

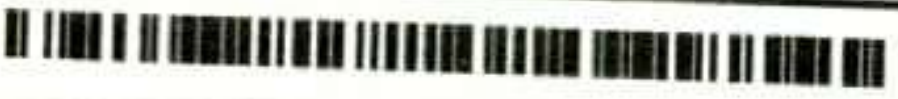
MH001711025202526E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 May 2025	Receipt	Receipt no.: 1114098770
	Name of the Applicant :	ADV SHILPA ARUN AURANGABADKAR
	Details of property of which document has to be searched :	Dist :Nagpur Village :Belatarodi S.No/CTS No/G.No. : 1
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH001711025202526E		
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'.		


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17, Ganesh Colony, Pannase Layout
Nagpur - 440022



CHALLAN
MTR Form Number-6



GRN MH001711025202526E		BARCODE 		Date 05/05/2025-13:51:54	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		ADV SHILPA ARUN AURANGABADKAR
Location PUNE					
Year 2025-2026 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		
			Remarks (If Any)		
			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.	00040572025050597538 IK0DFOYVU8	
Cheque/DD No.		Bank Date	RBI Date	05/05/2025-13:24:53	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 : 705189999

Mobile No. : 9673998464

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 नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.

SHILPA KULKARNI AURANGABADKAR.

L.L.B.

ADVOCATE.

SONAL A. GOLHAR

L.L.M.

ADVOCATE.

**RES./OFF. 17, "ASHIRVAD"
GANESH GRUH NIRMAN SOCIETY,
PANNASE LAYOUT, NAGPUR - 440022.**

DISTRICT COURT ROOM NO. 519.

MB. 9673998464.

To,
Maha RERA,
Headquarter,
Mumbai (Maharashtra).

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect to Plot Nos. 1A &1B **Kh. No. 20/4 of Mouza BELTARODI P.H. no. 38**, situated at Village -Betarodi in Tahsil - Nagpur (Rural) and District-Nagpur.

I have investigated the title of the said plot on the request of **Smt. Mangala Kashinath Dhage**, R/o Plot no. 11, Near Kachore House, Near State Bank Colony, Somalwada, Wardha Road, Nagpur 440025, and the following documents i.e.

1) SCHEDULE OF PROPERTY / DISCRIPTION OF PROPERTY

ALL THOUSE Pieces and Parcel of Land bearing **Plot Nos. 1A &1B** out of the sanction layout each **admeasuring 1109. 98 Sq. Mtrs** thus **total area admeasuring of 2219.96 Sq.Mtrs** being a portion of the entire land bearing **Kh. No . 20/4 of MOUZA - BELTARODI**, P.H.No. 38 including all other easementary rights appurtenant and belonging thereto, situated at Village -Betarodi in Tahsil - Nagpur (Rural) and District-Nagpur.

BOUNDED AS UNDER

ON THE EAST	:	BY PLOT NO. 1C
ON THE WEST	:	BY OPEN SPACE
ON THE NORTH		BY 9.00 MTRS WIDE
ROAD ON THE SOUTH		BY KH.NO. 20/2

UM''''
Adv. Shilpa V. Auranganaaxai
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2) The documents of allotment of Plot.

- a) **Sale Deed made** and executed between **Smt. Mangala Kashinath Dhage** and **Shri. Ajay Avinash Chandra Kapoor and Shri. Rajat Avinash Chandra Kapoor** which is duly registered at Sr. No. 4940/2024, in the office of the Sub-Registrar Office, Nagpur 7 on 10/04/2023. (Xerox)
- b) **Sale Deed made** and executed between **Shri. Sunit Jamnadas Unadkat and Shri. Ajay Avinash Chandra Kapoor and Shri. Rajat Avinash Chandra Kapoor** which is duly registered at the office of the Joint Sub-registrar-10, Nagpur in book No. at Registration No. 5662 on 12/11/2012 (Xerox)
- c) **Sale Deed made** and executed between **Shri. Sunit Jamnadas Unadkat and Shri. Ajay Avinash Chandra Kapoor and Shri. Rajat Avinash Chandra Kapoor** which is duly registered at the office of the Joint Sub-registrar-10, Nagpur at Registration No. 5663 on 12/11/2012.
- d) Deed of correction on dated 12/11/2012 which is duly registered at the office of the Joint Sub-registrar, Nagpur in book No. at Registration No. 5661.
- e) **Release letter** vide Letter No. A.E./ METRO-1/4473 Dated 16/08/2012.
- f) Deed of Partition dated 11-01-1993, which is duly registered in the Office of Sub-Registrar Nagpur (Rural) in Book No 1 at Serial No 20 on 11-01-1993.
- g) **7/12 extract** in the name of present owner for Plot no. 1A and 1B.
- h) **Order for Amalgamation** of Plot nos. 1B and 1A approved by Chief Officer Vide Approval no. BPNM/SA/2024/APL/00015 dated 08/10/2024.



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i) **Building Permit & Commencement Certificate** vide Building permit no. 1508903 /BPNM-25-13625/ BPNM/2025/APL/00566 dated 02/05/2025. (Xerox)

3) **7/12 extract** in the name of present owner Smt. Mangala Kashinath Dhage, vide Ferfar no. 4366 dated 16/07/2024.

4) Search Report for 30 years from 1995 till 2025 paying necessary search fees of Rs. 750/- vide Receipt no. 1114098770 GRN No. MH001711025202526E dated 05/05/2025.

21- On perusal of the above-mentioned documents and all relevant documents relating to title of the said property I am of the opinion that the title of the said property owned by **Smt. Mangala Kashinath Dhage** is clear, marketable and without any encumbrances.

Owners of the land

(1) Smt. Mangala Kashinath Dhage of Plot Nos. 1A &1B **Kh. No. 20/4 of Mouza BELTARODI P.H. no. 38.**

(2) Qualifying comments/ remarks if any - No comments.

3/- The Report reflecting the flow of the title of **Smt. Mangala Kashinath Dhage** on the said land is enclosed herewith as annexure.

Encl: Annexure

Advocate



Shilpa Kulkarni Aurangabadkar

Adv. Shilpa V. Aurangabadkar
•7, Ganesh Colony, Pannase Layout
Nagpur - 440022

FORMAT -A
(Circular No 28/2021)
ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

Sr. no.

- 1) PR. Card as on date of registration in the name of Smt. Mangala Kashinath Dhage.
- 2) 7/12 extract vide Ferfar no. 4366 dated 16/07/2024.
- 3) Search Report for 30 years from 1995 to 2025 taken from Sub- Registrar Office at Nagpur.
- 4) Any other relative title - No.
- 5) Litigation if any- No.

Hence this TITLE VERIFICATION AND SEARCH REPORT.

Date:- 05/05/2025


(Shilpa Kulkarni Aurangabadkar.)

Nagpur.

ADVOCATE.

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Nagpur•44002?

SHILPA KULKARNI AURANGABADKAR.

L.L.B.

ADVOCATE.

SONAL A. GOLHAR

L.L.M.

ADVOCATE.

**RES./OFF. 17, "ASHIRVAD"
GANESH GRUH NIRMAN SOCIETY,
PANNASE LAYOUT, NAGPUR - 440022.**

DISTRICT COURT ROOM NO. 519.

MB. 9673998464.

FLOW OF THE TITLE OF THE SAID LAND

Having being engaged by **Smt. Mangala Kashinath Dhage**, R/o Plot no. 11, Near Kachore House, Near State Bank Colony, Somalwada, Wardha Road, Nagpur 440025, for preparing the Title Verification and Search Report of immovable property mentioned in the Description / Schedule of the property. I do hereby submit my report doing needful as under:-

SCHEDULE OF PROPERTY / DICSRIPTION OF PROPOERTY

ALL THOUSE Pieces and Parcel of Land bearing **Plot Nos. 1A &1B** out of the sanction layout each **admeasuring 1109.98 Sq.Mtrs** thus **total area admeasuring of 2219.96 Sq.Mtrs** being a portion of the entire land bearing **Kh. No. 20/4 of MOUZA - BELTARODI**, P.H.No. 38 including all other easementary rights appurtenant and belonging thereto, situated at Village -Betarodi in Tahsil - Nagpur (Rural) and District-Nagpur.

BOUNDED AS UNDER

ON THE EAST	:	BY PLOT NO. 1C
ON THE WEST	:	BY OPEN SPACE
ON THE NORTH	:	BY 9.00 MTRS WIDE ROAD
ON THE SOUTH	:	BY KH.NO. 20/2


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That, this Plot / Piece and parcel of Land as described in the Description of Property / Schedule of Property is solely owned and possessed by property mentioned in the Description / Schedule of the property which is owned by **Shri. Ajay Avinash Chandra Kapoor and Shri. Rajat Avinash Chandra Kapoor** and acquired the clean and clear title of the said property by way of Sale Deed which is duly registered at the office of the Joint Sub-registrar-10, Nagpur in book No. at Registration No. 5662 on even date for Plot no. 1 B and Plot no. 1A purchased by sale Deed which is duly registered at the office of the Joint Sub-registrar-10, Nagpur in book No. at Registration No. 5663 on even date.

SHORT HISTORY OF THE PROPERTY.

A] Originally ALL THAT Piece and Parcel of agricultural land bearing Khasra No. 20 (Old No 49/2) of MOUZA- BELTARODI, PH No. 38, containing by admeasurement 4.80 Acres (i.e.1.94 Hectare) Land Revenue Rs 8.70, held in Occupancy Class-2 Rights situated within the limits of Grampanchayat Besa, in Tahsil Nagpur (Rural) and District - NAGPUR, belonged to (i) Shri. Prabhakar Shravanji Dhage, (i) Shri. Khushal Shravanji Dhage, (iii) Shri. Ashok Shravanji Dhage, (iv) Smt. Sumanbai Vitthalrao Itankar, (v) Smt. Shashikala Sheshrao Mahajan and (vi) Smt. Mandabai Ghanshyam Bawankar, the same being their ancestral property devolved upon them consequent to the demise of their father Late Shri Shravanji Dhage and Mother Late. Smt. Chandrabhagabai Shravanji Dhage.

B] **That thereafter** the aforementioned Joint/Co-owners later on partitioned the aforesaid property amongst themselves by a Deed of Partition dated 11-01-1993, which is duly registered in the Office of Sub-Registrar Nagpur (Rural) in Book No 1 at Serial No 20 on 11-01-1993. In terms of the said Deed of Partition Smt. Sumanbai Vitthalrao. Itankar, Smt Shashikala Sheshrao Mahajan and Smt. Mandabai Ghanshyam Bawankar jointly acquired a portion of land admeasuring 1.40 Acre and the remaining portions were allotted to other co-owners namely Shri, Prabhakar Shravanji Dhage. Shri Khushal Shravanji Dhage and Shri Ashok Shravanji Dhage.

C] **That thereafter** the said Mrs. Sumanbai Vitthalrao Itankar, left for heavenly abode on dated 10-12-1993, and consequence of her death her share



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in the said property devolved upon her two daughters Mrs. Malutai W/o Bhaskarrao Taimale, and Smt. Shalutai W/o Vitthalrao Itankar, being the only legal heirs of the deceased.

Though the said land was partitioned amongst the family members, separate 7/12 extracts were not prepared for their individual holdings and the Revenue Department continued to record the names of owners in the said Khasra No. 20/1.

D] That, thereafter the Regional Development Plan modified and sanctioned in the Year 2000, and the aforesaid land in the revised development plan is shown in the Residential Zone and the aforesaid land was likely to be affected by the Provisions of the Urban Land (Ceiling and Regulation) Act, 1976.

E] That, thereafter the aforesaid owners namely Smt. Shashikala Sheshrao Mahajan and others entrusted the entire work of development of the aforesaid land Admeasuring 0.566 Hectar (OR 1.40 Acres) to M/s. Bhusampada Builders & Developer, by an Agreement of Development dated 20-10-2005, which is duly registered in the Office of Sub-Registrar Nagpur (Rural) at Serial No. 6298 on 20th day of October 2005.

F] That thereafter Smt Shashikala Sheshrao Mahajan and others along with the other Co-owners of entire land bearing Khasra No. 20/1 filed a return Under Section 6(2) of the Urban Land (Ceiling and Regulation) Act, 1976 for the aforesaid land bearing Khasra No. 20/1, total land admeasuring 18900.00 Sq.Mtrs of MOUZA BELTARODI, P.H. No. 38 situated within the limits of Grampanchayat Besa, in Tahsil Nagpur (Rural) and District - NAGPUR on 30-01-2006, the returns filed by them was registered as U.L.C. Case No. 21/2006, and after scrutiny of the returns filed by the Original Land Owners and other Landowners, the Competent Authority U.L.C. Nagpur vide its Order Under vide its Order Under Section 8(4) passed on dated 2-2-2006 allowed 6000 Sq. Mtrs. Retainable Land i.e. 4 retainable shares in the name of 1) Mrs. Shashikala W/o Sheshrao Mahajan, 2) Mrs. Manda W/o Ghanshyam Bawankar, 3) Mrs. Malutai W/o Bhaskarrao Taimale, 4) Smt. Shalutai W/o Vitthalrao Itankar, and an area admeasuring 12900 Sq Mtrs was declared as Surplus Vacant Land, and directed the Original Land Owners to file a Scheme on the Surplus Vacant Land Under



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Section 20(1) (a) of the Urban Land (Ceiling and Regulation) Act, 1976, on the patten of Talegaon Dabhade Scheme within a period of 60 days from the date of passing of the Order Under Section 8(4).

G] That the Smt. Shashikala Sheshrao Mahajan and others accordingly submitted a scheme Under Section 20(1) (a) of the Urban Land (Ceiling and Regulation) Act, 1976, on the Surplus land on 18-01-2006, for providing plots and/or construction of tenements and considering the same Additional Collector and Competent Authority ULC, Nagpur by his Order passed in Case No. ATP/U.L.C /TD (670)/Beltarodi/2006/29 Dated 08-02-2006 and granted exemption to the said Vacant Surplus land from the provision of Chapter-III of the said Act.

H] That thereafter aforesaid entire land admeasuring 1.89 Hector bearing Khasra No 20/1 of MOUZA - BELTARODI, P.H. No. 38, situated within the limits of Grampanchayat Besa, in Tahsil - Nagpur (Rural) and District - NAGPUR has been converted for Non-Agricultural (Residential) use by the Hon'ble Collector, Nagpur vide his order Dated 25- 04-2006 passed in Revenue Case No. 244/NAP-34/2005-2006.

I] That the Original Land Owners with the consent of the said M/s. Bhusampada Builders & Developer sold the entire retainable land admeasuring 6000.00 Sq. Mtrs. to (i) Sai-Sangam Gruhanirman Sahakari Sanstha Maryadit, and (ii) Sai-Kalpa Gruhanirman Sahakari Sanstha Maryadit, by a Sale Deed dated 18-12-2006, which is duly Registered in the Office of Sub-Registered Nagpur (Rural) at Serial No. 991/2006 on 18-12-2006.

J] That thereafter 1) Sai-Sangam Gruhanirman Sahakari Sanstha Maryadit, and (ii) Sai-Kalpa Gruhanirman Sahakari Sanstha Maryadit Nagpur alongwith (1) M/s Bhusampada Builders & Developer and (ii) M/s. Sai-Sankalp Builders & Developers later on transferred the Retainable land admeasuring 6000 Sq.Mtrs. in favour of (1) Shri. Dilip Jaisukhlal Doshi (2) Shri. Sunit Jamnadas Unadkat, by a Sale Deed dated 21-10-2009. which is duly registered at the Office of the Joint Sub-Registrar Nagpur in Book No. 1 at Sr. No. 7066 on even date with transferable rights.



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K] That the lay-out carved out on the said land is also duly sanctioned and approved by the Asstt. Director, Town Planning, Nagpur vide its Order No. Sasnag/3445 Dated 20-6-2008 and the Collector, Nagpur.

L] That said (1) Shri. Dilip Jaisukhlal Doshi (2) Shri. Sunit Jamnadas Unadkat later on Partitioned the aforesaid Property in between them by a Deed of Partition dated 12-08-2011 and in term of which the land admeasuring 2219.96 Sq. Mtrs. came in the share of Shri. Dilip Jaisukhlal Doshi, and land admeasuring 2219.96 Sq. Mtrs, alongwith Amenity space admeasuring 616.224. Mtrs. came in the share of Shri. Sunit Jamnadas Unadkat, which is duly registered at the office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 5763.

M] That latereon, **Shri. Sunit Jamnadas Unadkat** initially enter into Agreement to sale with **Shri. Ajay Avinash Chandra Kapoor and Shri. Rajat Avinash Chandra Kapoor** for ALL THOSE Pieces and Parcel of Non - Agricultural Land bearing admeasuring **of 2219.96 Sq.Mtrs out** of the sanction layout being a portion of the entire land bearing **Kh. No. 20/4 of MOUZA - BELTARODI**, P.H.No. 38 including all other easementary rights appurtenant and belonging thereto, situated at Village -Betarodi in Tahsil - Nagpur (Rural) and District-Nagpur on dated 05/05/2012 which was duly Registered in the office of Sub- Register-7 Nagpur(rural) at Sr. No. 2502/2012.

N] That the said land bearing Kh. No. 20/4 of Mouza -Beltarodi consist of a **signal Plot Bearing Plot No. 1** and the same is Released by Nagpur Improvement Trust Vide Release Letter No. EE(South)/350 dated 17/07/2012 and lateron considering application, Assistant Engineer (Metro-1) Nagpur Improvement Trust, Nagpur granted Sub- division of said Plot as **Plot Nos. 1A, 1B, 1C and 1D Of MOUZA - Beltarodi**, each admeasuring **1109.98 Sq.mtrs** Vide his Letter No. A.E./ METRO-1/4473 Dated 16/08/2012.

O] That Shri. Sunit Jamnadas Unadkat was the owner Plots 1A &1B each admeasuring 1109.98 Sq.Mtrs thus **Total area of 2219.96 Sq.Mtrs** being a portion of the entire land bearing **Kh. No. 20/4 of MOUZA - BELTARODI**, P.H. No. 38 including all other easementary rights appurtenant and belonging thereto, situated at Village -Betarodi in Tahsil - Nagpur(Rural) and District-Nagpur, thus the parties hereto having executed Registered **Deed of correction on dated**



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12/11/2012 which is duly registered at the office of the Joint Sub-registrar, Nagpur in book No. at Registration No. 5661.

P] That Shri. Sunit Jamnadas Unadkat transferred the said Plot no. 1B i.e. ALL THAT Pieces and Parcel of Land bearing 1B out of the sanction layout each admeasuring 1109.98 Sq.Mtrs being a portion of the entire land bearing Kh. No. 20/4 of MOUZA — BELTARODI, P.H.No. 38 including all other easementary rights appurtenant and belonging thereto, situated at Village - Betarodi in Tahsil - Nagpur(Rural) and District-Nagpur to Shri. Ajay Avinash Chandra Kapoor and Shri. Rajat Avinash Chandra Kapoor on dated 12/11/2012 which is duly registered at the office of the Joint Sub-registrar-10, Nagpur in book No. at Registration No. 5662.

That Shri. Sunit Jamnadas Unadkat transferred the Plot no. 1 A i.e. ALL THAT Pieces and Parcel of Land bearing 1A out of the sanction layout each admeasuring 1109.98 Sq.Mtrs being a portion of the entire land bearing Kh. No. 20/4 of MOUZA - BELTARODI, P.H.No. 38 including all other easementary rights appurtenant and belonging thereto, situated at Village - Betarodi in Tahsil - Nagpur(Rural) and District-Nagpur to Shri. Ajay Avinash Chandra Kapoor and Shri. Rajat Avinash Chandra Kapoor on dated 12/11/2012 which is duly registered at the office of the Joint Sub-registrar-10, Nagpur at Registration No. 5663.

That the said owners mutated their name on the record of rights i.e. 7/12 extract. The 7/12 of both plots are on record.

L] That thereafter the said situated at Village -Betarodi in Tahsil - Nagpur(Rural) and District-Nagpur to Shri. Ajay Avinash Chandra Kapoor and Shri. Rajat Avinash Chandra Kapoor sold out the said Plot Nos. 1B and 1A to Smt. Mangala Kashinath Dhage vide Sale deed which is duly registered at Sr. no. 4940/2024, in the office of the Sub-Registrar Office, Nagpur 7 on 10/04/2023.

M] At present Smt. Mangala Kashinath Dhage is the sole and absolute owner of the said property as described in the Schedule / Descriptions of Property as above by way of registered sale deed and all other relevant documents.



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N] All the chains of the Title of the property have been properly established. I have taken the search of the records of the Sub-Registrar Office Nagpur vide Chalan bearing Receipt no. 1114098770 GRN No. MH001711025202526E dated 05/05/2025 for 30 years i.e. 1993 to 2023 by paying necessary search fees of Rs. 750/-.

O] That, during the course of my search, I have only inspected those documents available to me and in the office of the Sub-Registrar, excluding the missing, torn, incomplete, and damaged records. I have not found any adverse entry in respect of the property mentioned in Para No. {A} and No. {B} of this section. Thus, in my opinion **Smt. Mangala Kashinath Dhage**, owns the said property and the title is clear, marketable and transferable only on the basis of title deed and other relevant documents.

P] That, I have verified the following documents placed before me in respect of the said property mentioned in Para No. {A} and No. {B} of this section. I have verified all the documents and tallied all those documents from the different departments from the records of the different authorities. During the course of the search and inspection I did not found any entry as to create any encumbrance or charges over the said property.

LIST OF ORIGINAL DOCUMENTS VERIFIED DURING THE COURSE OF THE SEARCH AND TITLE VERIFICATION.

1] Sale Deed made and executed between **Smt Mangala Kashinath Dhage** and **Shri. Ajay Avinash Chandra Kapoor and Shri. Rajat Avinash Chandra Kapoor** which is duly registered at Sr. No. 4940/2024, in the office of the Sub-Registrar Office, Nagpur 7 on 10/04/2023. (Xerox)

2] Sale Deed made and executed between **Shri. Sunit Jamnadas Unadkat** and **Shri. Ajay Avinash Chandra Kapoor and Shri. Rajat Avinash Chandra Kapoor** which is duly registered at the office of the Joint Sub-registrar-10, Nagpur in book No. at Registration No. 5662 on 12/11/2012 (Xerox)



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3] **Sale Deed made** and executed between **Shri. Sunit Jamnadas Unadkat and Shri. Ajay Avinash Chandra Kapoor and Shri. Rajat Avinash Chandra Kapoor** which is duly registered at the office of the Joint Sub-registrar-10, Nagpur at Registration No. 5663 on 12/11/2012.

4] Deed of correction on dated 12/11/2012 which is duly registered at the office of the Joint Sub-registrar, Nagpur in book No. at Registration No. 5661.

5] **Release letter** vide Letter No. A.E./ METRO-1/4473 Dated 16/08/2012.

6] Deed of Partition dated 11-01-1993, which is duly registered in the Office of Sub-Registrar Nagpur (Rural) in Book No 1 at Serial No 20 on 11-01-1993

7] **7/12 extract** in the name of present owner for Plot no. 1A and 1B.

8] **Order for Amalgamation** of Plot nos. 1B and 1A approved by Chief Officer Vide Approval no. BPNM/SA/2024/APL/00015 dated 08/10/2024.

9] **Building Permit & Commencement Certificate** vide Building permit no. 1508903 /BPNM-25-13625/ BPNM/2025/APL/00566 dated 02/05/2025. (Xerox)

10] **7/12 extract** in the name of present owner Smt. Mangala Kashinath Dhage, vide Ferfar no. 4366 dated 16/07/2024.

Q] That, in the view of the incomplete, missing, torn, and damaged records and possibility of oversight, a declaration or Affidavit be obtained from the owner namely **Smt. Mangala Kashinath Dhage** to that effect, that the said plot / property is free from all encumbrances and the property is not the subject matter of any litigation, attachment of any third party interest or any charge is created on the said property.

R] In result, on the basis of search made by me and the documents placed before me for the same I certify that the said property mentioned in Para No. {A} and {B} above is owned and possess by owner namely **Smt. Mangala Kashinath Dhage**



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