

JAYA KANOJIYA

**Advocate**

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Offi : Plot No. 51 L.I.T Road, Ramnagar, Telengkhedi Layout Nagpur -33

Chamber: Room No. 521, fifth floor, NYAY MANDIR Civil lines, Nagpur.

Mob- 9822363951

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**FORMAT -A**

(Circular No. 28/2021 )

TO,

MahaRERA

6 AND 7 th floor, Housefin Bhavan,

Plot No. C-21, Block, Bandra -Kurla Complex,

Bandra (E) Mumbai -400 051 ,

MahaRERA

Administrative Building No. 1,

Civil lines Nagpur -4400001.

**LEGAL TITLE REPORT**

Sub -Title clearance certificate with respect to the layout of Plotted Development On all that Piece and Parcel land bearing Khasra No. 145/3 admeasuring 1.20 HR P.H No. 42 with Class- I Occupancy Rights, of Mouza- Panjari (Bu) Within the limits of GP Panjri Tahsil Nagpur Gramin and District- Nagpur.

I have investigated the title of the said Property on the request of SHRI BHIKULAL J BAJAJ, PAN NO ADSPB8377N Resident of Plot No. 54, The Park Residency, Khare Town,. Dharampeth Nagpur and following documents i.e

Description of Property:

All that Piece and Parcel of land bearing Khasra No. 145/3 admeasuring 1.20 HR P.H No. 42, with Class- I Occupancy Rights, of Mouza- Panjari, Land Revenue Rs. 8.00, Khate No. 218 within the limits of NMRDA Tahsil Nagpur Gramin and District- Nagpur.

The documents of Ownership of Khasra No. 145/3 :

Sale Deed Regd. at Sr. No. 6106, Book No. 1 in favour of Shri Bhikulal Jugalkishor Bajaj executed by Shri Govindlal Mohanlal Mohta and Shri Daulal Mohanlal Mohta in Respect of khasra No. 145/3 , in the office of SRO Nagpur -7.



7/12 Extract in the name of Present owner i.e Shri Bhikulal J Bajaj of Khasra No. 145/3 of Mouza- Panjari (Farm)  
Copy of No dues certificate from Punjab National Bank Nagpur Dated 22/11/2022.  
Copy of Tentative approval along with layout Plan for demarcation of land from Executive engineer NMRDA Dated 02/11/2023.  
Copy of Nakhasha of Survey No. 145/3 .

Search Report for 30 Years from 1993 to 2023.

On perusal of abovementioned documents and all other relevant documents relating to title of said Property , I am of the Opinion that, the title of owner is clear and Marketable and without any encumbrance as per the available search from online portal.

Owner of land:

All that Piece and Parcel of land bearing Khasra No. 145/3 admeasuring 1.20 HR P.H No. 42, with Class- I Occupancy Rights, of Mouza- Panjari, Land Revenue Rs. 8.00, Khate No. 218 within the limits of NMRDA Tahsil Nagpur Gramin and District- Nagpur.

**SHRI BHIKULAL J BAJAJ**

Qualifying comments /remarks if any,

In accordance with the available search from the online Portal the title of **SHRI BHIKULAL JUGALKISHORE BAJAJ** on the said land is good, valid, marketable , clear and Saleable.

The report reflecting the flow of the title of the said **SHRI BHIKULAL JUGALKISHORE BAJAJ** on the said land is enclosed herewith as annexure.

Encl: Annexure

DATED: 24/11/2023



FORMAT -A  
(Circular No. 28/2021)  
**FLOW OF TITLE OF THE SAID LAND**

Property Card (7/12 Extract) issued by Talathi , Nagpur Rural as on date of application for registration -

The name of **SHRI BHIKULAL JUGALKISHORE BAJAJ** is recorded I in the 7/12 Extract issued by Talathi , Nagpur Rural in respect of All that Piece and Parcel of land bearing Khasra No. 145/3 admeasuring 1.20 HR P.H No. 42, with Class- I Occupancy Rights, of Mouza- Panjari, Land Revenue Rs. 8.00, Khate No. 218 within the limits of NMRDA Tahsil Nagpur Gramin and District- Nagpur.

Mutation Entry\_

The Property Card (7/12 Extract) issued by Talathi ,Nagpur Rural of Survey No. 145/3 reveal that the name of Shri Bhikulalji Bajaj is duly recorded vide ferfar entry No. 1478.

Search report for 30 years from 1993 to 2023 taken from Sub - Registrar office at Nagpur .

That all the Piece and Parcel of Agricultural land bearing Khasra No. 145/3 of Mouza- Panjari (Bk) having an area of 1.20 HR P.S.K No. 42 with Class- I Occupancy rights Tahsil Nagpur Gramin District Nagpur originally belonged to Shri Dhananjay Govindrao Deodhar, being his Separate Property.

That, thereafter, Shri Dhananjay Govindrao Deodhar sold the said Agricultural land bearing Khasra No. 145/3 of Mouza- Panjari (Bk) having an area of 1.20 HR to Shri Govindlal Mohanlal Mohta and Shri Daulal Mohanlal Mohta jointly by a Sale Deed Dated 01/03/2001 which is duly Regd at Sr. No. 906 recorded in Volume No. 950 Book No. 1-A at pages 75 to 80 in the office of Sub Registrar Nagpur Gramin.

That, thereafter, to Shri Govindlal Mohanlal Mohta and Shri Daulal Mohanlal Mohta jointly sold the said Agricultural land bearing Khasra No. 145/3 of Mouza- Panjari (Bk) having an area of 1.20 HR to Shri .Bhikhulal Jugalkishore Bajaj by a Sale Deed Dated 14/06/2010 which is duly Regd. at Sr. No. 3547, Book No. 1 in the office of Sub Registrar Nagpur -7 on 14/06/2010. As a result, Shri .Bhikhulal Jugalkishore Bajaj become the sole and absolute owner of said Property.

That, the name of Shri .Bhikhulal Jugalkishore Bajaj is duly recorded in 7/12 Extract Record.



7/12 Extract in the name of Present owner i.e Shri Bhikulal J Bajaj of Khasra No. 145/3 of Mouza- Panjari (Farm)

Copy of No dues certificate from Punjab National Bank Nagpur Dated 22/11/2022.

Copy of Tentative approval along with layout Plan for demarcation of land from Executive engineer NMRDA Dated 02/11/2023.

Copy of Nakhasha of Survey No. 145/3 .

Search Report for 30 Years from 1993 to 2023.

On perusal of abovementioned documents and all other relevant documents relating to title of said Property , I am of the Opinion that, the title of owner is clear and Marketable and without any encumbrance as per the available search from online portal.

Owner of land:

All that Piece and Parcel of land bearing Khasra No. 145/3 admeasuring 1.20 HR P.H No. 42, with Class- I Occupancy Rights, of Mouza- Panjari, Land Revenue Rs. 8.00, Khate No. 218 within the limits of NMRDA Tahsil Nagpur Gramin and District- Nagpur.

**SHRI BHIKULAL J BAJAJ**

Qualifying comments /remarks if any,

In accordance with the available search from the online Portal the title of **SHRI BHIKULAL JUGALKISHORE BAJAJ** on the said land is good, valid, marketable , clear and Saleable.

The report reflecting the flow of the title of the said **SHRI BHIKULAL JUGALKISHORE BAJAJ** on the said land is enclosed herewith as annexure.

Encl: Annexure

DATED: 24/11/2023

**JAYA KANOJIYA**



**CHALLAN**  
**MTR Form Number-6**



|                                              |         |                                                              |         |
|----------------------------------------------|---------|--------------------------------------------------------------|---------|
| RN MH011393322202324E                        | BARCODE | Date 24/11/2023-11:42:16                                     | Form ID |
| Department Inspector General Of Registration |         | Payer Details                                                |         |
| Search Fee                                   |         | TAX ID / TAN (If Any)                                        |         |
| Type of Payment Search Fee                   |         | PAN No.(If Applicable)                                       |         |
| Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1  |         | Full Name ADV JÀYA KANOJIYA                                  |         |
| Location NAGPUR                              |         |                                                              |         |
| Year 2023-2024 From 01/01/1994 To 24/11/2023 |         | Flat/Block No.                                               |         |
| Account Head Details                         |         | Premises/Building                                            |         |
| Amount In Rs.                                |         | Road/Street                                                  |         |
| 0030072201 SEARCH FEE                        |         | 750.00                                                       |         |
|                                              |         | Area/Locality                                                |         |
|                                              |         | Town/City/District                                           |         |
|                                              |         | PIN                                                          |         |
|                                              |         | Remarks (If Any)                                             |         |
|                                              |         | MOUZA PANJRI BU KHASRA NO 145/3 P H NO 42 TAHSIL NAGPUR      |         |
|                                              |         | GRAMIN                                                       |         |
|                                              |         | Amount In                                                    |         |
|                                              |         | Seven Hundred Fifty Rupees Only                              |         |
| Total                                        |         | Words                                                        |         |
| 750.00                                       |         |                                                              |         |
| Payment Details IDBI BANK                    |         | FOR USE IN RECEIVING BANK                                    |         |
| Cheque-DD Details                            |         | Bank CIN Ref. No. 69103332023112413076 2839965160            |         |
| Cheque/DD No.                                |         | Bank Date RBI Date 24/11/2023-11:43:27 Not Verified with RBI |         |
| Name of Bank                                 |         | Bank-Branch IDBI BANK                                        |         |
| Name of Branch                               |         | Scroll No. , Date Not Verified with Scroll                   |         |

Department ID : Mobile No. : 9822363951  
**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.