CHALLAN

MTR Form Number-6

GRN	MH002326473202324E	BARCODE		Date	02/06/2023-15:15:23	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**	Bhushan Vijay Herole
Location	PUNE		
Year	2023-2024 One Time	**Flat/Block No.**	
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	
0030072201 SEARCH FEE	750.00	**Area/Locality**	Moujе Warud Bhag 2 Survey no 180/1A, 182
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023052051717	IK0CGHOJI3
Cheque/DD No.		Bank Date	RBI Date	02/06/2023-15:16:21	27/05/2023
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		141 , 02/06/2023	

Department ID : 929566313

Mobile No. : 9764340053

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

sadr calaða "Talp Aa^f pomoMaT" maQyao ðamaud karNaasaaZlca laagau Aaho.[tr karNaaMsaaZI ikMiaa ðaaodMNal ða kraiayaacyaa dstaMsaazl laagau ðaahl.

Adv. Bhushan V. Herole
B.Com, LL.M.

"Ashtasiddhi" APTS, Nr Sambhaji Garden, Rathi Nagar, Amravati- 444603
Mob. No.9764340053 e-mail: amravatibhushan@gmail.com

FORMAT- A

(Circular No. :-28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 180/1 A/182/3/9B/10 situate at mouje Warud Bhag 2, Taluka-Warud, District Amravati (hereinafter referred as the 'said plot').

1. I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) and following documents i.e :-

1) Description of the property:-

All that piece and parcel of the land bearing layout plot no. 3,9B,10 total area admeasuring 9,245.09 sq. ft. (859.21. mtrs.), Occupancy Class-I from out of field survey no. 180/1A,182 of Mouje Warud Bhag -2, Tq. Warud, Dist. Amravati situated within the limits of Warud Municipal Council and within the jurisdiction of Sub-Registrar, Warud, Dist Amravati.

2) The documents of said plot:-

i) Village form 7/12 dated 24/01/2023

ii) Village form 6 dated 24/01/2023

iii) Village form 2 dated 24/01/2023

iv) Sanctioned Map along with Building Permit No 179882 dated 26/04/2023

v) Order of Amalgamation in respect of plot no 3,9B and 10 out of survey no 180/1A and 182 dated 19/01/2023

vi) N.A. order dated 21/11/2019

BV Herole
Adv. B. V. Herole
Reg. No. Mah/3572/2007

Adv. Bhushan V. Herole
B.Com, LL.M.

"Ashtasiddhi" APTS, Nr Sambhaji Garden, Rathi Nagar, Amravati- 444603
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vii) Partition Deed executed between Dushant Anant Deshmukh, Ranjana Sunil Zombade, Narendra Sheshrao Thakare and Trupti Shivshankar Kokate, Sr No. 78 dated 07/01/2020

viii) Sale deed executed by Keshaorao Shrwanji Yawalkar and Dushant Anant Deshmukh, Ranjana Sunil Zombade, Narendra Sheshrao Thakare and Trupti Shivshankar Kokate, Sr No 3573 dated 18/12/2015

3) 7 /12 extract issued by Talathi Warud Bhag 2 dated 24/01/2023 mutation entry no. 21217

4) Search report for 30 years from1992 till 2023

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 Sau Ranjana Sunil Zombade, is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1. Sau. Ranjana Sunil Zombade, House No 8, Jail Road, Near Circuit House, Om Colony, Tq and Dist Amravati

3. The report reflecting the flow of the title of the Sau. Ranjana Sunil Zombade, R/o. Amravati on the said land is enclosed herewith as annexure.

Encl : Annexure.

B.V Herole adv

Date: 02/06/2023

Bhushan V.Herole, Adv.

Adv. B. V. Herole
Enrol No. Mah/3572/2007

Adv. Bhushan V. Herole
B.Com, LL.M.

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FORMAT- A

(Circular No. :-28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) 7 /12 extract as on date of application for registration.
2) Mutation Entry No. 21217
3) Search report for 30 years from 1992 Taken from Sub-Registrar' office at Warud vide search GRN MH00236473202324E dated 02/06/2023
4) Any other relevant title:
   a) From perusal of all the title documents, it is observed that F.S. No. 180/1-A, area admeasuring 0H.61 R. of land and F.S.No. 182, area admeasuring 6H.21R was initially owned and possessed by Keshavrao Shrawanji Yawalkar, since year 1991 which can be confirmed from7/12 extract duly issued by Talathi, Warud.
   b) That Shri Keshavrao Shrawanji Yawalkar sold the said land admeasuring 0 H. 61 R. land out of survey no 180/1-A & land admeasuring 3H.24R out of 6H land out survey no 182, thus total land area 3H.84 R vide Sale Deed dated 18/12/2015, registered at Sr. No. 3563 with the office of the Sub Registrar, Warud, executed in favour of Dushyant Anant Deshmukh, Sau Ranjana Sunil Zombade, Dr Narendra Sheshraoji Thakare and Trupti Shivshakar Kokate.
   c) That Dushyant Anant Deshmukh, Sau Ranjana Sunil Zombade, Dr Narendra Sheshraoji Thakare and Trupti Shivshakar Kokate got converted the F.S.No. 180/1-A, admeasuring 3H.84R into layout purposes, vide order dated 21/11/2019, passed by Hon'ble Collector Tahasildar in Rev.Case No. N.A.P - 34/warud- 2/05/2019-2020

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d) Thereafter deed of partition was executed between Dushyant Anant Deshmukh, Sau Ranjana Sunil Zombade, Dr Narendra Sheshraoji Thakare and Trupti Shivshakar Kokate in which total 30 plots form the said layout comes to the share of Sau Ranjana Suil Zombade including plot No 3,9B and 10.

e) In view of the above said sequence of documents, Sau Ranjana Sunil Zombade R/o. Amravati, became the sole & absolute owner of Layout Plot No. 3,9B and 10.

f) Thereafter Sau Ranjana Sunil Zombade applied for amalgamation of plot No 3,9B and 10 and received sanctioned vide order RA.MA.KRA/S.R.V-43/Warud Bhag-2/43/2022-23.

g) That Sau Ranjana Sunil Zombade R/o. Amravati got sanctioned the building map from Warud Municipal Council vide Building Permit No. 179882, dated 26/04/2023, for construction of building over said plot..

h) Litigations if any: It is observed that there is no litigation pending regarding said plot.

B.V.Herole

Date: 02/06/2023

Bhushan V Herole, Adv

Adv. B. V. Herole
Enrol No. Mah/3572/2007