



CHALLAN
MTR Form Number-6



GRN	MH005715182202324P	BANK CODE			Date	25/07/2023-19:13:42		Form ID				
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Search Fee				TAX ID / TAN (If Any)							
	Other Items				PAN No.(If Applicable)							
Office Name	HGN_HINGNA SUB REGISTRAR				Full Name	Adv Pallavi Potuwar						
Location	NAGPUR				Flat/Block No.	19 Doctors Colony						
Year	2023-2024 From 24/07/2024 To 25/07/2023				Premises/Building							
Account Head Details				Amount In Rs.	Road/Street	ring road						
0030072201 SEARCH FEE				750.00	Area/Locality	Nagpur						
					Town/City/District							
					PIN		4	4	0	0	1	5
					Remarks (If Any)							
					Gut No.59/60/2 mouza-wagdara							
					Amount In	Seven Hundred Filly Rupees Only						
Total				750.00	Words							
Payment Details	SBIEPAYMENT GATEWAY				FOR USE IN RECEIVING BANK							
Cheque/DD Details					Bank CIN	Ref. No.	10000502023072509063		1950337176429			
Cheque/DD No.					Bank Date	RBI Date	25/07/2023-19:15:06		Not Verified with RBI			
Name of Bank					Bank-Branch	SBIEPAY PAYMENT GATEWAY						
Name of Branch					Scroll No. , Date	Not Verified with Scroll						

Department ID :

NOTE:- This challan is valid for reasons mentioned in Type of payment only. Not valid for other reasons or unregistered document
चलान वही "टाइम ऑफ वॉर" गत्ये चरः कारणसालीत लागू आहे. इतर कारणसाली किंवा नोंदणी न करावयाच्या दस्तावेजाची लागू नाही.

Mobile No. : 9960057493

PALLAVI S. POTUWAR

B.A.L.L.B.

**19, Doctors Colony ,
Chhatrapatti Nagar Nagpur**

09960057493, 9665040850

Advocate.

To,

Date: 25.07.2023

Maharera

FORMAT - A

(Circular No:- 28/2021)

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect to Survey/Khata/Gut No.59/60/2 situated at Mouza- Mouza- Wagdara (ISASANI RITHI), in Tahsil-Hingna and District Nagpur (hereinafter referred as the said land)

I have investigated the title of the said plot on the request of M/S Shri Sai Builders & Developers (Name of owner/promoter/developer/company) and following documents i.e. :-

1. Description of Property.

All those pieces and parcel of Agricultural land bearing Survey/Khata/Gut No.59/60/2 of Mouza- Wagdara (ISASANI RITHI), P.S.K. No.46A, having an area 17802 Sq.Mtrs., Situated Wagdara (ISASANI RITHI), within the limits of Gram-Panchyat Isasani, in Tahsil-Hingna.

- 2) Sale Deed.
- 3) 7/12 extract or property card issued by Nagpur(Rural) Mouza- Wagdara (ISASANI RITHI) on dated 14/06/2023 , mutation entry no. 9411.
- 4) Search report for 30 years from year 1994 till 2023.

On perusal of the above mentioned documents and all other relevant documents relating to totle of the said property I am of the opinion that the title of M/S Shri Sai Builders & Developers (following owner/promoter/developer/company) is clear,marketable and without any encumbrances.

Owners of the Land

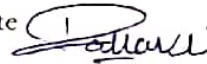
1. **M/S Shri Sai Builders & Developers** through its authorised partners 1) Mr. Prashant B Akre 2) Rahul B. Mallelwar and 3) Mr. Bhushan a kuchewar., Survey/Khata/Gut No.59/60/2 situated at Mouza- Mouza- Wagdara (ISASANI RITHI), in Tahsil and District Nagpur.
2. Survey/Khata/Gut No.59/60/2.
3. Qualifying comments/remark if any

The report reflecting the flow of the title of the **M/S Shri Sai Builders & Developers** through its authorised partners 1) Mr. Prashant B Akre 2) Rahul B. Mallelwar and 3)Mr.Bhushan A. kuchewar (Name of owners/promoters/developers/company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Date : 25.07.2023

Advocate



Adv. Pallavi S. Potuwar (Bomanwar)

**Adv. Pallavi Potuwar
M.- 9960057493**

PALLAVI S. POTUWAR

B.A.LL.B.

Advocate.

19, Doctors Colony ,
Chhatrapatti Nagar Nagpur

09960057493, 9665040850

FORMAT - A

(Circular No:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract or property card issued by Nagpur(Rural) Mouza-Wagdara (ISASANI RITHI) on dated 18/06/2023.
2. Mutation entry no. 9411.
3. Search report for 30 years from year 1994 till 2023 Taken from Sub-Registrar office Hingna Nagpur(Rural). Details of which is as under :

All those pieces and parcel of Agricultural land bearing Survey/Khata/Gut No.59/60/2 of Mouza- Wagdara (ISASANI RITHI), P.S.K. No.46A, having an area 17900 Sq.Mtrs. (1.79 Hectares), Rental Rs.2.90 Yearly , held in Occupancy Class-1 Rights, Khata No.753 and including all trees, Shrubs, Passage,Right of way ,Path ways, Water sourses and all other easementry rights appurtenant and belonging thereto , Situated Wagdara (ISASANI RITHI), in Tahsil-Hingna and Dist-Nagpur .

All those pieces and parcel of Agricultural land bearing Survey/Khata/Gut Nos.(Old) 103/2, 109, 111/1 and 119/2 of Mouza- Wagdara (ISASANI RITHI), P.S.K. No.46A, having an area 1.72 Hectares , 0.49 Hectares, 0.26 Hectares, 7.16 Hectares respectively, Rental Rs.5.25 Yearly , Rs.1.70 Yearly, Rs.0.50 Yearly and Rs.11.50 Yearly respectively,all held in Occupancy Class-1 Rights, Khata No.753 and including all trees, Shrubs, Passage,Right of way ,Path ways, Water sourses and all other easementry rights appurtenant and belonging thereto , Situated Wagdara (ISASANI RITHI), in Tahsil and Dist-Nagpur ,Originally belonged to i) Shri. Sheikh Mahamad Roshan, as recorded owener therof as per records of Rights.

That the aforesaid Shri.Sheikh Mahamad Roshan later on partioned his aforesaid properties amongst himself, his wife namely Mrs. Halimabi Mahamad Sheikh and his three sons namely (i) Shri. Sheikh Chand Mahamad (ii) Shri. Sheikh Israil Mahamad & (iii) Shri. Sheikh Ismail Mahamad held in the year 1998. In terms of the said partation deed Agricultural land bearing Survey/Khata/Gut Nos.(Old) 103/2, 109, 111/1

and 119/2 of Mouza- Wagdara (ISASANI RITHI), P.S.K. No.46A, having an area 1.72 Hectares , 0.49 Hectares, 0.26 Hectares fallen to the exclusive share of Shri.Sheikh Mahamad Roshan absolutely forever having heritable transferable rights therein.

That In the like manner, in terms of the said Partition the portion of land admeasuring 1.79 Hectares, Rental Rs 2.90 Yearly out of the entire land bearing Survey /Khasra/Gut No. 119/2 having total area of 7.16 Hectares Rental Rs 11.50 Yearly fallen to the exclusive share of Shri Shaikh Chand Mahamad absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey/ Khasra / Gut No. (Old) 119/2, PSK 46A, having an area of 1.79 Hectares, Rental Ra 2.90 Yearly, held in Occupancy Class-1 Rights.

That, In the like manner, in terms of the said Partition the portion of land admeasuring 1.79 Hectares, Rental Rs 2.90 Yearly out of the entire land bearing Survey/Khasra/Gut No 119/2, having total area of 7.16 Hectares, Rental Rs 11.50 Yearly fallen to the exclusive share of Shri Sheikh Israil Mahamad absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey/ Khasra / Gut No. (Old) 119/3, PSK 46A, having an area of 1.79 Hectares, Rental Rs 2.90 Yearly, held in Occupancy Class-1 Rights.

That, In the like manner, in terms of the said Partition the portion of land admeasuring 1.79 Hectares, Rental Rs. 2.90 Yearly out of the entire land bearing Survey/Khasra/Gut No 119/2, having total area of 7.16 Hectares, Rental Rs. 11.50 Yearly fallen to the exclusive share of Shri Sheikh Ismail Mahamad absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey/ Khasra / Gut No (Old) 119/4, PSK 46A having an area of 1.79 Hectares, Rental Rs. 2.80 Yearly, hold in Occupancy Class-1 Rights.

That, In the like manner, in terms of the said Partition the portion of land admeasuring 1.79 Hectares, Rental Rs 2.90 Yearly out of the entire land bearing Survey/Khasra/Gut No 119/2, having total area of 7.16 Hectares, Rental Rs 11.50 Yearly fallen to the exclusive share of Mrs. Halimabi Mahamad absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. (Old) 119/5, P.S.K.46A, having an area of 1.79 Hectares, Rental Rs. 2.90 Yearly, held in Occupancy Class-1 Rights and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 17 dated 23-01-1981.

That, during the course of time Resurvey of the said Mouza-Wagdara (Isasani Rithi) was conducted and the property held by aforesaid Owner Mrs. Halimabi Mahamad Mahajan is now identified as Survey/ Khasra / Gut No. 133, having an area of 1.79 Hectares, Rental Rs 2.90 Yearly, held in Occupancy Class-1 Rights and the land held by Shri. Sheikh Israil Sheikh Mahamad Mahajan is now identified as Survey/ Khasra / Gut No: 134, having an area of 3.59 Hectares Rental Rs 5.70 Yearly held in Occupancy Class-1 Rights.

That, as per Order of Tahsildar Hingna vide its Order No. S.V. 23//S.R. 6/89 and Superintendent Land Record, Nagpur vide its Order Dated 11-01-1994 regards to Resurvey & Re-measurement, the area and ownership rights of the aforesaid land bearing Survey/Khasra Gut Nos 133 and 134 was rectified and corrected and the details of the same in following as under:-

As per Resurvey & Re-Measurment				As per proposed correction			
Kh.No.	Area (HR)	Rental (Rs)	Name of land owner	Kh. No.	Area (HR)	Rental (Rs)	Name of land owner
133	1.79	2.90	Mahajan Halimabi Mahamad	133	1.79	2.90	Mahajan Sheikh Chand Mahamad
134	3.59	5.70	Mahajan Sheikh Israil Sheikh Mahamad	134	1.79	2.90	Mahajan Sheikh Israil Mahamad
				164	1.79	2.90	Mahajan Sheikh Ismail Mahamad
				165	1.79	2.90	Mahajan Halimabi Mahamad

and same is accordingly recorded in the Revenue Records vide Ferfar Entry No 140 dated 11-10-2002.

That, as per Order of Tahsildar Hingna, vide its Order No. 2/R.T.S- 64/2004-05 Dated 07-09-2004 in pursuance to order of Superintendent, Land Record. Nagpur vide its Order Dated 10-01-1990 as regards to Resurvey & Re-measurement scheme, the area and ownership rights of the aforesaid lands bearing Survey/Khasra/Gut Nos 133 and 134 was rectified and corrected and the details of the same in following as under-

As per Resurvey & Re-Measurment				As per proposed correction				
Kh.No.	Area	Rental	Name of land	Kh.	Ektrikaran	Area	Rental	Name of land

	(HR)	(Rs)	owner	No.	Survey No.	(HR)	(Rs)	owner
133	1.79	2.90	Mahajan Halimabi Mahamad	133	59	1.79	2.90	Mahajan Sheikh Chand Mahamad
134	3.59	5.70	Mahajan Sheikh Israil Sheikh Mahamad	134	60/1	1.79	2.90	Mahajan Sheikh Israil Mahamad
				164	60/2	1.79	2.90	Mahajan Sheikh Ismail Mahamad
				165	60/3	1.79	2.90	Mahajan Halimabi Mahamad

And same is accordingly recorded in the Revenue Records vide Ferfar Entry no.191 dated 12-11-2004.

That, the aforesaid owners decided to sale the portion of land adm.1.79 Hectares out of the entire property bearing survey no /Gut No.59/60/2 of Mouza- Wagdara (ISASANI RITHI),P.S.K.No.46A, and this property purchased **M/S Shri Sai Builders & Developers** through its authorised partners 1) Mr. Prashant B. Akre 2) Rahul B. Mallelwar and 3) Mr. Bhushan A. kuchewar, from Sheikh Israil Mohammad.,which is duly registered at the office of the joint Sub-Registrar-Hingna, Nagpur at Serial No.3298 on dtd 28/04/2023. And they are muted name in 7/12 Extract and other land revenue records.

That,**M/S Shri Sai Builders & Developers** through its authorised partners 1) Mr. Prashant B. Akre 2) Rahul B. Mallelwar and 3) Mr. Bhushan A. Kuchewar had applied for demarcation of land and Sub-division layout and its permit no.34908 , Approval No. NMRDA/LT/2023/APL/00118 on dtd 25/06/2023 which is approved by Nagpur Metropolitan Region Development Authority.

There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force. On the basis of search taken by me it is clear that the above said property is not alienated or transferred in any manner and is free from encumbrances of any kind whatsoever. I have taken Online Search for a period of 30 years in the Office of Sub-Registrar Nagpur(Rural) and inspected, verified and scrutinized the documents in respect of the aforesaid property.

4. Any other relevant title : This proerty is having marketable title and free from all encumbrances.

Description of Property

All those pieces and parcel of Agricultural land bearing Survey/Khata/Gut No.59/60/2 of Mouza- Wagdara (ISASANI RITHI), P.S.K. No.46A, having an area 17900 Sq.Mtrs. (1.79 Hectares) , Rental Rs.2.90 Yearly , held in Occupancy Class-1 Rights, Khata No.753 and including all trees, Shrubs, Passage,Right of way ,Path ways, Water sourses and all other easementry rights appurtenant and belonging thereto , Situated Wagdara (ISASANI RITHI), within the limits of Gram-Panchyat Isasani,in Tahsil-Hingna and Dist-Nagpur, and the said entire land is bounded as under:-

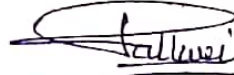
East- By Road

West- By Survey No. 61

North- By Survey No. 59/60/1

South- By Survey No. 59/60/3

Advocate



Adv. Pallavi S. Potuwar (Bomanwar)

Date : 25.07.2023

Adv. Pallavi Potuwar
M.- 9960057493