CHALLAN
MTR Form Number-6

GRN MH000311453202324E	**BARCODE**	**Date** 08/04/2023-11:28:47	**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 NGP7_JT NAGPUR NO 7 SUB REGISTRAR		**Full Name**	Adv Ashwin Patil
Location NAGPUR			
Year 2023-2024 From 01/04/2023 To 31/03/2024		**Flat/Block No. Premises/Building**	Plot No. 54
Account Head Details	**Amount In Rs.**	**Road/Street**	Sawarkar Nagar
0030072201 SEARCH FEE	375.00	**Area/Locality**	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	Search fee for 30 Years of Khasra No. 61 Mouza DONGARGAON Tahsil Nagpur Rural Dist. Nagpur
Total	375.00	**Amount In Words**	Three Hundred Seventy Five Rupees Only
Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	00040572023040835423 / IK0CEOWQJ6
Cheque/DD No.		Bank Date / RBI Date	08/04/2023-11:24:29 / 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

Mobile No. : 9822936551

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

Print Date 08-04-2023 11:29:38

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

FORMAT- A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing **Khasra No. 61** of **Mouza – DONGARGAON**, Patwari Halka No. 73, having an area of 1.64 Hectare R. (i.e. 16400 Sq. Mtrs.), held in Occupancy Class-1 Rights TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as "**DONGARGAON COMMERCIAL HUB**", situated at Village - Dongargaon, within the limits of the Grampanchayat Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said layout on the request of Mrs. Sonali Pankaj Waghmare Proprietor of M/s. Waghmare Realtors (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Khasra No. 61** of **Mouza – DONGARGAON**, Patwari Halka No. 73, having an area of 1.64 Hectare R. (i.e. 16400 Sq. Mtrs.), held in Occupancy Class-1 Rights TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as "**DONGARGAON COMMERCIAL HUB**", situated at Village - Dongargaon, within the limits of the Grampanchayat Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR, Boundaries of the Said Khasra No. 61 :- ON THE EAST – KHASRA NO. 139, ON THE WEST – ROAD, ON THE NORTH – KHASRA NO. 60 AND ON THE SOUTH – KHASRA NO. 34.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

(2) The Document of allotment of land :- Sale Deed Dated 27-02-2023 for Khasra No. 61 executed by (1) Smt. Chandan Chandrakant Shah, (2) Mr. Neeraj Chandrakant Shah, (3) Smt. Uma Nilesh Shah and (4) Mr. Smt. Aditi Jyoti Pani in favour of Mrs. Sonali Pankaj Waghmare Proprietor of M/s. Waghmare Realtors, Registered Serial No. 1832/2023 on 27-08-2023.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 3831 dated 30-03-2023 for Khasra No. 61.

(4) Search report for 30 years

2/- On 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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of land bearing **Khasra No. 61** of **Mouza – DONGARGAON**, Patwari Halka No. 73, having an area of 1.64 Hectare R. (i.e. 16400 Sq. Mtrs.), held in Occupancy Class-1 Rights TOGETHERWITH a Layout proposed to be carved out on the said land and to be known and styled as **"DONGARGAON COMMERCIAL HUB"**, situated at Village - Dongargaon, within the limits of the Grampanchayat Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR	Mrs. Sonali Pankaj Waghmare Proprietor of M/s. Waghmare Realtors

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of Mrs. Sonali Pankaj Waghmare Proprietor of M/s. Waghmare Realtors on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of Mrs. Sonali Pankaj Waghmare Proprietor of M/s. Waghmare Realtors on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 08.04.2023

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of Khasra No. 61 issued by Village Officer, Dongargaon as on date of application for registration

The name of Mrs. Sonali Pankaj Waghmare Proprietor of M/s. Waghmare Realtors is recorded in the 7/12 Extract of **Khasra No. 61** issued by Village Officer, Dongargaon in respect of the property comprising of ALL THAT Piece and Parcel of land bearing **Khasra No. 61** of **Mouza – DONGARGAON**, Patwari Halka No. 73, having an area of 1.64 Hectare R. (i.e. 16400 Sq. Mtrs.), held in Occupancy Class-1 Rights and including all other easementary rights appurtenant and belonging thereto, situated at Village - Dongargaon, within the limits of the Grampanchayat Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Khasra No. 61 issued by Village Officer, Dongargaon reveal that vide Mutation Entry /Ferfar Entry No. 3831 dated 30-03-2023 the name of Mrs. Sonali Pankaj Waghmare Proprietor of M/s. Waghmare Realtors is recorded as owner of the said land.

3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur.

THAT, ALL THAT Piece and Parcel of Agricultural Land bearing Khasra No. 61 of Mouza - DONGARGAON, Patwari Halka No. 73, having an area of 1.64 Hectare R., Land Revenue Rs. 2.04/-, held in Occupancy Class - 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Smt. Sundarabai Marotrao Sorate, being her separate ancestral property having acquired the same by her by way of inheritance.

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Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

THAT, the said Smt. Sundarabai Marotrao Sorate lateron transferred/sold her aforesaid property bearing Khasra No. 61 of Mouza - DONGARGAON, Patwari Halka No. 73, having an area of 1.64 Hectare R., Land Revenue Rs. 2.04/-, held in Occupancy Class - 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Mr. Pravinbhai Premji Shaha, by a Sale Deed Dated 29.07.1986, which is duly registered in the Office of the Sub-Registrar Nagpur-11 in Addl. Book No. A1, Volume No. 47 on Pages 107 to 110 at Registered Sr. No. 2070(P) on 29.07.1986.

THAT, the aforesaid the then Owner Mr. Pravinbhai Premji Shaha lateron transferred/sold her aforesaid property bearing Khasra No. 61 of Mouza - DONGARGAON, Patwari Halka No. 73, having an area of 1.64 Hectare R., Land Revenue Rs. 2.04/-, held in Occupancy Class - 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Mr. Chandrkant Ratanji Shah, by a Sale Deed Dated 23.12.1993, which is duly registered in the Office of the Sub-Registrar Nagpur-11 in Addl. Book No. A1, Volume No. 773 on Pages 49 to 54 at Registered Sr. No. 7304(P) on 23.12.1993.

THAT, the aforesaid Mr. Chandrkant Ratanji Shah got the aforesaid entire land bearing Khasra No. 61 of Mouza – DONGARGAON, P.S.K. 73, having total area of 1.64 Hectare R. is converted for Non Agricultural (Commercial) Use by the Collector, Nagpur vide his Order No. Prastutkar/Jilhadhikari/Kavi-956/2003 Dated 22.04.2003 passed in Revenue Case No. 96/NAP-34/2002-2003.

THAT, during the course of time the aforesaid Mr. Chandrkant Ratanji Shah left for heavenly abode on 27.01.2014 and consequent upon his demise/death, his aforesaid property devolved upon his widow Smt. Chandan Chandrakant Shah, only Son namely Mr. Neeraj Chandrakant Shah and two Married Daughters namely (1) Mrs. Uma Nilesh Shah and (2) Mrs. Aditi Jyoti Pani jointly by way of succession being only heirs of the deceased and the same is also mutated in their joint names in all relevant records.

THAT the aforesaid Mrs. Uma Nilesh Shah lateron executed a General Power of the Attorney on 20.09.2022 in respect of the aforesaid property in favour of Mr. Neeraj

ASHWIN R. PATIL
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Chandrakant Shah and the said General Power of Attorney is duly registered in the Office of the Sub Registrar, Nagpur-Rural-10 in Book No. 1 at Sr. No. 5281/2022 on 20.09.2022.

THAT the aforesaid Smt. Chandan Chandrakant Shah and Mrs. Aditi Jyoti Pani jointly lateron executed a General Power of the Attorney on 10.02.2023 in respect of the aforesaid property in favour of Mr. Neeraj Chandrakant Shah and the said General Power of Attorney is duly registered in the Office of the Sub Registrar, Nagpur-Rural-4 in Book No. 4 at Sr. No. 1255/2023 on 10.02.2023.

THAT as per Order of the Collector, Nagpur vide his Order No. Prastu/Jilhadhikar/Kavi-1647/2022 Dated 19.12.2022, the aforesaid Non Agricultural Order Dated 20.04.2003 was stand cancelled.

THAT, the aforesaid Co-Owners (1) Smt. Chandan Chandrakant Shah, (2) Mr. Neeraj Chandrakant Shah, (3) Mrs. Uma Nilesh Shah and (4) Mrs. Aditi Jyoti Pani, aforesaid Sr. No. 1, 3 & 4 acting through their constituted Attorney Mr. Neeraj Chandrakant Shah jointly lateron transferred/sold their aforesaid property bearing Khasra No. 61 of Mouza - DONGARGAON, Patwari Halka No. 73, having an area of 1.64 Hectare R., Land Revenue Rs. 2.04/-, held in Occupancy Class - 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Mrs. Sonali Pankaj Waghmare Proprietor of M/s. Waghmare Realtors, by a Sale Deed Dated 27.02.2023, which is duly registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1, at Registered Sr. No. 1832/2023 on 27.02.2023.

THAT, the said Mrs. Sonali Pankaj Waghmare Proprietor of M/s. Waghmare Realtors lateron decided to develop the said Piece of land bearing Khasra No. 61 into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein. And accordingly she has prepared a layout of the said land by carving out various plots of different sizes therein and the said layout to be known and styled as **"DONGARGAON COMMERCIAL HUB"** and the said layout is tentatively sanctioned and approved and recommended for Demarcation and Non Agriculture purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide Permit No. 21894 and Approval No. NMRDA/LT/2022/APL/00025 Dated 24.11.2022.

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

(i) 7/12 Extract of Khasra No. 39/1.
(ii) Copy of Sale Deed dated 29.07.1986 for Khasra No. 61 executed by Smt. Sundarabai Marotrao Sorate in favour of Mr. Pravinbhai Premji Shah, bearing Registered Sr. No. 2070(P).
(iii) Copy of Sale Deed Dated 23.12.1993 for Khasra No. 61 executed by Mr. Pravinbhai Premji Shah in favour of Mr. Chandrakant Ratanji Shah, Registered Serial No. 7304 (P).
(iv) Copy of General Power of Attorney Dated 20.09.2022 executed by Mrs. Uma Nilesh Shah in favour of Mr. Neeraj Chandrakant Shah, Registered Serial No. 5281/2022.
(v) Copy of General Power of Attorney Dated 10.02.2023 executed by Smt. Chandan Chandrakant Shah and Mrs. Aditi Jyoti Pani in favour of Mr. Neeraj Chandrakant Shah, Registered Serial No. 1255/2023.
(vi) Copy of Cancellation of Non Agricultural Order Dated 19.12.2022
(vii) Copy of Sale Deed Dated 27.02.2023 for Khasra No. 61 executed by (1) Smt. Chandan Chandrakant Shah, (2) Mr. Neeraj Chandrakant Shah, (3) Mrs. Uma Nilesh Shah and (4) Mrs. Aditi Jyoti Pani in favour of Mrs. Sonali Pankaj Waghmare Proprietor of M/s. Waghmare Realtors, Registered Serial No. 1832/2023 on 27.02.2023.
(viii) Copy of Layout Plan tentatively Sanctioned Dated 24.11.2022

THAT all the aforesaid documents produced before by Mrs. Sonali Pankaj Waghmare Proprietor of M/s. Waghmare Realtors to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra No. 61 of Mouza – DONGARGAON in Tahsil – Nagpur Rural and District - NAGPUR for the period of 30 (Thirty) Years (i.e. 1993 to 2023) vide GRN No. MH000311453202324E dated 08-04-2023.

THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(4) Any other relevant Title : N.A.
(5) Litigations if any : - N.A.

Nagpur.
Dated : 08.04.2023

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
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Khamla Road, Nagpur-15