



CHALLAN
MTR Form Number-6

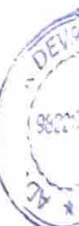


GRN MH006205935202324E		BARCODE		Date 19/09/2024-13:36:42	Form ID
Department Inspector General Of Registration			Payer Details		
Type of Payment Search Fee Other Items			TAX ID / TAN (If Any)		
Office Name NSK4_NASHIK 4 JOINT SUB REGISTRAR			PAN No.(If Applicable)		
Location NASHIK			Full Name	Adv Manik Bodake	
Year 2023-2024 From 01/01/1995 To 19/09/2024			Flat/Block No.		
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		750.00	Road/Street		
			Area/Locality	Nashik	
			Town/City/District		
			PIN		
			Remarks (If Any)		
			Gat No.103/716/59/2024 and village Churhal Taluka Nashik		
			Amount In	Seven Hundred Fifty Rupees Only	
Total			750.00	Words	
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	00040572023080451168 IK0CJWHYH3
Cheque/DD No.			Bank Date	RBI Date	19/09/2024-13:36:42 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
सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 7775064466



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FORMAT-A

(Circular No. 28/2021)

To,
MahaRERA
Nashik.

LEGAL TITLE REPORT

SUBJECT:- Title Report on the basis of documents produced before me of all that piece and parcel of immovable property bearing Gat/Survey No. 103/1/A/1, area admeasuring - 1500.00 Sq. Mtrs., Situated at Village Chunchale, Tal. & Dist. Nashik.

I have investigated the title of the said property on the request of:-

**M/s. Apurva Builders and Developers through Partner Mr. Apurva Rajesh
Tondulkar**

1) Description of the property:

All that piece and parcel of immovable property bearing i.e. Gat/Survey No. 103/1/A/1, area admeasuring - 1500.00 Sq. Mtrs., Situated at Village Chunchale, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik and Registration and Sub-Registration District, Nashik and the same is bounded as per record of rights.

Together with all the rights, easements, access, ways, common roads, open space etc. with right of ownership etc.

2) The documents of allotment of Plot:-

1. Copies of 7/12 Extracts and Relevant 6D-Mutation Entries.
2. Copy of N.A. Conversion Notice dated 07/09/2021
3. Copy of Sanad dated 21/10/2021.
4. Original N.A. Tax Receipt dated 28/12/2022 (Year 2022-2023).
5. Copy of Sale Deed & its Registration Receipt dated 04/07/1994 (NSN-1/2799/1994).
6. Original Development Agreement & its Registration Receipt dated 26/03/2024 (NSN-3/3182/2024).



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7. Original General Power of Attorney & its Registration Receipt dated 26/03/2024 (NSN-3/3183/2024).
8. Original Commencement Certificate dated 11/04/2023.

On perusal of the above mentioned documents and all other relevant documents to title of the said property, I am of the opinion that the **Mr. Valu Kashinath Hagwane** has acquired ownership rights **AND M/s. Apurva Builders and Developers through Partner Mr. Apurva Rajesh Tondulkar** has acquired development rights and title is free, clear, and marketable and without any encumbrances.

Owners of the Land/Plot:

Mr. Valu Kashinath Hagwane

Builders and Developers of the Land/Plot:

M/s. Apurva Builders and Developers through Partner Mr. Apurva Rajesh Tondulkar


Qualifying Comments/ Remark (if any):- NIL

The report reflecting the flow of the title of the **M/s. Apurva Builders and Developers through Partner Mr. Apurva Rajesh Tondulkar** on the said land is enclosed herewith as annexure.

Encl.: Annexure

Place :- Nashik

Date :- 19/09/2024


MANIK DEVRAM BODAKE
ADVOCATE



Office: FD-02, Above Maharashtra Aquarium, Thakker Bazzar, New CBS, Nashik.
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FORMAT-A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

A) **7/12 Extract / P.R. Card as on date of application for registration.**

B) **Flow of Title:-**

- A. It is observed from the 7/12 Extract and Revenue Records that, Mr. Valu Kashinath Hagavane is the owner of Gat No. 103/1/A/1, area admeasuring - 0.15R, Situated at Village Chunchale, Tal. & Dist. Nashik.
- B. It is observed from the Mutation Entry No. 15726 that, Government issued Circular on 07/05/2016 and the Tahasildar passed the order on 05/08/2017 to make correction in the computerized record of 7/12 extract to match with manual record of 7/12 extract and accordingly corrections are made.
- C. It is observed from the Copy of N.A. Conversion Notice dated 07/09/2021 that, Honorable District Collector of Nashik has issued N.A. Conversion Notice vides Letter No. Masha/Desk-3/7-1/Ru.Ka.Aa./S.R./277/2021 in respect of Survey No. 103/1/A/1, area admeasuring - 1500 Sq. Mtrs., Situated at Village Chunchale, Tal. & Dist. Nashik and gave permission to use said land area for Non-Agricultural Residential purpose subject to terms and conditions mentioned therein.
- D. It is observed from the Copy of Sanad dated 21/10/2021 that, Honorable Tahasildar of Nashik has issued Sanad vides Letter No. Jama-1/Reg. No./778/2021 in respect of Survey No. 103/1/A/1, area admeasuring - 1500 Sq. Mtrs., Situated at Village Chunchale, Tal. & Dist. Nashik and gave permission to use the said land area for Non-Agricultural Residential purpose.
- E. It is observed from the Mutation Entry No. 20042 dated 06/01/2022 that, Honorable District Collector of Nashik has issued N.A. Conversion Notice vides Letter No. Masha/Desk-3/7-1/Ru.Ka.Aa./S.R./277/2021 on 07/09/2021 and for the same Honorable Tahasildar of Nashik has issued Sanad vides Letter No. Jama-1/Reg. No./778/2021 on 21/10/2021 in respect of Gat No. 103/1/A/1, area admeasuring - 1500 Sq. Mtrs., Situated at Village Chunchale, Tal. & Dist. Nashik and gave permission to



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- use the said land area for Non-Agricultural Residential purpose and accordingly effect of the same was recorded to the record of rights and remark of Residential N.A. area admeasuring - 1500 Sq. Mtrs., is mutated to the other right column of the property extract.
- F. It is observed from the Copy of N.A. Tax Receipt dated 28/12/2022 that, N.A. Tax is paid for the Year 2022-2023 and assessed in the name of Mr. Valu Kashinath Hagavane in respect of **Gat No. 103/1/A/1, Situated at Village Chunchale, Tal. & Dist. Nashik.**
- G. Subject to what is stated hereinabove and relying on the documents submitted to me it can be said that, **Mr. Valu Kashinath Hagavane** has acquired ownership rights and title of the **Gat/Survey No. 103/1/A/1, area admeasuring - 1500.00 Sq. Mtrs., Situated at Village Chunchale, Tal. & Dist. Nashik** is free, clear and marketable.
- H. It is observed from the Original Development Agreement & General Power of Attorney dated 26/03/2024 that, Mr. Valu Kashinath Hagwane has executed Development Agreement & General Power of Attorney in respect of **Survey No. 103/1/A/1, area admeasuring - 1500.00 Sq. Mtrs.,** in favour of M/s. Apurva Builders and Developers through Partner Mr. Apurva Rajesh Tondulkar and the said Development Agreement & General Power of Attorney are registered in the Office of Sub-Registrar of Nashik-3 at Sr. No. 3182 & 3183 on 26/03/2024 and thereby M/s. Apurva Builders and Developers through Partner Mr. Apurva Rajesh Tondulkar has acquired development rights of the said property and for the same consideration as constructed premises i.e. Shops & Flats are agreed by the Developer to the Plot Owners (more particularly mentioned therein).
- I. It is observed from the Original Commencement Certificate dated 11/04/2023 that, Nashik Municipal Corporation, Nashik has approved building plan and issued Commencement Certificate No. LND/BP/B2/11/2023 in respect of **Survey No. 103/1/A/1 Situated at Village Chunchale, Tal. & Dist. Nashik** for Residential + Commercial purpose.
- J. Subject to what is stated hereinabove and relying on the documents submitted to me and the search caused in the concerned Sub-Registrar Office of Assurances at Nashik it can be said that, **Mr. Valu Kashinath Hagwane**

MANIK DEVRAM BODAKE

B.Com., LLB.,

ADVOCATE

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has acquired ownership rights AND M/s. Apurva Builders and Developers through Partner Mr. Apurva Rajesh Tondulkar has acquired development rights of Survey No. 103/1/A/1, area admeasuring - 1500.00 Sq. Mtrs., Situated at Village Chunchale, Tal. & Dist. Nashik and title of the said property is free, clear and marketable.


C) Search Report for 30 Years from Year 01/01/1995 to 19/09/2024 taken from Sub-Registrar Office(s) at Nashik with Search Receipt/Challan No. MH006205935202324E dated 19/09/2024

D) Any of the relevant title: - NIL

E) Litigation (if any):- NIL

Place :- Nashik

Date :- 19/09/2024


MANIK DEVRAM BODAKE
ADVOCATE

