

KISHOR S. GAUTAM

ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

Court : 214, II Floor, Nyaya Mandir, Nagpur.

MOBILE NO. – 09422119476

Email : gautamcourt9@gmail.com

To,

Maha RERA,

LEGAL TITLE REPORT

1) Sub: Title Clearance Certificate with respect to all that piece and parcel of property consisting of Freehold (Malik Makbuja) Land bearing **Plot No. 31** (Thirty-One) admeasuring about **1067.5 Sq. Mtrs. (11490 Sq. Ft.)** in the sanctioned layout known as "Hindustan Housing Layout" being the part of entire land bearing Khasra No. 104/1, City Survey No. 2047, Sheet No. 41 of **Mouza-Ajni** situated at Corporation Colony, Prashant Nagar, Ajni Square, Wardha Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District Nagpur and bounded as under :-

On the East by	:	12 Mtrs. Road
On the West by	:	Saint Xavier School
On the North by	:	Mr. Nagles House
On the South by	:	Mount Carmel School

(hereinafter referred as the said Property)

I have investigated the title of the said Property on the request of **M/s. Yash Infraventures**, NAGPUR and following documents

i)

Description of Property

All that piece and parcel of property consisting of Freehold (Malik Makbuja) Land bearing **Plot No. 31** (Thirty-One) admeasuring about **1067.5 Sq. Mtrs. (11490 Sq. Ft.)** in the sanctioned layout known as "Hindustan Housing Layout" being the part of entire land bearing Khasra No. 104/1, City Survey No. 2047, Sheet No. 41 of **Mouza-Ajni** situated at Corporation Colony, Prashant Nagar, Ajni Square, Wardha Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District Nagpur and bounded as under :-



On the East by : 12 Mtrs. Road
 On the West by : Saint Xavier School
 On the North by : Mr. Nagles House
 On the South by : Mount Carmel School

ii) The Document

Document	Plot No. / Apartment No.	Date	S.R.O. No.	Registration No.
Sale Deed	Plot No. 31	19/08/1969	-	4304
Sale Deed	Apart. No. 1	21/12/2001	03	1320
Correction Deed	Apart. No. 1	21/01/2006	06	314
Sale Deed	Apart. No. 2	28/12/2001	03	1392
Correction Deed	Apart. No. 2	17/02/2006	06	729
Sale Deed	Apart. No. 3	31/12/2001	03	1517
Sale Deed	Apart. No. 3	31/10/2012	03	6480
Sale Deed	Apart. No. 3	17/07/2018	03	3028
Correction Deed	Apart. No. 3	16/05/2023	03	2918
Sale Deed	Apart. No. 4	28/12/2001	03	1396
Correction Deed	Apart. No. 4	17/02/2006	06	727
Relinquishment Deed	Apart. No. 4	07/01/2019	06	114
Sale Deed	Apart. No. 5	28/12/2001	03	1394
Correction Deed	Apart. No. 5	17/02/2006	06	734
Relinquishment Deed	Apart. No. 5	22/10/2018	04	6297
Relinquishment Deed	Apart. No. 5	02/04/2019	04	2216
Relinquishment Deed	Apart. No. 5	04/02/2021	04	1076
Sale Deed	Apart. No. 6	24/12/2001	03	1343
Correction Deed	Apart. No. 6	17/02/2006	06	728
Relinquishment Deed	Apart. No. 6	11/10/2021	04	7988
Agreement of Development	Plot No. 31	13/08/2023	02	5645
Power of Attorney	Plot No. 31	13/08/2023	02	5646

iv) Search Report of 30 Years from 20/12/1994 to 30/01/2024.

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 the owners **MR. DAMODHAR S/O. PARASRAM KATULWAR, MRS. SUJATA W/O VIDYADHAR KHAPARDE, MR. PRAFULLA S/O. DATTATRAY GODSE, MRS. SUVARNA W/O PRAFULLA GODSE, MR. SANDIP S/O NAMDEVRAO WADIBHASME, MR. RAJENDRA S/O BABURAO CHAKOR, MR. PRASHANT S/O BABURAO CHAKOR, MRS ARCHITA W/O VIVEK SHASTRI , MR SWAROOP S/O VIVEK SHASTRI** is clear, marketable and without any encumbrances.

Owner of the Plot of Land :

- 1) **MR. DAMODHAR S/O. PARASRAM KATULWAR**
- 2) **MRS. SUJATA W/O VIDYADHAR KHAPARDE,**
- 3-A) **MR. PRAFULLA S/O. DATTATRAY GODSE**
- 3-B) **MRS. SUVARNA W/O PRAFULLA GODSE**
- 4) **MR. SANDIP S/O NAMDEVRAO WADIBHASME**
- 5-A) **MR. RAJENDRA S/O BABURAO CHAKOR**
- 5-B) **MR. PRASHANT S/O BABURAO CHAKOR**
- 6-A) **MRS ARCHITA W/O VIVEK SHASTRI**

6-B) MR SWAROOP S/O VIVEK SHASTRI

3) The report reflecting the flow of the title of the owner on the said Plot of land is enclosed herewith as annexure.

Encl : Annexure



[Handwritten signature of K. S. Gautam]

Dated - 09/02/2024

(ADV. K. S. GAUTAM)

KISHOR S. GAUTAM

ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

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FLOW OF THE TITLE OF THE SAID LAND

i) I have taken the search of records of Registrar office Nagpur for last 30 years, i.e. from 1994 to 2024 vide MTR No. MH015244464202324E dated 07/02/2024 and have inspected the relevant records of the said property.

ii) That, **MR. DAMODHAR S/O. PARASRAM KATULWAR, MRS. SUJATA W/O VIDYADHAR KHAPARDE, MR. PRAFULLA S/O. DATTATRAY GODSE, MRS. SUVARNA W/O PRAFULLA GODSE, MR. SANDIP S/O NAMDEVRAO WADIBHASME, MR. RAJENDRA S/O BABURAO CHAKOR, MR. PRASHANT S/O BABURAO CHAKOR, MRS ARCHITA W/O VIVEK SHASTRI, MR SWAROOP S/O VIVEK SHASTRI**, are the absolute owners of All that piece and parcel of property consisting of Freehold (Malik Makbujia) Land bearing **Plot No. 31** (Thirty-One) admeasuring about **1067.5 Sq. Mtrs. (11490 Sq. Ft.)** in the sanctioned layout known as "Hindustan Housing Layout" being the part of entire land bearing Khasra No. 104/1, City Survey No. 2047, Sheet No. 41 of **Mouza-Ajni** situated at Corporation Colony, Prashant Nagar, Ajni Square, Wardha Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District Nagpur and bounded as under :-

On the East by	:	12 Mtrs. Road
On the West by	:	Saint Xavier School
On the North by	:	Mr. Nagles House
On the South by	:	Mount Carmel School

ii) **WHEREAS** : 1) The Owners are absolute & exclusive owners and in possession of all that piece and parcel of property consisting of Freehold (Malik Makbujia) Land bearing Plot No. 31 (Thirty-One) admeasuring about 1067.5 Sq. Mtrs. (11490 Sq. Ft.) in the layout known as "Hindustan Housing Layout" being the part of entire land bearing Khasara No. 104/1, City Survey No. 2047, Sheet No. 41, of Mouza - Ajni together with 6(Six) Self-contained Residential Blocks/Apartment thereon constructed and developed by Nagpur Corporation Employee's Gruh vikas Co-operative Society Limited situated at Corporation Colony, Prashant Nagar, Ajni Square, Wardha Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tah. & Dist. Nagpur including all other

easementary rights appurtenant and belonging thereto, each having 1/6th Undivided share in the said Land. Hereinafter only land is referred as 'PLOT' or 'LAND' construction of the Blocks/ Apartments thereon is referred as 'SCHEME', all 6 (six) Blocks/Apartments are individually referred as Block/Apartment with respective number and collectively referred as the said 'BLOCKS/APARTMENT' and land together with construction thereon is referred as said 'PROPERTY'. The chart reflecting the prevailing title ownership & possession of the Blocks/Apartments of respective owners in the scheme with their respective undivided share in the land is mentioned below for ready reference:

CHART REFLECTING PRESENT TITLE OWNERSHIP OF BLOCK/APARTMENTS WITH UNDIVIDED SHARE IN THE LAND

Sr. No.	Name of Block /Apartment Owner	Block/ Apartment No.	NMC House No.	Floor	Size-Built Up Area (Sq. Mtrs.)	Undivided Share in Land
1.	Mr. Damodhar Parasramji Katulwar	1	529/C	Ground & First	59.21	1/6 th
2.	Mrs. Sujata Vidyadhar Khaparde	2	529/B	Ground & First	59.21	1/6 th
3.	a) Mr. Prafulla Dattatray Godse b) Mrs. Suvrana Prafulla Godse	3	529/A	Ground & First	59.21	1/6 th
4.	Mr. Sandip Namdeorao Wadibhasme	4	529	Ground & First	59.21	1/6 th
5.	a) Mr. Rajendra Baburao Chakor b) Mr. Prashant Baburao Chakor	5	529/E	Ground & First	59.21	1/6 th
6.	a) Mrs. Archita Vivek Shastri b) Mr. Swaroop Vivek Shastri	6	529/D	Ground & First	59.21	1/6 th

ii) The Land bearing Khasara No. 104/1 of Mouza - Ajni situated at Corporation Colony, Prashant Nagar, Ajni Square, Wardha Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tah. & Dist. Nagpur (Hereinafter referred as the "ENTIRE LAND") was owned and possessed Hindusthan Housing Company Limited, having its Registered Office at 51, Mahatma Gandhi Road, Bombay - 1 (Hereinafter called to and referred as the said "COMPANY"); AND

iii) The Company has decided to develop the layout on said entire land by carving plots of different sizes and accordingly prepared the layout plan and submitted the same to the Nagpur Improvement Trust for sanction, which was duly sanctioned & approved by the Nagpur Improvement Trust in Pursuance to the Agreement Between the Company and Nagpur Improvement Trust; AND

iv) The Company acting through its attorney Mr. G. V. Kripalani has transferred, conveyed and assigned the said Plot way of sale to the Nagpur Corporation Gruhvikas Co-operative Society Limited, Nagpur, a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. B/3880 having its office at

Nagpur (Hereinafter called to and referred as the said "SOCIETY") by executing Sale Deed 19/08/1969, duly registered in the office of joint Sub-Registrar Nagpur at Serial No. 4304 on even date.

v) The Society with the help and contribution of the members, had developed the said Plot by constructing 6 (Six) self-contained Blocks/Apartments thereon as per the building plan duly sanctioned by the Building Engineer of Nagpur Improvement Trust vide Building Permit No. CS/10273/8090 Dated 06/08/1970.

vi) The Society has decided transfer, convey and assign the Blocks/Apartments developed on said Plot to its Member(s), who have contributed for construction with 1/6th Undivided share in the said Plot by executing Sale Deeds to that effect.

vii) BLOCK/APARTMENT NO. 1

a) The Society has transferred, conveyed and assigned the said Block/Apartment No. 1 (One) by way of sale to Mr. Damodhar Parasramji Katulwar by executing Sale Deed dated 20/12/2001, duly registered in the office of joint Sub-Registrar Nagpur No. 03 bearing Document No. 1320/2001 on 21/12/2001.

b) There was mistake in undivided share mentioned in the schedule of property of the above-mentioned Sale Deed, which is rectified and corrected by the Society by executing and registering the Correction Deed dated 21/01/2006, duly registered in the office of joint Sub-Registrar Nagpur No. 06 bearing Document No. 314/2006 on even date.

c) In view of the above, presently the said Block/ Apartment No. 1 (One) is absolutely & exclusively owned and possessed by the Owner No. 1 with all rights and interest.

viii) BLOCK/APARTMENT NO. 2

a) The Society has transferred, conveyed and assigned the said Block/Apartment No. 2 (Two) by way of sale to Mrs. Sujata Vidyadhar Khaparde by executing Sale Deed dated 27/12/2001, duly registered in the office of joint Sub-Registrar Nagpur No. 03 bearing Document No. 1392/2001 on 28/12/2001.

b) There was mistake in undivided share mentioned in the schedule of property of the above-mentioned Sale Deed, which is rectified and corrected by the Society by executing and registering the Correction Deed dated 17/02/2006, duly registered in the office of joint Sub-Registrar Nagpur No. 06 bearing Document No. 729/2006 on even date.

c) In view of the above, presently the said Block/ Apartment No. 2 (Two) is absolutely & exclusively owned and possessed by the Owner No. 2 with all rights and interest.

ix) BLOCK/APARTMENT NO. 3

a) The Society has transferred, conveyed and assigned the said Block/Apartment No. 3 (Three) by way of sale to Mr. Prafulla Dattatray Godse (Party No. 3-A) by executing Sale Deed dated 31/12/2001, duly registered in the office of joint Sub-Registrar Nagpur No. 03 bearing Document No. 1517/2001 on even date.

- b) Mr. Prafulla Dattatray Godse (Party No. 3-A) has sold said Block/Apartment No. 3 (Three) to his brother Mr. Uday S/o Dattatray Godse by executing Sale Deed dated 31/10/2012, duly registered in the office of Joint Sub-Registrar Nagpur No. 3 bearing Document No. 6480/2012 on even date.
- c) Mr. Uday S/o Dattatray Godse has taken the loan from Nagpur Mahanagar Palika Karmachari Sah. Bank Ltd. Mahal, Nagpur, (Hereinafter called to and referred as the said 'Bank') against the said Block/Apartment and mortgaged the said Apartment with Bank by executing & registering mortgage deed; AND
- d) Mr. Uday S/o Dattatray Godse has repaid loan amount along with interest and the said Bank has issued No. Due Certificate dated 03/06/2023 and the said Bank has also executed and registered the reconveyance deed dated 14/06/2023.
- e) Mr. Uday S/o Dattatray Godse has transferred, conveyed and assigned the said Block/Apartment No. 3 (Three) by way of sale to Party No. 3-A & 3-B by executing Sale Deed dated 17/07/2018, duly registered in the office of Joint Sub-Registrar Nagpur No. 3 bearing Document No. 3028/2018 on even date.
- f) Due to inadvertence some details of said Block/Apartment No. 3 (Three) could not be incorporated in the schedule of property and there was mistake in undivided share mentioned in the schedule of property of the above-mentioned Sale Deeds, which is rectified and corrected by the Society and Mrs. Neha Uday Godse, Mr. Safalya Uday Godse & Miss Samruddhi Uday Godse (legal heirs of Late Mr. Uday S/o Dattatray Godse) by executing and registering the Correction Deed dated 16/05/2023, duly registered in the office of Joint Sub-Registrar Nagpur No. 03 bearing Document No. 2918/2023 on even date.
- g) In view of the above, presently the said Block/Apartment No. 3 (Three) is absolutely & exclusively owned and possessed by the Owner No. 3-A & 3-B with all rights and interest.
- x) BLOCK/APARTMENT NO. 4
- a) The Society has transferred, conveyed and assigned the said Block/Apartment No. 4 (Four) by way of sale to Mr. Namdeo Sitaram Wadibhasme by executing Sale Deed dated 28/12/2001, duly registered in the office of joint Sub-Registrar Nagpur No. 03 bearing Document No. 1396/2001 on even date.
- b) There was mistake in undivided share mentioned in the schedule of property of the above-mentioned Sale Deed, which is rectified and corrected by the Society by executing and registering the Correction Deed dated 17/02/2006, duly registered in the office of joint Sub-Registrar Nagpur No. 06 bearing Document No. 727/2006 on even date.
- c) Mr. Namdeo Sitaram Wadibhasme left for his heavenly abode on 12/11/2008 and the said Block/Apartment No. 4 (Four) succeeded and inherited by the Owner No. 4, Mrs. Indubai Namdeorao Wadibhasme, Mrs. Kumud Prakshrao Mehar, Mrs. Sushma Shashikantrao Kawalkar, Mrs. Sneha Narendra Bavankar, Mrs. Jyoti Raju Sakore, Mrs. Lalita Pradiprao Hivre & Mrs. Ranjana Rakesh Butle being the only legal heirs of deceased as per the law of succession.

- d) Mrs. Indubai Namdeorao Wadibhasme, Mrs. Kumud Prakshrao Mehar, Mrs. Sushma Shashikantrao Kawalkar, Mrs. Sneha Narendra Bavankar, Mrs. Jyoti Raju Sakore, Mrs. Lalita Pradiprao Hivre & Mrs. Ranjana Rakesh Butle have relinquished their respective undivided share, right, interest and possession in the said Block/Apartment No. 4 (Four) in favour of the Owner No. 4 by executing Relinquishment Deed dated 07/01/2019, duly registered in the office of Joint Sub-Registrar Nagpur No. 06 bearing Document No. 114/2019 on even date.
- e) In view of the above, presently the said Block/Apartment No. 4 (Four) is absolutely & exclusive owned and possessed by the Owner No. 4, with all rights and interest.
- xi) BLOCK/APARTMENT NO. 5
- a) The Society has transferred, conveyed and assigned the said Block/Apartment No. 5 (Five) by way of sale to Mr. Baburao Sitaram Chakor by executing Sale Deed dated 28/12/2001, duly registered in the office of joint Sub-Registrar Nagpur No. 03 bearing Document No. 1394/2001 on even date.
- b) There was mistake in undivided share mentioned in the schedule of property of the above-mentioned Sale Deed, which is rectified and corrected by the Society by executing and registering the Correction Deed dated 17/02/2006, duly registered in the office of joint Sub-Registrar Nagpur No. 06 bearing Document No. 734/2006 on even date.
- c) Mr. Baburao Sitaram Chakor left for his heavenly abode on 01/09/2005 and the said Block/Apartment No. 5 (Five) succeeded and inherited by the Owner No. 5-A, Owner No. 5-B, Mrs. Kamini Baburao Chakor, Mrs. Kalpana Dnyaneshwar Ladse, Mrs. Sushma Sunilrao More & Mrs. Archana Dineshrao Khadatkar being the only legal heirs of deceased as per the law of succession.
- d) Mrs. Kalpana Dnyaneshwar Ladse, Mrs. Sushma Sunilrao More & Mrs. Archana Dineshrao Khadatkar have relinquished their respective undivided share, right, interest and possession in the said Block/Apartment No. 5 (Five) in favour of the Mrs. Kamini Baburao Chakor by executing Relinquishment Deed Dt. 22/10/2018, duly registered in the office of Joint Sub-Registrar Nagpur No. 04 bearing Document No. 6297/2018 on even date.
- e) Mrs. Kamini Baburao Chakor has relinquished her 4/6th undivided share, right, interest and possession in the said Block/Apartment No. 5 (Five) in favour of the Owner No. 5-A by executing Relinquishment Deed dated 02/04/2019, duly registered in the office of Joint Sub-Registrar Nagpur No. 04 bearing Document No. 2216/2019 on even date.
- f) There was one more Relinquishment Deed dated 04/02/2021, duly registered in the office of Joint Sub-Registrar No. 4 bearing Document No. 1076 on even date pertaining to said Apartment/Block No. 5 (Five) between the Owner No. 5-A and 5-B, which is declared as null and void by Award/Order dated 30/04/2023 passed by the Hon'ble National Lok Adalat in the Case Sr. No. 70/23 in pursuance to settlement between the Owner No. 5-A, Owner No. 5-B and the Developer vide Settlement Deed dated 29/04/2023.

- g) In view of the above, presently the said Block/Apartment No. 5 (Five) is absolutely & exclusively owned and possessed by the Owner No. 5-A & 5-B with all rights and interest.

xii) BLOCK/APARTMENT NO. 6

- a) The society has transferred, conveyed and assigned the said Block/Apartment No. 6 (Six) by way of sale to Mrs. Vasudha Vinayak Shastri by executing Sale Deed dated 24/12/2001, duly registered in the office of joint Sub-Registrar Nagpur No. 03 bearing Document No. 1343/2001 on even date.
- b) There was mistake in undivided share mentioned in the schedule of property of the above-mentioned Sale Deed, which is rectified and corrected by the Society by executing and registering the Correction Deed dated 17/02/2006, duly registered in the office of joint Sub-Registrar Nagpur No. 06 bearing Document No. 728/2006 on even date.
- c) Mrs. Vasudha Vinayak Shastri left for her heavenly abode on 11/05/2012 intestate and the said Block/Apartment No. 6 (Six) succeeded and inherited by her husband Mr. Vinayak Damodhar Shastri, two sons namely Mr. Vishwas Vinayak Shastri, Mr. Vivek Vinayak Shastri and two daughters namely Mrs. Vandana Arun Godse and Mrs. Varsha Meher Pophali being the only legal heirs of deceased as per the law of succession.
- d) During the course of time the aforesaid Mr. Vivek Vinayak Shastri left for his heavenly abode on 14/11/2013 intestate and his undivided share in the said Block/Apartment No. 6 (Six) succeeded and inherited by his widow Mrs. Archita Vivek Shastri and son Mr. Swaroop Vivek Shastri, being the only legal heirs of deceased as per the law of succession.
- e) The co-owners Mr. Vinayak Damodhar Shastri, Mr. Vishwas Vinayak Shastri, Mrs. Vandana Arun Godse and Mrs. Varsha Meher Pophali relinquished their respective undivided share, right, interest and possession in the said Block/Apartment No. 6 (Six) in favour of Owner No. 6-A & 6-B by executing Relinquishment Deed dated 11/10/2021, duly registered in the office of Joint Sub-Registrar Nagpur No. 04 bearing Document No. 7988/2012 on even date.
- f) In view of the above, presently the said Block/Apartment No. 6(Six) is absolutely & exclusively owned and possessed by the Owner No. 6-A & 6-B with all rights and interest.

xiii) The said scheme is almost 50 (Fifty) year old and is presently in dilapidated condition and requires major structural repairs and other upliftment, and the Owners, instead of repairing desired to demolish the Block/Apartments and propose to re-construct/re-develop a Multi-Storied Building thereon consisting of various self - contained separate Residential Apartment; AND

xiv) As per the Unified Development Control and Promotion Regulation for Maharashtra State and other applicable provision of laws, there is a possibility of constructing more Residential Apartment on said Plot as compare to existing Blocks/Apartment, by making use of the existing Floor space index ("FSI"), Ancillary FSI & Premium FSI in respect of the said plot and further by purchasing the Transfer of Development Rights ("TDR") / Transit Oriented Development ("TOD").



xv) The Owners do not have any experience of the construction activity, technical know how and special expertise and also do not have requisite finance to re-develop the said plot, thus the Owners have decided to assign all development & selling rights to the Builder against the consideration of the Residential Apartment to be retained by them; AND

xvi) The Owners have approached the Builder **M/s. YASH INFRAVENTURES** for re-developing the said Property and have assured the Builder that they are co-owners of said Plot having 100 % undivided share, right & interest (as mentioned above in chart) and the Builder has also verified the papers and documents produced by the Owners and are satisfied with the property, title and possession. They have also assured the Builder that there is no material or latent or patent defects in the title, possession etc. and it is marketable too & the Owners have absolute right and full authority to convey, assign and transfer rights and interest in the said Property; AND

xvii) The Owners entered into an Agreement Of Development with the Builder **M/s. YASH INFRAVENTURES**, in respect of the said Property on 13/08/2023 & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 2 having Registration No. 5645 - 2023. AND

xviii) The Owner also executed Irrevocable General Power of Attorney in favour of the Builder **M/s. YASH INFRAVENTURES** in respect of the said Property on 13/08/2023 & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 2 having Registration No. 5646 - 2023. AND

xix) The Builder **M/s. YASH INFRAVENTURES** has got the sanctioned building Plan vide building permit No. 216385, permit No. NNO/B/2023/APL/02260 proposal code No. NMO-23-84367 dt. 18/08/2024 issued by deputy director of Town Planning Nagpur Municipal Corporation herein after called to and referred as building plan or Sanctioned building plan.

2) Any other relevant title --- That, the present owner issued encumbrance certificate of the aforesaid property and declare that the owner did not create any charge, encumbrance, lien or mortgage in respect of the above property which may affect the title of the said property adversely.

3) Litigation , if any ---

No



(ADV. K. S. GAUTAM)

Dated - 09/02/2024



CHALLAN
MTR Form Number-6



GRN	MH015244464202324E	BARCODE			Date	07/02/2024-18:04:20		Form ID				
Department Inspector General Of Registration					Payer Details							
Search Fee					TAX ID / TAN (If Any)							
Type of Payment Other Items					PAN No.(If Applicable)							
Office Name NGP5_JT NAGPUR NO 5 SUB REGISTRAR					Full Name		Adv Kishor Gautam					
Location NAGPUR					Flat/Block No.							
Year 2023-2024 One Time					Premises/Building							
Account Head Details				Amount In Rs.		Road/Street						
0030072201 SEARCH FEE				750.00		Area/Locality						
						Town/City/District						
						PIN						
						Remarks (If Any)						
						Search fee for 30 years of Plot No 31, Khasra No. 104/1, City No. 2047,						
						Sheet No. 41, Mouza Ajni						
						Amount In						
						Seven Hundred Fifty Rupees Only						
Total				750.00		Words						
Payment Details BANK OF INDIA					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN		Ref. No.		02202292024020706807		164229446	
Cheque/DD No.					Bank Date		RBI Date		07/02/2024-18:04:20		Not Verified with RBI	
Name of Bank					Bank-Branch		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
वदर चतलन "राडण ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Mobile No. : 8275407960