

CHALLAN
MTR Form Number-6



GRN		MH000651855202324P		BARCODE				Date		15/04/2023-15:04:01		Form ID											
Department				Inspector General Of Registration				Payer Details															
Search Fee				Type of Payment				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				2023-2024 One Time				Flat/Block No.		RAM WADI													
Account Head Details				Amount In Rs.				Premises/Building															
0030072201 SEARCH FEE				750.00				Road/Street		MODEL MILL SQUARE													
								Area/Locality		NAGPUR													
								Town/City/District															
								PIN				4		4		0		0		3		2	
								Remarks (If Any)															
								KH. NO 399 MOUZA-HINGNA PSK NO 49 1.16 HECTARES															
								Amount In		Seven Hundred Fifty Rupees Only													
Total				750.00				Words															
Payment Details				SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK															
Cheque-DD Details								Bank CIN		Ref. No.		10000502023041503279				0668144290723							
Cheque/DD No.								Bank Date		RBI Date		15/04/2023-15:04:36				Not Verified with RBI							
Name of Bank								Bank-Branch				SBIEPAY PAYMENT GATEWAY											
Name of Branch								Scroll No. , Date				Not Verified with Scroll											

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 नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

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 : 17/04/2023

To,

MHA RERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to ALL THAT piece and parcel of Land bearing Survey/Khasra/Gut No. 399 of Mouza-HINGNA, P.S.K 49, having an area of 1.16 Hectares, Rental Rs. 9.75 yearly, held in Occupancy Class-I Rights, Khate No. 511, and including all Trees Shrubs, Passage, Right of Way Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Hingna, in Tahsil-Hingna and District-NAGPUR and the said land is bounded as under :-

ON THE EAST :- Survey Nos. 400 & 401,

ON THE WEST :- Survey Nos. 397 & 398,

ON THE NORTH :- Survey Nos. 404,

ON THE SOUTHWEST :- Survey Nos. 360 & 365.

I have investigated the title of the above said Survey/Khasra/Gut No. 399 of Mouza-HINGNA, on the request of **M/s M.B. Developers through its Partners (1) Mr. SANDEEP GOPICHAND BADWAIK R/o 22A Durga Nagar, Manewada Road, Nagpur (2) Mr. AJAYKUMAR VIJAYKUMAR TIWARI R/o Plot No. 10, Janki Nagar Manewada Rign Road, Nagpur & (3) Mr. CHANDRASHEKHAR KRISHNAJI REWATKAR R/o 165/1, Budhwar Bazar Road, Near Gajanan Mandir, Raghuji Nagar, Somwari Quarter, Nagpur** and the following documents i.e.

1. Description of the Property – ALL THAT piece and parcel of Land bearing Survey/Khasra/Gut No. 399 of Mouza-HINGNA, P.S.K 49, having an area of 1.16 Hectares, Rental Rs. 9.75 yearly, held in Occupancy Class-I Rights, Khate No. 511, and including all Trees Shrubs, Passage, Right of Way Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Hingna, in Tahsil-Hingna and District-NAGPUR

2. The Document of Allotment of Plot/Land
1. Copy of Sale Deed of Earliar Owner dated 29/06/2007
2. Copy of Sale Deed of Present Owner dated 14/06/2021,
3. Copy of N.A. Order
4. Layout Map sanctioned by Hingna Nagar Panchayat dated 27/03/2023,
5. Copy of Amended Partnership Deed d29/08/2022
6. Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner. Mutation Entry No. 6440 & 6764 dated 07/09/2022,
7. Mutation paper in Gram Panchayat i.e Gaon Namuna 8/A,
8. Tax Receipt from Grampanchayat,
9. Search report for 30 year from 1993 till 2022
10. Identity Prof of Present Owner
3. 7/12 extracts issues by Patwari Tahsil-Hingna-Dist. Nagpur vide Mutation Entry No. 6440 & 6764 dated 07/09/2022.
4. Search report for 30 years from 1994 till 2023

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 **M/s M.B. Developers through its Partners (1) Mr. SANDEEP GOPICHAND BADWAIK R/o 22A Durga Nagar, Manewada Road, Nagpur (2) Mr. AJAYKUMAR VIJAYKUMAR TIWARI R/o Plot No. 10, Janki Nagar Manewada Rign Road, Nagpur & (3) Mr. CHANDRASHEKHAR KRISHNAJI REWATKAR R/o 165/1, Budhwar Bazar Road, Near Gajanan Mandir, Raghuji Nagar, Somwari Quarter, Nagpur**, is clear, marketable and without any encumbrances.

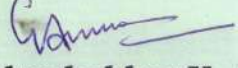
Owner of Land :- **M/s M.B. Developers through its Partners (1) Mr. SANDEEP GOPICHAND BADWAIK R/o 22A Durga Nagar, Manewada Road, Nagpur (2) Mr. AJAYKUMAR VIJAYKUMAR TIWARI R/o Plot No. 10, Janki Nagar Manewada Rign Road, Nagpur & (3) Mr. CHANDRASHEKHAR KRISHNAJI REWATKAR R/o 165/1, Budhwar Bazar Road, Near Gajanan Mandir, Raghuji Nagar, Somwari Quarter, 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 :- 17/04/2023


(Chandrashekhar V. Anwane)

Advocate.

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 : 02/02/2023

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. 6440 & 6764 dated 07/09/2022.
3. Search report for 30 years form 1994 taken from Sub- Registrar office at Hingna Gramin, Dist-Nagpur - Available.
4. Any other relevant title. - No
5. Litigation if any - No

Nagpur

Dated : 17/04/2023


(Chandrashekhar V. Anwane)

Advocate.

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

WHEREAS the Vendors named hereinabove jointly own and possess the property comprising ALL THAT Piece and parcel of Agricultural land bearing Survey/Khasra/Gut No. 399 of Mouza-HINGNA, P.S.K. No. 49, having an area of 1.16 Hectares, Rental Rs. 9.75 yearly, held in Occupancy Class-1 Rights, Khate No. 511 and including all Rees, shrubs, passage, right of Way path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Hingna, in Tahsil-Hingna and District-Nagpur.

WHEREAS the property comprising ALL THAT Piece and parcel of Agricultural land bearing Survey/Khasra/Gut No. (Old) 255/1Kh of Mouza-Hingna, P.S.K. 49 having an area of 2.86 Acres (i.e. 1.15 Hectares), Rental Rs. 9.75 yearly, held in Occupancy Class-2 Rights, Khate No. 348 and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Hingna, in Tahsil and District-Nagpur, Originally belonging to Shri Krushnarao Baliram Sonkusare, as a recorded owner thereof being his separate property having acquired the same by him by a way of partition held on 04/03/1980 amongst himself and his brother Shri Narayan as per records of Rights and the same is accordingly recorded in the Revenue Records Ferfar Entry No. 109 dated 01/07/1980.

WHEREAS during the course of time Resurvey of the said Mouza - Hingna was conducted and the property bearing Survey / Khasra / Gut No. 255/1 Kh held by aforesaid owner Shri. Krushnarao Baliram Sonkusare is now identified as Survey / Khasra / Gut No. 399, having an area of 1.16 Hectares, Rental Rs. 9.75 Yearly, held in Occupancy Class-1 Rights, Khate No. 22; AND

Cham
WHEREAS during the course of time aforesaid land bearing Survey / Khasra / Gut No. 399, having an area of 1.16 Hectares, Rental Rs. 9.75 Yearly, held in Occupancy Class-2 Rights, Khate No. 22 is converted from Occupancy Class-2 Rights (Bhumidhari Rights) to Class-1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Deputy Collector and the Land Acquisition Officer, Nagpur vide its Order passed in the Revenue Case No. 196/LND-18/2006-07 dated 21-11-2016 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 1453 dated 30-11-2007; AND

WHEREAS the aforesaid the then Owner Shri. Krushnarao Baliram Sonkusare later on transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 399 of MOUZA HINGNA, P.S.K. 49, having an area of 1.16 Hectares, Rental Rs. 9.75 Yearly, held in Occupancy Class-1 Rights, Khate No. 22 and including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Hingna in Tahsil - Hingna and District - NAGPUR, by way of Sale to (i) Mrs. Neha Atul Mashru, (ii) Smt. Sarla Ramsharan Madan, (iii) Smt. Sunita Shailendra Jain, the Vendor No. 1 to 3 named hereinabove and (iv) Shri. Dinesh Ghanshyamdas Chachada, by a Sale Deed dated 21-05-2007, which is duly registered at the Office of the Joint Sub Registrar, Hingna, in Book No. 1 at Serial No. HGN/3967/2007 on 29-06-2007 and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 1158 Dated 20-07-2007; AND

WHEREAS during the course of time the aforesaid Co-owner namely Shri. Dinesh Ghanshyamdas Chachada left for heavenly abode and consequent upon his death/demise, his undivided share and interest in the aforesaid property devolved upon his widow namely Smt. Komal Dinesh Chachada, only son namely Shri. Bharat Dinesh Chachada and two daughters namely Miss. Surbhi Dinesh Chachada and Miss. Dhanushri Dinesh Chachada and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 6268; AND

As a result therefore the aforesaid (i) Mrs. Neha Atul Mashru, (ii) Smt. Sarla Kamsharan Madan, (iii) Smt. Sunita Shailendra Jain, (iv) Smt. Komal Dinesh Chachada, (v) Shri. Bharat Dinesh Chachada, (vi) Miss. Surbhi Dinesh Chachada and (vii) Miss. Dnanushri Dinesh Chachada, the Vendors named hereinabove jointly have now become an absolute and exclusive Co-Owners of the aforesaid property with heritable and transferable rights therein and the same is accordingly recorded in the Revenue Recors AND

WHEREAS for variety of reasons and other good causes the Vendors have now Jointly decided to sell the aforesaid property to any interested buyer and to utilize the sale proceeds thereof in their best interests and for the benefit of their respective family members.

WHEREAS the aforesaid Owners (i) Mrs. Neha Atul Mashru, (ii) Smt. Sarla Kamsharan Madan, (iii) Smt. Sunita Shailendra Jain, (iv) Smt. Komal Dinesh Chachada, (v) Shri. Bharat Dinesh Chachada, (vi) Miss. Surbhi Dinesh Chachada and (vii) Miss. Dnanushri Dinesh Chachada, lateron transferred/sold their aforesaid property comprising ALL THAT piece and parcel of Land bearing Survey/Khasra/Gut No. 399 of Mouza-HINGNA, P.S.K 49, having an rea of 1.16 Hectares, Rental Rs. 9.75 yearly, held in Occupancy Class-I Rights, Khate No.

511, and including all Trees Shrubs, Passage, Right of Way Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Hingna, in Tahsil-Hingna and District-NAGPUR, by way of Sale to **M/s M.B. Developers through its Partners (1) Mr. SANDEEP GOPICHAND BADWAIK (2) Mr. AJAYKUMAR VIJAYKUMAR TIWARI (3) Mr. KISHOR MADHUKAR MEHAR (4) Mr. PRASHANT RAMCHANDRA TIJARE**, by a Sale Deed Dated 14/06/2021, which is duly registered at the Office of the Joint Sub-Registrar, Hingna (Rural) in Book No. 1 at Serial No. 4414/2021 on even date. As a result therefore the aforesaid **M/s M.B. Developers through its Partners (1) Mr. SANDEEP GOPICHAND BADWAIK (2) Mr. AJAYKUMAR VIJAYKUMAR TIWARI (3) Mr. KISHOR MADHUKAR MEHAR (4) Mr. PRASHANT RAMCHANDRA TIJARE**, has become an exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein and the same is also recorded in the Revenue Records ; AND

Meanwhile **M/s M.B. Developers through its Partners** has amended the Partnership Deed by way of Deed of Admission-Cu-Retirement dated 29/08/2022 and thereby two partners namely **Mr. KISHOR MADHUKAR MEHAR & Mr. PRASHANT RAMCHANDRA TIJARE** has retired from the said Partnership firm and added new Partner namely **Mr. CHANDRASHEKHAR KRISHNAJI REWATKAR** R/o 165/1, Budhwar Bazar Road, Near Gajanan Mandir, Raghuji Nagar, Somwari Quarter, Nagpur.

After that the said **M/s M.B. Developers through its Partners (1) Mr. SANDEEP GOPICHAND BADWAIK R/o 22A Durga Nagar, Manewada Road, Nagpur (2) Mr. AJAYKUMAR VIJAYKUMAR TIWARI R/o Plot No. 10, Janki Nagar Manewada Rign Road, Nagpur & (3) Mr. CHANDRASHEKHAR KRISHNAJI REWATKAR R/o 165/1, Budhwar Bazar Road, Near Gajanan Mandir, Raghuji Nagar, Somwari Quarter, Nagpur**, has prepared the Tentative Layout Map and it has been submitted to Chief Officer Hingna Nagar Panchayat, Dist-Nagpur has Approved the said Layout Plan by their letter dated 27/03/2023 aongwith Demarkated Residential Layout Plan of Kh. No. 399, P.H. No. 49, Mouza-Hingna, Tah-Hingna, Dist-Nagpur. The Present owner has not obtained the N. A. Order from Tahasildar-Hingna, Dist-Nagpur till date.

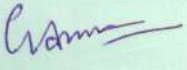
MUTATION

That, having acquired the said property, the present owner, **M/s M.B. Developers through its Partners (1) Mr. SANDEEP GOPICHAND BADWAIK R/o 22A Durga Nagar, Manewada Road, Nagpur (2) Mr. AJAYKUMAR VIJAYKUMAR TIWARI R/o Plot No. 10, Janki Nagar Manewada Rign Road, Nagpur & (3) Mr. CHANDRASHEKHAR KRISHNAJI REWATKAR R/o 165/1, Budhwar Bazar Road, Near Gajanan Mandir, Raghuji Nagar, Somwari Quarter, Nagpur**, has mutated their mane in Patwari Record i.e. 7/12 extract vide ferfar

Mutation Entry No. 6440 & 6764 dated 07/09/2022. The Land owner prepared the Proposed Layout Map and it has been submitted to Chief Officer Hingna Nagar Panchayat, Dist-Nagpur and he has Approved the said Layout Plan by their letter dated 27/03/2023 alongwith Demarkated Residential Layout Plan of Kh. No. 399, P.H. No. 49, Mouza-Hingna, Tah-Hingna, Dist-Nagpur. The Present owner has not obtained the N. A. Order from Tahasildar-Hingna, Dist-Nagpur. The present owner has not mutated their name in Panchayat Record i.e Tax Receipt and also not paid the Nagar Panchayat 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 Sale deed, Proposed Sanctioned Layout Map, 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 **M/s M.B. Developers through its Partners (1) Mr. SANDEEP GOPICHAND BADWAIK R/o 22A Durga Nagar, Manewada Road, Nagpur (2) Mr. AJAYKUMAR VIJAYKUMAR TIWARI R/o Plot No. 10, Janki Nagar Manewada Rign Road, Nagpur & (3) Mr. CHANDRASHEKHAR KRISHNAJI REWATKAR R/o 165/1, Budhwar Bazar Road, Near Gajanan Mandir, Raghuji Nagar, Somwari Quarter, Nagpur**, has mutated their name in the record of Revenue Department e. i. 7/12 extract.

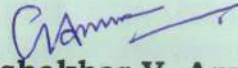
 Thus I, am of the opinion that, the owner **M/s M.B. Developers through its Partners (1) Mr. SANDEEP GOPICHAND BADWAIK R/o 22A Durga Nagar, Manewada Road, Nagpur (2) Mr. AJAYKUMAR VIJAYKUMAR TIWARI R/o Plot No. 10, Janki Nagar Manewada Rign Road, Nagpur & (3) Mr. CHANDRASHEKHAR KRISHNAJI REWATKAR R/o 165/1, Budhwar Bazar Road, Near Gajanan Mandir, Raghuji Nagar, Somwari Quarter, 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.

1. Copy of Sale Deed of Earliar Owner dated 29/06/2007
2. Copy of Sale Deed of Present Owner dated 14/06/2021,
3. Copy of N.A. Order
4. Layout Map sanctioned by Hingna Nagar Panchayat dated 27/03/2023,
5. Copy of Amended Partnership Deed d29/08/2022
6. Duly mutated Original Copy of 7/12 from Patwari Record in the name of present owner. Mutation Entry No. 6440 & 6764 dated 07/09/2022,
7. Mutation paper in Gram Panchayat i.e Gaon Namuna 8/A,
8. Tax Receipt from Grampanchayat,
9. Search report for 30 year from 1993 till 2022
10. Identity Prof of Present Owner

Nagpur

Dated : 17/04/2023


(Chandrashekhar V. Anwane)

Advocate,

CHANDRASHEKHAR V. ANWANE
ADVOCATE

Ramwadi, Model Mill Square, Nagpur
Mob- 9503248105