)			
			SEARCH FEES FOR 30 YEAR OF PLOT CTS NO 17186 OSMANPURA			
			CHHATRAPATI SAMBHAJINAGAR			
			Amount In			
			Seven Hundred Fifty Rupees Only			
Total			750.00		Words	
Payment Details			UNION BANK OF INDIA			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CIN		Ref. No.	
			02901792024072406403		525734586	
			Bank Date		RBI Date	
			24/07/2024-20:25:15		Not Verified with RBI	
Name of Bank			Bank-Branch		UNION BANK OF INDIA	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 0000000000

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 कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH005716380202425E	BARCODE	Date		24/07/2024-20:28:49	Form ID
Department			Inspector General Of Registration			
Search Fee			Payer Details			
Type of Payment			Other Items			
Office Name			CSN3_JT SUB REGI CH _SAMBHAJINAGAR		Full Name	
Location			CHHATRAPATI SAMBHAJINAGAR		ADV SACHIN DETHE	
Year			2024-2025 One Time		Flat/Block No.	
Account Head Details			Amount In Rs.		Premises/Building	
0030072201 SEARCH FEE			750.00		Road/Street	
					Area/Locality	
					Town/City/District	
					PIN	
					4	
					3	
					1	
					0	
					0	
					1	
			Remarks (If Any)			
			SEARCH FEES FOR 30 YEAR OF PLOT CTS NO 17187 OSMANPURA			
			CHHATRAPATI SAMBHAJINAGAR			
			Amount In			
			Seven Hundred Fifty Rupees Only			
Total			750.00		Words	
Payment Details			UNION BANK OF INDIA			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CIN		Ref. No.	
			Bank Date		RBI Date	
Name of Bank			Bank-Branch		UNION 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. : 0000000000

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

Adv. Sachin A. Dete

OFFICE :- N-7, A-4/25, Greaves Colony, CIDCO,
Chhatrapati Sambhajnagar (Aurangabad) - 431 001,
Maharashtra.

FORMAT - A

(Circular No. 28/2021)

To,
Maha RERA,
Mumbai

LEGAL TITLE REPORT

SUBJECT :- Title clearance certificate with respect to plot C.T.S. No. 17186, adm. 279.70 Sq. Mtrs. and Plot C.T.S. No. 17187, adm. 279.70 Sq. Mtrs., thus collectively adm. 559.40 Sq. Mtrs. both situated at Osmanpura, Tq. and Dist. Chhatrapati Sambhajnagar (Aurangabad). [Hereinafter referred as the said land].

Sir / Madam,

01. I have investigated the title of said land on request of Mr. Pawankumar S/o Suganchand Mugdiya and Mr. Pritam S/o Gautam Katariya partners of **M/s Sumeru Realities** (A partnership firm under Indian Partnership Act, 1932) on following documents :-

1. Description of the property :- Plot of non-agricultural land bearing C.T.S. No. 17186, adm. 279.70 Sq. Mtrs. and Plot C.T.S. No. 17187, adm. 279.70 Sq. Mtrs., thus collectively adm. 559.40 Sq. Mtrs. both situated at Osmanpura, Tq. and Dist. Chhatrapati Sambhajnagar (Aurangabad).



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2. The documents of allotment / title pertaining to said land :-

Copy of registered sale deed bearing No. 1727 dated 30/03/1966, registered Will Deed bearing daybook serial no. AGG - 2 - 5282 dated 29/12/2006, registered sale deed bearing No. 1728 dated 30/03/1966, registered relinquishment deed bearing daybook serial No. AGG - 5 - 7276 dated 19/12/2019 and registered Sale Deed bearing daybook serial No. AGG - 5 - 7276 dated 19/12/2019.

3. P. R. Card extract issued by City Survey Office Chhatrapati Sambhajanagar (Aurangabad) / Revenue Department of current date.

4. Search report for 30 years from 1994 till 2024.

02. 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 prima facie title **M/s Sumeru Realities** (A registered partnership firm) represented by its partners 01. Mr. Pawankumar S/o Suganchand Mugdiya 02. Mr. Pritam S/o Gautam Katariya is clear, marketable and without any encumbrances.



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Maharashtra.

03. Owners of the Plots / Land

M/s Sumeru Realities

(A registered partnership firm) :- **559.40 Sq. Mtrs.**

04. The report reflecting the flow of the title of the aforesaid owner of said land namely **M/s Sumeru Realities** (A registered partnership firm) represented by its partners 01. Mr. Pawankumar S/o Suganchand Mugdiya 02. Mr. Pritam S/o Gautam Katariya is enclosed herewith as annexure.

Encl :- Annexure.

Date:- 25/07/2024



Sachin A. Dete
Advocate

Adv. Sachin A. Dete

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Chhatrapati Sambhajanagar (Aurangabad) - 431 001,
Maharashtra.

FORMAT - A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 01.** P R. Card extract as on date of application for registration.
- 02.** Copy of copy of registered sale deed bearing No. 1727 dated 30/03/1966, registered Will Deed bearing daybook serial no. AGG - 2 - 5282 dated 29/12/2006, registered sale deed bearing No. 1728 dated 30/03/1966, registered relinquishment deed bearing daybook serial No. AGG - 5 - 7276 dated 19/12/2019 and registered Sale Deed bearing daybook serial No. AGG - 5 - 7276 dated 19/12/2019.
- 03.** Search Report for 30 years from 1994 to 2024 taken from Sub Registrar office at Chhatrapati Sambhajanagar (Aurangabad).
- 04.** Any other relevant title.



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05. Litigation if any. :- No Litigation Found as on date
as per information provided.

Date :- 25/07/2024



Sachin A. Dete
Advocate

Adv. Sachin A. Dete

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Maharashtra.

FLOW OF TITLE

In pursuance to request made by Mr. Pawankumar S/o Suganchand Mugdiya and Mr. Pritam S/o Gautam Katariya partners of M/s Sumeru Realities (A partnership firm under Indian Partnership Act, 1932) I have taken search of the title in respect of property i.e. plot C.T.S. No. 17186, adm. 279.70 Sq. Mtrs. and Plot C.T.S. No. 17187, adm. 279.70 Sq. Mtrs., thus collectively adm. 559.40 Sq. Mtrs. both situated at Osmanpura, Tq. and Dist. Chhatrapati Sambhajnagar (Aurangabad) for the period of 30 years i.e. from 1994 to 2024.

I have deposited the requisite fees of Rs. 750/- for each plot and collectively Rs. 1500/- vide receipt under GRN No. MH005716295202425E dated 24th July 2024 for CTS No. 17186 and receipt under GRN No. MH005716380202425E dated 24th July 2024 for CTS No. 17187 with the office of Sub Registrar, Class - 2 Chhatrapati Sambhajnagar (Aurangabad) and did the search in the record and indexes which was made available to me and as well as on the basis of the documents forwarded to me, in respect of the aforesaid property.



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BRIEF HISTORY OF THE PROPERTY :-

The present report is prepared on the documents made available to me during search. The present report is for the period from 1994 till 2024 and restricted to the extent of plot of land adm. 559.40 Sq. Mtrs. forming part of C.T.S. No. 17186, adm. 279.70 Sq. Mtrs. and Plot C.T.S. No. 17187, adm. 279.70 Sq. Mtrs. both situated at Osmanpura, Tq. and Dist. Chhatrapati Sambhajinagar (Aurangabad).

01. The Plot C.T.S. No. 17186, adm. 279.70 Sq. Mtrs., situated Osmanpura, Tq. and Dist. Chhatrapati Sambhajinagar (Aurangabad) was owned by Smt. Ajeetkaur @ Ajitkaur Wd/o Pritamsingh Chhabda @ Chabda. The said plot of non-agricultural land bearing C.T.S. No. 17186 was originally owned by Mr. Pritamsingh S/o Sardarsingh Chhabda which he purchased by virtue of registered sale deed bearing No. 1727 dated 30/03/1966 from Mr. Sardarsingh S/o Ladhasingh. The said owner Mr. Pritamsingh S/o Sardarsingh Chhabda and his wife i.e. Smt. Ajitkaur Wd/o Pritamsingh Chhabda executed a joint will bearing daybook serial no. AGG - 2 - 5282 dated 29/12/2006 and by virtue of said will Mr. Pritamsingh S/o Sardarsingh Chhabda and Smt. Ajitkaur Wd/o Pritamsingh Chhabda bequeathed their respective properties to their



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son Mr. Amardeepsingh S/o Pritamsingh Chhabda and Mr. Gurdipsingh S/o Pritamsingh Chhabda being beneficiary of respective property, as detailed in said will. However, as stated in said will, as per clause No. 01 of said will the respective property will pass on to surviving spouse and thereafter respective property shall vest with respective beneficiary.

In the year 2020, Mr. Pritamsingh S/o Sardarsingh Chhabda died on 26/11/2020 and as stated in said will the plot C.T.S. No. 17186, Sheet No. 152, plot area adm. 279.70 Sq. Mtrs. Osmanpura, Tq. and Dist. Chhatrapati Sambhajanagar (Aurangabad) has to be transferred in the name of surviving spouse and thereafter said particular plot C.T.S. No. 17186 has to be transferred in the name of Mr. Gurdipsingh S/o Pritamsingh Chhabda, in case of such situation arose. In this backdrop, the name of surviving spouse of Mr. Pritamsingh S/o Sardarsingh Chhabda i.e. Smt. Ajeetkaur @ Ajitkaur Wd/o Pritamsingh Chhabda has been mutated in P. R. Card of plot C.T.S. No. 17186 by virtue of said registered Will bearing daybook serial No. AGG - 2 - 5282 dated 29/12/2006.



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02. The plot of non-agricultural land bearing C.T.S. No. 17187, Sheet No. 152, plot area adm. 279.70 Sq. Mtrs. was originally owned by Mr. Dharamsingh S/o Sardarsingh Chhabda which he purchased by way of registered sale deed bearing No. 1728 dated 30/03/1966 from Mr. Sardarsingh S/o Ladhasingh. After demise of Mr. Dharamsingh S/o Sardarsingh Chhabda on 15th March 2018 the name of his legal heirs i.e. Smt. Dhanbeerkaur Wd/o Dharamsingh Chhabda, Smt. Harmeetkaur Juneja (Harmeetkaur D/o Dharamsingh Chhabda), Mr. Gurvindersingh S/o Dharamsingh Chhabda, Mr. Manjitsingh S/o Dharamsingh Chhabda and Mr. Gurmeetsingh S/o Dharamsingh Chhabda has been mutated in P.R. Card of CTS No. 17187. Thereafter in pursuance to registered relinquishment deed bearing daybook serial No. AGG - 5 - 7276 dated 19/12/2019 Smt. Dhanbeerkaur Wd/o Dharamsingh Chhabda, Smt. Harmeetkaur Juneja (Harmeetkaur D/o Dharamsingh Chhabda) and Mr. Gurvindersingh S/o Dharamsingh Chhabda has relinquished their entire right, title and interest in favour of Mr. Manjitsingh S/o Dharamsingh Chhabda and Mr. Gurmeetsingh S/o Dharamsingh Chhabda and accordingly in pursuance to said relinquishment deed the name of P. R. Card of CTS No. 17187 Mr. Manjitsingh S/o Dharamsingh Chhabda and Mr. Gurmeetsingh S/o Dharamsingh Chhabda



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remain intact in said P. R. Card and name of rest of the legal heirs Late Mr. Dharamsingh S/o Sardarsingh Chhabda has been deleted.

03. The present Owner **M/s Sumeru Realities** (A partnership firm under Indian Partnership Act, 1932) represented by Mr. Pawankumar S/o Suganchand Mugdiya and Mr. Pritam S/o Gautam Katariya purchased the said plot C.T.S. No. 17186 from Smt. Ajeetkaur @ Ajitkaur Wd/o Pritamsingh Chhabda @ Chabda and plot CTS No. 17187 Mr. Manjitsingh S/o Dharamsingh Chhabda and Mr. Gurmeetsingh S/o Dharamsingh Chhabda by virtue of registered Sale Deed bearing daybook serial No. AGG - 5 - 7276 dated 19/12/2019 and accordingly the name of **M/s Sumeru Realities** (A partnership firm under Indian Partnership Act, 1932) represented by Mr. Pawankumar S/o Suganchand Mugdiya and Mr. Pritam S/o Gautam Katariya has been mutated in Ownership column of CTS No. 17186 and 17187.

Thus, after perusing the aforesaid documents and record made available to me it appears that, **M/s Sumeru Realities** (A partnership firm under Indian Partnership Act, 1932) represented by Mr. Pawankumar S/o Suganchand Mugdiya and Mr. Pritam S/o Gautam Katariya is the owner



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of plot C.T.S. No. 17186, adm. 279.70 Sq. Mtrs. and Plot C.T.S. No. 17187, adm. 279.70 Sq. Mtrs., thus collectively adm. 559.40 Sq. Mtrs. both situated at Osmanpura, Tq. and Dist. Chhatrapati Sambhajanagar (Aurangabad). Relying on the aforesaid record, the title of present owner appears to be marketable and clear as per relevant revenue record.



Sachin A. Dete
Advocate

HENCE THIS SEARCH REPORT

