



CHALLAN
MTR Form Number-6



GRN	MH012333312202324E	BARCODE			Date	13/12/2023-15:03:43	Form ID		
Department		Inspector General Of Registration		Payer Details					
Type of Payment		Search Fee		TAX ID / TAN (If Any)					
Type of Payment		Other Items		PAN No.(If Applicable)					
Office Name		HGN_HINGNA SUB REGISTRAR		Full Name		Mukunda Keshavam Realtors			
Location		NAGPUR		Flat/Block No.					
Year		2023-2024 One Time		Premises/Building					
Account Head Details		Amount In Rs.		Road/Street					
0030072201 SEARCH FEE		300.00		Area/Locality					
				Town/City/District					
				PIN					
				Remarks (If Any)					
				PHN-46, Survey No. 67, Mouza Wagdhara (Isasani Rithi), Tq Hingna, Dist Nagpur					
				Amount In					
				Three Hundred Rupees Only					
Total		300.00		Words					
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		00040572023121352500 IK0COFSH1	
Cheque/DD No.				Bank Date		RBI Date		13/12/2023-15:24:05 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 "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 8668694220

Adv. Payal S. Kaware
Reg.No.MAH/5139/2016
Office at 301-A, Asha-Laxmi Apt,
Ravi Nagar Square, Amravati Road,
Nagpur-440033.

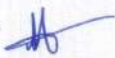
FORMAT A

Circuler \no.28/21

FLOW OF THE TITLE OF THE SAID LAND.

1. Survey No. 67, having an area admeasuring about 2.67 Hector R'(26700 Sq.Mtrs) Rental Rs.12.27 held in Bhogwatdar Class I Rights, account no. 4321, situated at PHN-46, Mouza-Wagdhara(Isasani Rithi), Tahsil-Hingna, District- Nagpur Originally belonged to Shri. Chintaman Pandurag.
2. Shri. Chintaman Pandurag later on transferred/sold his aforesaid property by way of Sale to Shri. Balraj Malayya Gatlewar, by a Registered Sale Deed Dated 15- 05-1967.
3. Shri. Balraj Malayya Gatlewar executed his LAST WILL AND TESTAMENT on 18-03-1974 and thereby he bequeathed the aforesaid entire property bearing Survey/Khasra/Gut No. 114/5 to his Wife Dr. Mrs. Sushilabai G. M. Balraj Gatlewar.
4. Shri. Balraj Malayya Gatlewar left for heavenly abode and consequent upon his demise, his Widow Dr. Smt. Sushilabai G. M. Balraj Gatlewar, become an exclusive, absolute and full Owner of the aforesaid entire property.
5. Aforesaid Dr. Smt. Sushilabai G. M. Balraj Gatlewar left for heavenly abode on 30-04-1984 and consequent upon her 

demise/death, her aforesaid property bearing Survey/Khasra/Gut No. 67, having an area of 2.67 Hectares devolved upon her only Son namely Shri. Dinesh G. P. Balraj @ Shri. Dinesh Balraj Gatlewar by way of intestate succession being the only heirs of the deceased.

6. Shri. Dinesh Balraj Gatlewar Bang left for heavenly abode on 15-11-2006 and consequent upon his demise/death, his aforesaid properties bearing Survey/Khasra/Gut No. 67 devolved upon his widow Smt. Ratnakala Dinesh Gatlewar and four daughters namely (i) Mrs. Rupali Ashish Kale, (ii) Mrs. Anjali Saurav Mukherjee, (iii) Mrs. Minakshi Amit Datar and (ii) Mrs. Priyanka Jatin Kale.
7. Smt. Ratnakala Dinesh Gatlewar and four daughters namely (i) Mrs. Rupali Ashish Kale, (ii) Mrs. Anjali Saurav Mukherjee, (iii) Mrs. Minakshi Amit Datar and (ii) Mrs. Priyanka Jatin Kale sold this land to M/S. Mukunda Keshavam Realtors, Through Its Partners (1) Mr. Akshat s/o. Ramkrishna Poddar, (2) Mr. Vrajesh s/o. Paresh Ved and (3) Mr. Suresh s/o. Shailesh Ved via sale deed no. /2023, dated/07/2023.
8. M/S. Mukunda Keshavam Realtors, Through Its Partners (1) Mr. Akshat s/o. Ramkrishna Poddar, (2) Mr. Vrajesh s/o. Paresh Ved and (3) Mr. Suresh s/o. Shailesh Ved are appeared in 7/12 and they are the legal owner of land in report.
9. 7/12 extract of the Property issued by Village panchayat Wagdhara (Isasani Rithi), Tahasil Hinga, Dist. Nagpur dated 24/07/2023 obtained from Maharashtra Bhumi Abhilek.
10. Mutation entry No. 9512 dated 08/7/2023.
11. Search report of 30 years from 1993- 2023 taken from sub registrar office at Hingna Tahasil. 

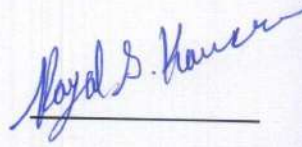
12. The owners of land applied for the non-agricultural permission from the learned Tahsildar, Hingna. The said permission has been granted via order

13. Any other relevant Title- No.

14. Litigations if any-No.

Date: 9/12/2023

Nagpur

A handwritten signature in blue ink, reading "Payal S. Kaware", is written over a horizontal line.

(Adv. Payal S. Kaware)

Reg.No.MAH/5139/2016

Adv. Payal S. Kaware
Reg.No.MAH/5139/2016
Office at 301-A, Asha-Laxmi Apt,
Ravi Nagar Square, Amravati Road,
Nagpur-440033.

FORMAT A
Circular \no.28/21

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot/land within Local limits and jurisdiction of District Nagpur and Taluka-Hingna, Village Wagdhara(Isasani Rithi), having total area- 2.67 Hecter R'(26700 Sq.Mtrs) having Mouja-Wagdhara(Rithi), PHN-46, Survey No. 67.

1. I have investigated the title of the said plot on the request of **M/S. Mukunda Keshavam Realtors** through its partner **Mr.Vrajesh s/o. Paresh Ved** and on the basis of following documents i.e. -

1. Description of the property- 100% undivided agriculture land having an area of admeasuring about 2.67 Hecter R' (26700 Sq.Mtrs), bearing Survey No. 67, Rental Rs.12.27 held in Bhogwatdar Class I Rights, account no.4321, situated at PHN-46, Mouza- Wagdhara(Isasani Rithi), Tahsil-Hingna, District-Nagpur.
2. Initially entire land bearing Survey No. 67, having an area admeasuring about 2.67 Hecter R'(26700 Sq.Mtrs) Rental Rs.12.27 held in Bhogwatdar Class I Rights, account no. 4321, situated at PHN-46, Mouza- Wagdhara(Isasani Rithi), Tahsil-Hingna, District- Nagpur was Survey / Khasra / Gut No. (Old) 114/5 of MOUZA – WAGDARA, P.S.K. 46, having an area 

5. Shri. Balraj Malayya Gatlewar left for heavenly abode and consequent upon his demise, his Widow Dr. Smt. Sushilabai G. M. Balraj Gatlewar, become an exclusive, absolute and full Owner of the aforesaid entire property bearing Survey/Khasra/Gut No. 114/5 with heritable and transferable rights therein in terms of the aforesaid WILL Dated 18-03-1974.
6. During the course of time. Resurvey of the said Mouza – Wagdara was conducted and the property held by Dr. Smt. Sushilabai G. M. Balraj Gatlewar bearing Survey / Khasra / Gut No. (Old) 114/5, having an area of 6.61 Acres (i.e. 2.67 Hectares), Rental Rs. 12.25 Yearly, held in Occupancy Class-2 (Bhimidhari) Rights is now identified as Survey / Khasra / Gut No. 67, having an area of 2.67 Hectares, Rental Rs. 12.25 Yearly, held in Occupancy Class – 2 (Bhumidhari) Rights.
7. The aforesaid Dr. Smt. Sushilabai G. M. Balraj Gatlewar left for heavenly abode on 30-04-1984 and consequent upon her demise/death, her aforesaid property bearing Survey/Khasra/Gut No. 67, having an area of 2.67 Hectares devolved upon her only Son namely Shri. Dinesh G. P. Balraj @ Shri. Dinesh Balraj Gatlewar by way of intestate succession being the only heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 28 dated 11-09- 1990.
8. During the course of time aforesaid lands bearing Survey / Khasra / Gut No. 67 of MOUZA – WAGDARA, P.S.K. 46-A, having an area of 2.67 Hectares respectively are 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 Sub 

Nagar, Tahsil and District – NAGPUR-440008, (2) **MR.VRAJESH S/O. PARESH VED**, Aged about 25 Years, Occupation –BUSINESS, Income Tax PAN AWVPV9428J, Aadhar Unique Identity No. 341652098404 and Cell No.9767740864, Resident of 162, Canal Road, Shree Ram Bhavan, Ramdaspath, Tahsil and District – NAGPUR-440010, (3) **MR.SUKESH S/O. SHAILESH VED**, Aged about 29 Years, Occupation – BUSINESS, Income Tax PAN AOZPV8099M, Aadhar Unique Identity No.339654916882 , and Cell No. 9767740864, Resident of 162, Canal Road, Shree Ram Bhavan, Ramdaspath, Tahsil and District – NAGPUR-440010.

12. Document of allotment of land- sale deed No...../2023 dated/2023.
13. 7/12 extract of the Property issued by Village panchayat Wagdhara (Isasani Rithi), Tahasil Hinga, Dist. Nagpur dated 13/9/2023 obtained from Maharashtra Bhumi Abhilek.
14. Search report of 30 years from 1993 to 2023, mutation entry No. 9519 dated 24/07/2023.
15. That, I have verified the index pertaining to the aforesaid transaction/s in respect of the said property.

2. That on perusal of the above-mentioned document and all other relevant documents relating to the title of the said property I, am of the opinion that title of the **M/S. Mukunda Keshavam Realtors, Through Its Partners (1) Mr. Akshat s/o. Ramkrishna Poddar, (2) Mr.Vrajesh s/o. Paresh Ved and (3) Mr.Sukesh s/o. Shailesh Ved** are clear marketable and without any encumbrance's.

4. The report reflecting the flow of the title of the company is enclosed  herewith.