

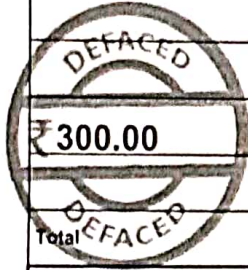
MH007725716202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
06 Sep 2023	Receipt	Receipt no.: 1113066677
	Name of the Applicant :	Madhusudan Laxminarayan Sharma
	Details of property of which document has to be searched :	Dist :Nanded Village :Sangavi Budruk S.No/CTS No/G.No. : 173
	Period of search :	From :2012 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH007725716202324P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/fmSearchChallanWithOutReg.php '.		



CHALLAN
MTR Form Number-6



GRN	MH007725716202324P	BARCODE	[Barcode]		Date	06/09/2023-11:22:49	Form ID	
Department	Inspector General Of Registration			Payer Details				
Search Fee	Type of Payment			Other Items		TAX ID / TAN (If Any)		
				PAN No.(If Applicable)				
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	Madhusudan Laxminarayan Sharma			
Location	PUNE			Flat/Block No.				
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street				
0030072201 SEARCH FEE		300.00		Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				Amount In	Three Hundred Rupees Only			
				Words				
Total		300.00						
Payment Details			SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	10000502023090601255	0189424706135		
Cheque/DD No.			Bank Date	RBI Date	06/09/2023-11:23:41	Not Verified with RBI		
Name of Bank			Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



Department ID : 247198193

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

Mobile No. : 9518507581

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0004027045202324	06/09/2023-11:29:52	IGR002	300.00
Total Defacement Amount					300.00



Madhusudan Laxminarayan Sharma

(Advocate) Mobile : 951 850 7581, 950 393 1617

Office Address : Marwadi Galli, Opp. Marwadi Dharmashala, Vazirabad, Nanded-431601

Date: 06/09/2023

To,

Balaji S/o. Ganpatrao Kanthewad
R/o. Hanumangad, Nanded

TITLE VERIFICATION AND SEARCH REPORT

On the oral request of applicants Balaji S/o. Ganpatrao Kanthewad R/o. Nanded for preparing title search report in respect of the following property.

SEARCH PERIOD 01/01/2012 TO 01/09/2023 (12 YEARS)

Dear Sir/ Ma'am,

This is to inform you that as per document submitted before me, the undersigned has taken search of the records at the office of registrar related to the title of the below mentioned property and following are the conclusion of the search:-

Schedule of the Property

All piece and parcel of Western part of Plot bearing No.1 out of survey No.55 and Gut No.173 of village Sangavi Bk. Tq. & Dist. Nanded. The Said property is within Limits of Nanded Waghala City Municipal Corporation, Nanded and having Property Municipal Pin No.40103071942. The said Plot Adm.29.26 meter (96 feet) South-North in Length from Eastern Side and 25.90 Meter (85 feet) from Western Side and 15.22 meter (50 feet) East-West in Width from Southern Side and 12.19 meter (40 feet) from Northern side total admeasuring 378.43 Sq. Mtr. (4072 Sq. feet) Situated at Niyojit Nalanda Magasvargiya Co-Operative Society Ltd; Sangavi, Nanded which is surrounded as under:-

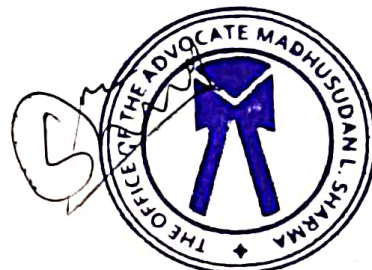
East : Remaining land of Khanderao Haivatrao Hasnalkar
West : Taroda Bk. Shiv Road
South : Sangavi Bk. To Workshop Road
North : Remaining Part of Plot No.1





Flow of Title of Property

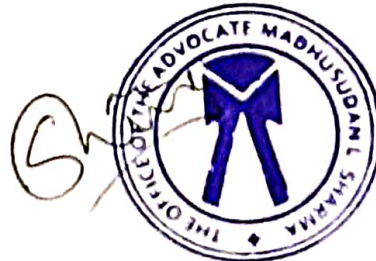
1. That, the Land Adm. 0 H 40 R out of Survey No.55 and Gut no.173 of village Sangavi Bk. Tq. & Dist. Nanded was sold by Dilip S/o. Pandharinath Manthakar to Niyojit Nalanda Magasvargiya Co-Operative Society Ltd; Sangavi, Nanded through Pundalikrao S/o. Khandoji Sonkambale through Regd. Sale deed bearing No.397/1983 Dt.22/11/1983.
2. That, thereafter the said Niyojit Nalanda Magasvargiya Co-Operative Society Ltd; Sangavi, Nanded through Pundalikrao S/o. Khandoji Sonkambale did plotting over said above mentioned Land and out of which Plot bearing no.1 and 2 southern side portion which is Total ad.838 Sq. meter Allotted to Mr.Khanderao S/o. Haibatrao Hasnalkar (Kambale) vide Ownership Certificate Dt.24/01/1988. That, as per the Ownership Certificate Mr.Khanderao S/o. Haibatrao Hasnalkar (Kambale) is became absolute Owner and possessor of above mentioned plots.
3. That, in the year 2020 the said Mr.Khanderao S/o. Haibatrao Hasnalkar (Kambale) make Regd. Ownership Certificate from Registrar Office, Nanded U/s. 41 of Maharashtra Stamp Act & Paid the Stamp and registered the said Ownership Certificate in respect of P lot bearing no.1 and 2 southern side portion which is Total adm.838 Sq. meter.
4. That, thereafter the said Mr.Khanderao S/o. Haibatrao Hasnalkar (Kambale) Executed Regd. Sale deed bearing No.2149/2020 Dt.22/10/2022 and sold Western part of Plot bearing No.1 out of survey No.55 and Gut No.173 of village Sangavi Bk. Tq. & Dist. Nanded. The Said property is within Limits of Nanded Waghala City Municipal Corporation, Nanded and having Property Municipal Pin No.40103071942. The said Plot A dm.29.26 me ter (96 feet) South-North in Length from Eastern Side and 25.90 Meter (85 feet) from Western Side and 15.22 meter (50 feet) East-West in Width from Southern Side and 12.19 meter (40 feet) from Northern side total admeasuring 378.43 Sq. Mtr. (4072 Sq. feet) out of adm.838 Sq. meter Situated at Niyojit Nalanda





Magasvargiya Co-Operative Society Ltd; Sangavi, Nanded in favour of **Balaji S/o. Ganpatrao Kanthewad.**

5. That, after executing Regd. Sale Deed **Balaji S/o. Ganpatrao Kanthewad** is absolute Onwer and possessor of above said Plot. The name of Balaji S/o. Ganpatrao Kanthewad mutated in 7/12 extract of Gut no.173 of village Sangavi Bk. Nanded vide Ferfar No.12748 and 12505 as well as on Tax Receipt of NWCMC, Nanded havinf Pin No.40103071942. The Balaji S/o. Ganpatrao Kanthewad is the absolute owner and possessor of said property as per Regd. Sale Deed, 7/12 Extract and Tax receipt.
6. That, thereafter the said Balaji S/o. Ganpatrao Kanthewad get Regularize the Western part of Plot bearing No.1 out of survey No.55 and Gut No.173 of village Sangavi Bk. Tq. & Dist. Nanded Total Adm.378 Sq. meter by filing application of Gunthewari before NWCMC, Nanded and after due process the NWCMC, Nanded has issued Gunthewari Certificate on the Name of Balaji S/o. Ganpatrao Kanthewad in respect of above mentioned Western Part of plot No.1 through Gunthewari Certifcate No.7181 and outward No.6975 Dt.23/05/2023.
7. That, all piece and parcel of Western part of Plot bearing No.1 out of survey No.55 and Gut No.173 of village Sangavi Bk. Tq. & Dist. Nanded. The Said property is within Limits of Nanded Waghala City Municipal Corporation, Nanded and having Property Municipal Pin No.40103071942. The said Plot Adm.29.26 meter (96 feet) South-North in Length from Eastern Side and 25.90 Meter (85 feet) from Western Side and 15.22 meter (50 feet) East-West in Width from Southern Side and 12.19 meter (40 feet) from Northern side total admeasuring 378.43 Sq. Mtr. (4072 Sq. feet) Situated at Niyojit Nalanda Magasvargiya Co-Operative Society Ltd; Sangavi, Nanded still belongs to Balaji S/o. Ganpatrao Kanthewad and they has no encumbrance of any kind as per the official (Online/Electronic) records kept with and made available for





investigation at Sub Registrar's Office at Nanded during the years mentioned above.

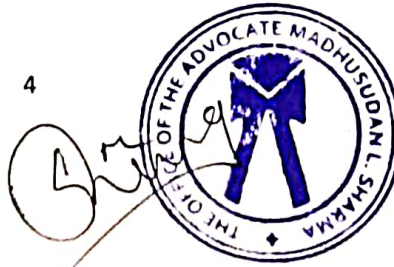
8. That, the property is not gifted or leased and/or there is no third party interest is created by the Original Owner/s and hence the property is clear of all kind of encumbrances as per the official records and can be purchased by any interested party.
9. That, As per the available records there is no registered transaction of the above mentioned property and it is in the name of Balaji S/o. Ganpatrao Kanthewad R/o.: Nanded.
10. That, Record of rights was placed before undersigned was scrutinized and found no irregularity of any kind in the record of rights.
11. Hence, hereby the undersign give this report that as per the available (Online/Electronic) records searched by the undersigned at the office of (Online/Electronic) registrar, the property mentioned above is not transferred to any person/s, authority and/or to any incorporated body and the title of the same is with the owner i.e. Balaji S/o. Ganpatrao Kanthewad R/o.:Nanded. It is also hereby informed to you that the property has not been transferred to any person/s, authority and/or to any incorporated body by executing registered deed and/or document.

HENCE THIS TITLE INVESTIGATION REPORT.

Encl. search receipt no. 1113066677 dt.06-09-2023

List of Documents:

1. Xerox Regd. Sale deed bearing No.2149/2020 Dt.22/10/2020.
2. Xerox Copy of Link Sale deed bearing No.397/1983 Dt.12/11/1983.
3. Xerox copy of Stamp Duty paid U/s. 41 of Maharashtra Stamp Act (Copy attached on 2149/2020 Sale deed)
4. Digital copy 7/12 extract of Gut No.173 of village Sangavi.
5. Xerox Copy of Tax receipt.
6. Xerox Copy Gunthewri Certificate





Madhusudan Laxminarayan Sharma

(Advocate) Mobile : 951 850 7581, 950 393 1617

Office Address : Marwadi Galli, Opp. Marwadi Dharmashala, Vazirabad, Nanded-431601

NOTE:-

- 1) *It is advised to clients that before entering into any transaction regarding immovable property a public notice of intended transaction be published in local vernacular newspaper as per the provisions of the Transfer of property Act.*
- 2) *Plot Allotment Certificate and Share Certificate on the name of Balaji Ganpatrao Kanthewad not present before me for verification.*

