CHALLAN
MTR Form Number-6

GRN	MH014365541202223P	BARCODE		Date	27/01/2023-11:52:41	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	HGN_HINGNA SUB REGISTRAR	**Full Name**	ADV C V ANWANE
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No. Premises/Building**	RAM WADI
Account Head Details	**Amount In Rs.**	**Road/Street**	MODEL MILL CHHOWK
0030072201 SEARCH FEE	750.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	
		Remarks (If Any)	MOUZA-HINGNA KH NO 119/2/K P.H. NO. 49
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023012701431	2323502322825
Cheque/DD No.		Bank Date	RBI Date	27/01/2023-11:53:57	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9503248105

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 लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 27-01-2023 11:55:46

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Chandrashekhar V. Anwane
Advocate
Panel On : Shikshak Sahakari Bank, Nagpur

RESE./OFF
Ramwadi, Newshukrawari, Road,
Near Model Mill Square, Nagpur.
Ph.; 2726198 Mobile : 9503248105
Email chansrashekharanwane@gmail.com

Ref. No.

Date : 28/01/2023

To,

MHA RERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to All that Non Agriculture piece and parcel of Land (Gavthan) bearing Survey/Khasra/Gut No. 119/2/K of MOUZA- HINGNA P.S.K. NO. 49, having an area of 4.21 Hectares R, AS PER &/12 Extract and area of Layout as per Map 16200.00 Sq. Mtrs., Rental Rs. 19, held in Occupancy Class-1 Rights, Khate No. 2887 and including all Trees, Shrubs, Passage, right of Way, Path Ways, well, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-HINGNA, in Tehsil-HINGNA and District-NAGPUR and the said land is bounded as under :-

ON THE EAST :- Survey No. 118 and 147,

ON THE WEST :- Remaining Land of Survey No. 119/2 and National High-way,

ON THE NORTH :- Road,

ON THE SOPUTH :- Survey No. 119/1

I have investigated the title of the above said Survey/Khasra No./Gut No. 119/2/K, on the request of SHRI LAXMAN KRUSHNARAO DALAL R/o Raipur, Hingna, Tahsil-Hingna, Dist. Nagpur and the following documents i.e.

1. Description of the Property – All that Non Agriculture piece and parcel of Land (Gavthan) bearing Survey/Khasra/Gut No. 119/2/K of MOUZA- HINGNA P.S.K. NO. 49, having an area of 4.21 Hectares R, AS PER &/12 Extract and area of Layout as per Map 16200.00 Sq. Mtrs., Rental Rs. 19, held in Occupancy Class-1 Rights, Khate No. 2887 and including all Trees, Shrubs, Passage, right of Way, Path Ways, well, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-HINGNA, in Tehsil-HINGNA and District-NAGPUR.

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2. The Document of Allotment of Plot

1. Copy of Rlingquishment Deed dated 05/06/1998

2. Copy of Partition Deed dated 17/06/1998

3. Copy of N.A. Order dated

4. Proposed Residential Layout Map sanctioned from Chief Officer, Hingna Nagar Panchayat,

5. Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner. Mutation Entry No. 5592 dated 01/03/2018,

6. Mutation paper in Gram Panchayat i.e Gaon Namuna 8/A,

7. Tax Receipt from Grampanchayat,

8. Search report for 30 year from 1993 till 2022

9. Copy of Adhikar Abhilekh Panji,

10. Identity Prof of Present Owner

3. 7/12 extracts issues by Patwari Tahsil-Hingna-Dist. Nagpur vide Mutation Entry No. 5592 dated 01/03/2018,.

4. Search report for 30 years from 1993 till 2022

On the 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 SHRI LAXMAN KRUSHNARAO DALAL R/o Raipur, Hingna, Tahsil-Hingna, Dist. Nagpur, is clear, marketable and without any encumbrances.

Owner of Land :- SHRI LAXMAN KRUSHNARAO DALAL R/o Raipur, Hingna, Tahsil-Hingna, Dist. Nagpur,

Qualifying Comment if any- NO

The Report reflecting the flow of the title of the owner of, on the said land as enclosed herewith

Encl :- Annexure

Dated :- 28/01/2023

(Chandrashekhar V. Anwane)

Advocate.

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Chandrashekhar V. Anwane
Advocate
Panel On : Shikshak Sahakari Bank,
Nagpur

RESE./OFF
Ramwadi, Newshukrawari, Road,
Near Model Mill Square, Nagpur.
Ph.; 2726198 Mobile : 9503248105
Email chansrashekharanwane@gmail.com

Ref. No.

Date : 28/01/2023

FORMAT-A

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract as on date of application for registration – Available

2. Mutation Entry No. 5592 dated 01/03/2018.

3. Search report for 30 years form 1993 taken from Sub- Registrar office at Hingna Gramin, Dist-Nagpur - Available.

4. Any other relevant title. – No

5. Litigation if any – No

Nagpur

Dated : 28/12/2022

(Chandrashekhar V. Anwane)

Advocate.

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That the chain of transaction over the said schedule of property as under.

That as per records, the property in question being All that Non Agriculture piece and parcel of Land (Gavthan) bearing Survey/Khasra/Gut No. 119/2/K of MOUZA- HINGNA P.S.K. NO. 49, having an area of 4.21 Hectares R, AS PER &/12 Extract and area of Layout as per Map 16200.00 Sq. Mtrs., Rental Rs. 19, held in Occupancy Class-1 Rights, Khate No. 2887 and including all Trees, Shrubs, Passage, right of Way, Path Ways, well, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-HINGNA, in Tehsil-HINGNA and District-NAGPUR, was belonged to SHRI LAXMAN KRUSHNARAO DALAL R/o Raipur, Hingna, Tahsil-Hingna, Dist. Nagpur, having acquired the same by way of Succession, and Registered Partition Deed dated 17/06/1998 which was duly registered at Sr. No. 537(P) in book No. 1, Volume No. 79 on pages 55 to 59 before sub registrar Nagpur-10 and same is accordingly recorded in the revenue Records.

After that the said SHRI LAXMAN KRUSHNARAO DALAL R/o Raipur, Hingna, Tahsil-Hingna, Dist. Nagpur, has prepared the Tentative Layout Map and it has been submitted to Chief Officer, Hingna Nagar Panchayat. The Chief Officer, Hingna Nagar Panchayat. has Approved the said Layout Plan by their letter dated 29/12/2022 aongwith Demarkated Residential Layout Plan of Kh. No. 119/2/K, P.H. No. 49, Mouza-Hingna, Tah-Hingna, dist-Nagpur. The Present owner has obtained the N. A. Order from Tahasildar-Hingna, Dist-Nagpur and Said entry has been reflacted in 7/12 Extract dated 26/07/2022.

MUTATION

That, having acquired the said property, the present owner, SHRI LAXMAN KRUSHNARAO DALAL R/o Raipur, Hingna, Tahsil-Hingna, Dist. Nagpur, has mutated their mane in Patwari Record i.e. 7/12 extract vide ferfar No. 5592 dated 01/03/2018. The Land owner prepared the Praposed Layout Map and it has been submitted to Chief Officer, Hingna Nagar Panchayat. The Chief Officer, Hingna Nagar Panchayat has Approved the said Layout Plan by their letter dated 29/12/2022 aongwith Demarkated Residential Layout Plan of Kh.

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No. 119/2/K, P.H. No. 49, Mouza-Hingna, Tah-Hingna, Dist-Nagpur. The Present owner has obtained the N. A. Order from Tahasildar-Hingna, Dist-Nagpur and Said entry has been reflacted in 7/12 Extract dated 26/07/2022. The present owner has not mutated their name in Grampanchayat Record i.e Tax Receipt and also not paid the Grampanchayat tax/cesses up to 2022-2023.

I hereby say that :

A) I have inspected the records of Sub-registrar's offices wherein the links of the schedule property was properly established.

B) That, the said property is observed mutated with the Patwari Record i.e. 7/12 and Gaon Namuna-A, in the name of present owner.

C) All the relevant documents of schedule property along with the Rlingquishment Deed, patrtition Deed, 7/12 Extract, Praposed Sanctioned Layout Map, N.A. Order has been placed before me and after perusing the same it is shown that, it is free from all types of encumbrances and title of owner is clear and marketable.

D) The present owner SHRI LAXMAN KRUSHNARAO DALAL R/o Raipur, Hingna, Tahsil-Hingna, Dist. Nagpur, has mutated their name in the record of Revenue Department e. i. 7/12 extract.

Thus I, am of the openion that, the owner SHRI LAXMAN KRUSHNARAO DALAL R/o Raipur, Hingna, Tahsil-Hingna, Dist. Nagpur, bears a perfect marketable right, title and interest over the said property and the same is free from encumbrances and also in view of further personal verification and affidavit from the owners, it has been stated them that the said Owner has neither created any charge over the same, nor transferred at any time. I did not come across any entry of charge recorded against the said property.

Hence I hereby say that Authority should be obtained following documents for Further Transaction.

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1. Copy of Rlingquishment Deed dated 05/06/1998
2. Copy of Partition Deed dated 17/06/1998
3. Copy of N.A. Order dated
4. Proposed Residential Layout Map sanctioned from Chief Officer, Hingna Nagar Panchayat,
5. Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner. Mutation Entry No. 5592 dated 01/03/2018,
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8. Search report for 30 year from 1993 till 2022
9. Copy of Adhikar Abhilekh Panji,
10. Identity Prof of Present Owner

(Chandrashekhar V. Anwane)
Advocate.

Nagpur
Dated : ~~28/12/2022~~
28/01/2023

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