

CHALLAN
MTR Form Number-6



GRN	MH002770556202324E	BARCODE	Date	30/05/2023-10:28:14	Form ID
Department			Inspector General Of Registration		
Type of Payment			Payer Details		
Search Fee			TAX ID / TAN (If Any)		
Other Items			PAN No.(If Applicable)		
Office Name			Full Name		
NSK1_HQR SUB REGISTRAR NASHIK 1			ADV MANOJKUMAR K VAISHNAV		
Location			Flat/Block No.		
NASHIK			SURVEY NO 481/1/2/1/1/1/1/1/1/1/2		
Year			Premises/Building		
2023-2024 From 01/01/1993 To 30/05/2023			KAMATWADE		
Account Head Details		Amount In Rs.	Remarks (If Any)		
0030072201 SEARCH FEE		750.00	Amount In		
			Seven Hundred Fifty Rupees Only		
			Words		
			Total		
		750.00			
Payment Details			FOR USE IN RECEIVING BANK		
BANK OF BARODA			Cheque-DD Details		
			Bank CIN	Ref. No.	02003942023053000281 1337984190
Cheque/DD No.			Bank Date	RBI Date	30/05/2023-10:29:15 Not Verified with RBI
Name of Bank			Bank-Branch		
			BANK OF BARODA		
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. : 9822011250

खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे .इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही .

MR. MANOJKUMAR K. VAISHNAV

**ADVOCATE,
B.A., LL.B., D.L.W.**

**Office:- Office No. B-502, Meghdoot Shopping Center, Opp. CBS & Dist. Court,
Nashik - 422 001. Ph.: 09822011250**

Date:- 30/05/2023.

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

To
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 46/1/2/1/Plot/1/2/Plot/2 admeasuring area 741.00 Sq. Mtr. out of that 52.06 Sq. Mtr. deducted for road widening and remaining plot area 688.94 Sq. Mtr., of Kamatwade, within the limit of Nashik Municipal Corporation and within registration and Sub-registration Tal. and Dist. Nashik. (Hereinafter referred to the said "Land Property")

I have investigated the title of the said plot on the request of Mr. Vilas Dattatray Matale and following documents i.e.:-

- 1) Copy of Commencement Certificate dated 23/03/2023 vide letter No. LND/BP/B2/333/2023.
- 2) Copy of Layout Approval dated 14/10/2002, vide letter No. Nagarrachana Vibhag / Antim / B4/68.
- 3) Copy of N. A. Order dated 11/03/2002, vide letter No. Mah / Kaksh-3/ Bi. She. Pra. Kra. 4/ 92/2000.
- 4) Copy of 7/12 extracts dated 22/05/2023.

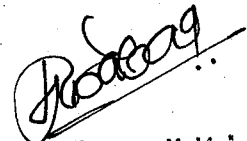
1) **Description of the property.-**

All that piece or parcel of non-agriculture land bearing Survey No. 46/1/2/1/Plot/1/2/Plot/2 admeasuring total area 741.00 Sq. Mtr. out of that 52.06 Sq. Mtr. deducted for road widening and remaining plot area 688.94 Sq. Mtr., of Kamatwade, within the limit of Nashik Municipal Corporation and within registration and Sub-registration Tal. and Dist. Nashik, and bounded as:-

East : 9 (7.50) Mtr. wide Colony Road.
West : Adjacent Survey No. 29.
South : Plot No. 3.
North : 9 (6) Mtr. wide Colony Road.

2) **The Document of Allotment of Plot.-**

1. Copy of Layout Approval dated 14/10/2002, vide letter No. Nagarrachana Vibhag / Antim / B4/68.
2. Copy of N. A. Order dated 11/03/2002, vide letter No. Mah /



Manojkumar K. Vaishnav
Advocate

Kaksh-3/ Bi. She. Pra. Kra. 4/ 92/2000.

- 3) Digital 7/12 extract dated 22/05/2023 issued by Kamatwade Talathi, Taluka & Dist. Nashik and all 6D Extracts for last 30 years of Survey No. 46/1/2/1/Plot/1/2/Plot/2.
- 4) Search report for 30 years from 1993 till 2023 is taken on the basis of available mutation entries & documents for last 30 years and available online search of Sub Registrar, Nashik, having Search Receipt dated 30/05/2023 wide receipt No. MH002770556202324E, copy of which is attached herewith.
- 2) On perusal of the above mention documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Mr. Vilas Dattatray Matale is clear, marketable and without any encumbrances.

Owners & Developer of the land.-

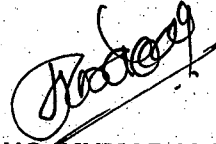
Mr. Vilas Dattatray Matale of Survey No. 46/1/2/1/Plot/1/2/Plot/2 admeasuring area 741.00 Sq. Mtr. out of that 52.06 Sq. Mtr. deducted for road widening and remaining plot area 688.94 Sq. Mtr.

- 3) The report reflecting the flow of the title of the Mr. Vilas Dattatray Matale on the said land is enclosed herewith as annexure.

Encl.: Annexure.

Place:- Nashik.

Date:- 30/05/2023.



(MR. MANOJKUMAR K. VAISHNAV)
ADVOCATE

Encl.: Annexure

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

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extract / P. R. Card as on date of application for registration.
2. Mutation Entry No. 590, 636, 694, 820, 2060, 2487, 3192, 3757, 3886, 3888, 3889, 12890, 13273, 3725, 14648, 16198, 16199, 16244, 16409.

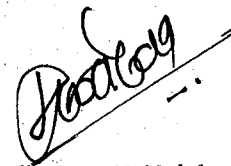
01) It appears from Mutation Entry No. 590 dated 11/09/1970 that the original land owner - Mr. Dhondu Tryambak Matale transfereed the said land bearing Survey No. 46/2 Pai admeasuring area 01 Hector 31 Aar + Pot Kharaba 00 Hector 08 Aar in the name of Mr. Narayan Dhondu Matale & Mr. Vitthhal Dagadu Matale equally and Survey No. 46/1 Pai admeasuring area 00 Hector 79 Aar + Pot Kharaba 00 Hector 04 Aar in the name of Mr. Narayan Dhondu Matale & Mr. Vitthhal Dagadu Matale equally.

02) It appears from Mutation Entry No. 636 dated 30/11/1972 that Mr. Vitthhal Dagadu Matale has taken loan by mortgaging Survey No. 46/1 & 46/2 & Other respective lands from Development Bank Ltd., Nashik and hence the charge of said Bank recorded into Owners column of Record of Rights and the name of Mr. Matale was entered into Other Rights Column of Record of Rights as Mortgagee.

03) It appears from Mutation Entry No. 694 dated 24/05/1978 that, the land owner - Mr. Narayan Dhondu Matale, Mr. Ashok Dhondu Matale & Venubai Dhondu Matale had given application in respect of Survey No. 46/1P-1/2, 46/2P-1/2 & other lands for relinquished their rights in favour of Mr. Kalu Dhondu Matale as per Order Letter No. LND/BIII/876/78, dated 23/05/1978 of Tahasildar, Nashik and the names of abovesaid A/c holders were deleted and only the name of Mr. Kalu Dhondu Matale is entered into owners column of Record of Rights of above said lands.

04) It appears from Mutation Entry No. 820 dated 16/03/1983 that Mr. Vitthhal Dagadu Matale have repaid the entire loan of the Maharashtra State Cooperative Land Development Bank Ltd., Nashik and as per Letter No. 11/1964, dt. 31/01/1983 issued by the said Bank, the name of said Bank has been deleted from owner right column of Survey No. 46/1, 46/2 & two other lands and the name of owner Mr. Vitthhal Dagadu Matale is entered into owners column of Survey No. 46/1, 46/2 & two other lands.

05) It appears from Mutation Entry No. 2060 dated 17/03/1995 that the land owner Mr. Vitthhal Dagadu Matale died on 09/02/1989 and the names of his legal heirs i.e. 3 son - Mr. Tulshiram Vitthhal Matale, Uttam Vitthhal Matale & Dattu Vitthhal Matale and wife - Bhagirathi Vitthhal Matale and 3 married daughters - Mrs. Narmadabai Kacharu Katore, Mrs. Fulabai Keru Nathe & Mrs. Sagunabai Yashwant Nigal brought on records of Survey No. 46/1, 46/2 & 13/6 as owners for share of decease.



Manojkumar K. Vaishnav
Advocate

06) It appears from revenue records that Mutation Entry No. 2487 stand cancelled by the revenue department.

07) It appears from Mutation Entry No. 3192 dated 09/03/2001 that the land owners Mr. Dattu Vitthal Matale & Other have repaid entire loan with interest of Ambad Kamatwade V. K. S. S. Society and as per the letter issued by the said society the charges of dated 25/05/1988 & 19/11/89 of the said society has been deleted from other right column of the Survey No. 46 & 46/2.

08) It appears from Mutation Entry No. 3757 dated 07/04/2003 that as per order issued by Sub Divisional Officer, Nashik on 12/03/2003, vide letter No. RTS/Revi/Kavi/447/03 that, there were wrong entries passed by talathi namely Mr. Gosavi and due to the said reason for the re-examination for the said wrong entries "Jaise The" ("Status Quo") recorded in the other right column of subject land along with various other lands which mention in Annexure C as per the order issued by the Sub Divisional Officer, Nashik on 12/03/2003, vide letter No. RTS / Revision / Kavi / 447 / 03 / 2003 and accordingly the Tahsildar also passed an order dated 03/04/2003, vide letter No. Adhi / Abhi / Kavi / 801 / 03. Accordingly the remark of "Status Quo" recorded in other right column of our subject land.

09) It appears from Mutation Entry No. 3886 dated 05/11/2003 that the said land belongs to Mr. Tulshiram Vitthal Matale & Other and their names previously mutated by Mutation Entry No. 2487 but the said mutation entry stands cancelled by the authority in such circumstances regarding that mutation the land owners filed appeal in the office of Sub Divisional Officer, Nashik and as per the final order No. RTS/Revision/1513/2003 dated 26/03/2003 in the appeal issued by Sub Divisional Officer, Nashik the previous Mutation Entry No. 2487 was approved in the appeal and hence according to the said final order of appeal the Tahsildar, Nashik passed an order No. Adhi/Abhi/Kavi/1435/2003 dated 25/09/2003 to confirmed the previous mutation entry number 2487 on revenue record and the said previous remark of "Status Quo" which previous mutation as per Mutation Entry No. 3757 was deleted from other right column of subject land.

10) It appears from Mutation Entry No. 3888 dated 18/10/2003 that the said Survey No. 46/1 and other lands belongs to Mr. Tulshiram Vitthal Matale and as per the Partition & Samjupatra (Confirmation Deed) which records in previous mutation entry number 2487 the said lands came in the share of Mr. Kalu Dhondiram Matale and then Mrs. Narmadabai Kacharu Katore, Mrs. Fulabai Keru Nathe & Mrs. Sagunabai Yashwant Nigal have released their undivided rights in favour of Mr. Tulshiram Vitthal Matale & other on 13/01/1998 and accordingly their names have been deleted from other right column of the said lands.

11) It appears from Mutation Entry No. 3889 dated 20/10/2003 that the land owners Mr. Tulshiram Vitthal Matale & other applied to convert the said the said land to non agriculture use to the Collector of Nashik who has given Non Agricultural permission by N. A. Order dated 11/03/2002, vide letter



No. Mah / Kaksh-3/ Bi. She. Pra. Kra. 4/ 92/2000 and the said land converted to non agriculture use and there after the land owners Mr. Tulshiram Vitthal Matale & other prepared the said layout which was finally approved by Nashik Municipal Corporation, Nashik by their Layout Approval dated 14/10/2002, vide letter No. Nagarrachana Vibhag / Antim / B4/68 and the said land converted in to 51 different plots and out of that Plot No. 1 & 2 shown in the name of land owner - Mr. Dattatray Vitthal Matale.

12) It appears from Mutation Entry No. 12890 & 13273 dated 05/05/2017 & 03/06/2018 that as per the order by the Tahsildar dated 05/05/2017 & 29/05/2018 that as per the gazette of Government of Maharashtra dated 07/05/2016 vide letter No. Pra. Kra. 180/L-1 the mutation entries made in hand writing and as per the edit module are being modified in the computer of 7/12 extract provided by computer and certain changes have been made to that effect.

13) It appears from Mutation Entry No. 13725 dated 12/01/2019 that Mr. Dattatray Vitthal Matale died on 04/08/2018 and the names of his legal heirs i.e. wife - Mirabai Dattu alias Dattatray Matale, son - Mr. Vilas Dattatray Matale and 2 married daughters - Mrs. Lata Balu Palde & Mrs. Sunita Dattu Musale brought on records of Survey No. 46/1/2/1/Plot/1, Survey No. 46/1/2/2/Plot/2, Survey No. 46/1/2/11/Plot/11, Survey No. 46/1/2/12/Plot/12, Survey No. 46/1/2/9/10B/Plot/9/10B and Survey No. 46/1/2/46/Plot/46 as owners.

14) It appears from Mutation Entry No. 14648 dated 29/08/2020 that the land owners i.e. Mirabai Dattu alias Dattatray Matale, Mr. Vilas Dattatray Matale, Mrs. Lata Balu Palde & Mrs. Sunita Dattu Musale partitioned the said Survey No. 46/1/2/1/Plot/1 area 490.00 Sq. Mtr., Survey No. 46/1/2/2/Plot/2 area 251.00 Sq. Mtr., Survey No. 46/1/2/11/Plot/11 area 290.25 Sq. Mtr., Survey No. 46/1/2/12/Plot/12 area 333.25 Sq. Mtr. & Survey No. 46/1/2/9/10B/Plot/9/10B area 357.79 Sq. Mtr., and Shop No. 2 & 3 in Vitthal Gajar Apartment constructed on Survey No. 46/1/2/46/Plot/46 amongst them by Partition Deed which registered on dated 05/08/2020, Regd. at Sr. No. 5401 in SRO, Nashik-4 and as per the said partition Survey No. 46/1/2/1/Plot/1 area 490.00 Sq. Mtr., Survey No. 46/1/2/2/Plot/2 area 251.00 Sq. Mtr., along with constructed A - Building Krushna Bungalow & B - Building Pratik Bungalow and Survey No. 46/1/2/11/Plot/11 area 290.25 Sq. Mtr., Survey No. 46/1/2/12/Plot/12 area 333.25 Sq. Mtr. & Survey No. 46/1/2/9/10B/Plot/9/10B area 357.79 Sq. Mtr., came to the share of Mr. Vilas Dattatray Matale and Survey No. 46/1/2/9/10B/Plot/9/10B area 357.79 Sq. Mtr., and other property i.e. Shop No. 2 in Vitthal Gajar Apartment constructed on Survey No. 46/1/2/46/Plot/46 came to the share of Mirabai Dattu alias Dattatray Matale & Mrs. Lata Balu Palde and other property i.e. Shop No. 3 in Vitthal Gajar Apartment constructed on Survey No. 46/1/2/46/Plot/46 came to the share of Mirabai Dattu alias Dattatray Matale & Mrs. Sunita Dattu Musale.

15) It appears from Mutation Entry No. 16198 dated 25/01/2023 that as per order dated 20/01/2023, vide letter No. NNV/WS/3004/2023 issued by Nashik Municipal Corporation the plot owners i.e. Mr. Vilas Dattatray Matale

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surrender / transferred an admeasuring area 10.125 Sq. Mtr. out of Survey No. 46/1/2/2/Plot/2 for road widening and accordingly the said 6 Mtr. & 7.5 Mtr. road converted to 9 Mtr. Road. Accordingly this mutation entry made & certified.

16) It appears from Mutation Entry No. 16199 dated 25/01/2023 that as per order dated 20/01/2023, vide letter No. NNV/WS/3003/2023 issued by Nashik Municipal Corporation the plot owners i.e. Mr. Vilas Dattatray Matale surrender / transferred an admeasuring area 41.925 Sq. Mtr. out of Survey No. 46/1/2/1/Plot/1 for road widening and accordingly the said 6 Mtr. & 7.5 Mtr. road converted to 9 Mtr. Road. Accordingly this mutation entry made & certified.

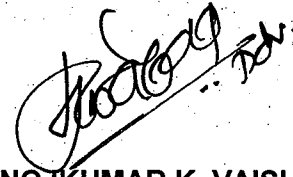
17) It appears from Mutation Entry No. 16244 dated 15/05/2023 that under provision of Maharashtra Land Revenue Code, 1966 The Talathi, Kamatwade Mr. Nareshkumar Tukaram Bahiram issued an order dated 12/02/2023, vide order No. 20 to correct the computerized revenue records as per Hand written revenue record and to that effect this mutation entry made & certified in respect of Survey No. 46/1/2/1/Plot/1 & 46/1/2/1/Plot/2 and other respective lands.

18) It appears from Mutation Entry No. 16409 dated 15/05/2023 that Mr. Vilas Dattatray Matale prepared the said building plan on Plot No. 1+2 which has got approved from The Nashik Municipal Corporation by Commencement Certificate dated 23/03/2023 vide letter No. LND/BF/B2/333/2023. According to the said plan the said Plot No. 1 & 2 were amalgamated as Survey No. 46/1/2/1/Plot/1/2/Plot/2.

3. Search report for 30 years from 1993 to 2023 Taken from Sub-Registrar office at Nashik 1 to 7.
4. Any other relevant title. Nil
5. Litigations if any: Not found.

Place.- Nashik.

Date.- 30/05/2023.



(MR. MANOJKUMAR K. VAISHNAV)
ADVOCATE