CHALLAN

MTR Form Number-6

GRN	MH008023167202425P	**BARCODE**		**Date** 09/09/2024-18:35:57	**Form ID**

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	ADV JEEVAN AKARTE
Location	NAGPUR		
Year	2024-2025 From 01/04/2024 To 31/03/2025	**Flat/Block No.**	-
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	-
0030072201 SEARCH FEE	325.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 9
		Remarks (If Any)	
Total	325.00	**Amount In Words**	Three Hundred Twenty Five Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502024090908069	7244421731713
Cheque/DD No.		Bank Date	RBI Date	09/09/2024-18:36:10	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9850340624

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 लागु आहे.इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 09-09-2024 06:36:42

JEEVAN B. AKARTE

ADVOCATE

Mob. No. 9850340624
email: jeevanakarte@gamil.com

Office : Plot No. 65, Ramchandra Nagar, Beside Shahu Nagar, Behind Bhavani Complex, Besa Road, Nagpur-440034

Court : Room No. 4B, Fourth Floor, Nyayamandir, Civil Line, Nagpur.

Format A

(Circular 28/2021)

To
MAHARERA
MUMBAI

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to land bearing Survey No. 62/1, 62/7 & 62/10 out of Admeasuring area 1765.1578 Sq. Meter, of Mouza : Somalwada, City Survey No. 504, Sheet No. 679/18, in the layout of Shri. Ramkrushna Co. Op. Housing Society LTD. Tahsil and Dist. Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust Nagpur. (Hereinafter referred as the said plot of land).

I have investigated the title of the said plot on the request of Shri Kamalkumar Satyanarayan Agrawal, R/o. C-1901, Godrej Anandam, Ganeshpeth, Nagpur-440018/ promoter/ developer/ and following documents i.e.:

1] DESCRIPTION OF THE PROPERTY

All that piece and parcel of the land admeasuring area about 1765.157 sq. meter of Mouza: Somalwada, P.H.No.44, being a portion of Khasara No. 62/1, 62/7 & 62/10, City Survey No. 504, Sheet No.679/18 in the layout of Shri Ramkrushana Housing Society Ltd, Nagpur, within the limit of Nagpur Improvement Trust & Nagpur Municipal Corporation, Ta & Dist. Nagpur.

19/07/2024

JEEVAN B. AKARTE
ADVOCATE
Office & Resi. : Plot No. 65, Ramchandra Nagar, Beside Shahu Nagar, Behind Bhavani Complex, Besa Road, Nagpur 440034
Mob. 9850340624

Scanned with CamScanner

2) The documents of allotment of plot.

a. The photocopy of sale deed executed by Smt Manjula Harshadraj Oza and Smt Aruna Trivedi by virtue of sale deeds dated 05.04.1974, 24.04.1974, 31.07.1974, 07.12.0974, 16.04.1975, 17.11.1984 and17.11.1984 which is duly registered before Sub Registrar Office No. 2, Nagpur in favor of Shri. Ramkrushana Housing Society Ltd, Nagpur

b. The photocopy of allotment letter issued by Shri. Ramkrushana Housing Society Ltd, Nagpur in favor of Shri Anil Shambhulal Shrivastava vide society letter No. R/K/H-99, dated 24.10.1999.

c. The photocopy of agreement to sale executed between Shri. Ramkrushana Housing Society Ltd, Nagpur and Shri Roshan Purushotam Hore.

d. The photocopy of power of attorney executed by Shri Anil Shambhulal Shrivastava power of Attorney for admission in favour of Shri Nilesh Sitaramji Harle dated 09.10.2015 which is duly registered at serial No.5047/2015 before Sub Registrar Office No. 4, Nagpur.

e. The photocopy of sale deed executed Shri. Ramkrushana Housing Society Ltd, Nagpur and other consenter in favour of Shri Kamalkumar Satyanarayan Agrawal by virtue of sale deed, dated 25.04.2022 which is duly registered at serial No.3277/2022 before Sub Registrar Office No. 1, Nagpur.

3) Property card issued by City Survey office 3, Nagpur. dated17.09.2022, mutation entry no-51297

19/07/2024

JEEVAN B. AKARTE
ADVOCATE
Office & Resi. : Plot No. 65, Ramchandra Nagar, Besa Shalu Nagar, Behind Bhavani Complex, Besa Road, Nagpur. 440034
Mob. 9850340624

Scanned with CamScanner

4) Search report for 30 years from1994 to till 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 Shri Kamalkumar Satyanarayan Agrawal is clear, marketable and without any encumbrances.

Owners of the land

1. Mouza: Somalwada, being a portion of Khasara No. 62/1, 62/7 & 62/10, City Survey No. 504, Sheet No.679/18
2. That, The said property owner sheep is absolute right.

3/- The report reflecting the flow of the title of the Shri Kamalkumar Satyanarayan Agrawal on the said land is enclosed herewith as annexure.

Encl: Annexure.

19/07/2024

Jeevan B. Akarte

Advocate.

JEEVAN B. AKARTE
ADVOCATE
Office & Resi. : Plot No. 65, Ramchandra Nagar, Besa Shatabdi Nagar, Behind Bhawani Complex, Besa Road, Nagpur 440034
Mob. 9850340624

Scanned with CamScanner

जीवन बी. अकर्ते
ॲडव्होकेट

ऑफिस - प्लॉट क्र. ६५, रामचंद्र नगर, शाहू नगर जवळ, भवानी कॉम्प्लेक्सच्या मागे, बेसा रोड, नागपूर-४४००३४

मोबाईल नं. - ०९८५०३४०६२४

TITLE VERIFICATION AND SEARCH REPORT

SUBJECT: Title verification and search report_with respect to land bearing Survey No.62/1, 62/7,& 62/10 out of admeasuring area 1765.1578 Sq. Meter, of Mouza : Somalwada, City Survey No. 504, Sheet No. 679/18, in the layout of Shri. Ramkrushna Co. Op. Housing Society LTD. Tahsil and Dist. Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust Nagpur. (Hereinafter referred as the said land)

I have investigated the title of the said property on the request of **Shri Kamalkumar Satyanarayan Agrawal,** R/o. C-1901, Godrej Anandam, Ganeshpeth, Nagpur-440018, and following documents these are-

1] DESCRIPTION OF THE PROPERTY

All that piece and parcel of the land admeasuring area about 1765.157 sq. meter of **Mouza: Somalwada**, P.H.No.44, being a portion of **Khasara No. 62/1, 62/7 & 62/10,** City Survey No. 504, Sheet No.679/18 in the layout of Shri Ramkrushana Housing Society Ltd, Nagpur, within the limit of Nagpur Improvement Trust & Nagpur Municipal Corporation, Ta & Dist. Nagpur.

a. The photocopy of sale deed executed by Smt Manjula Harshadraj Oza and Smt Aruna Trivedi by virtue of sale deeds dated 05.04.1974, 24.04.1974, 31.07.1974, 07.12.0974, 16.04.1975, 17.11.1984 and17.11.1984 which is duly registrar before Sub Registrar Office No. 2, Nagpur in favor of Shri. Ramkrushana Housing Society Ltd, Nagpur

b. The photocopy of N.A. order passed by sub divisional officer Nagpur in Revenue case vide No.62/A-2/65-66 dated 30.04. 1966 by Sub Divisional Officer Nagpur for residential purpose of survey No.62/1, 62/7 & 62/10 of Mouza - Somalwada, Tah & Dist. Nagpur.

JEEVAN B. AKARTE
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Office & Resi : Plot No. 65, Ramchandra Nagar, Near Shahu Nagar, Behind Bhavani Complex, Besa Road, Nagpur 440034
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c. The photocopy of allotment letter issued by Shri. Ramkrushana Housing Society Ltd, Nagpur in favor of **Shri Anil Shambhulal Shrivastava** vide society letter No. R/K/H-99, dated 24.10.1999.

d. The photocopy of agreement to sale executed between Shri. Ramkrushana Housing Society Ltd, Nagpur and Shri Roshan Purushotam Hore.

e. The photocopy of power of attorney executed by **Shri Anil Shambhulal Shrivastava** power of Attorney for admission in favour of Shri Nilesh Sitaramji Harle dated 09.10.2015 which is duly registered at serial No.5047/2015 before Sub Registrar Office No. 4, Nagpur.

f. The photocopy of sale deed executed Shri. Ramkrushana Housing Society Ltd, Nagpur and other consenter in favour of **Shri Kamalkumar Satyanarayan Agrawal** by virtue of sale deed, dated 25.04.2022 which is duly registered at serial No.3277/2022 before Sub Registrar Office No. 1, Nagpur.

2] 7/12 extract of survey No.62/1,62/7 & 62/10 of Mouza : Somalwada, Tah. & Dist. Nagpur and property card of city survey office City Survey No. 504 in the name of **Shri Kamalkumar Satyanarayan Agrawal**.

3] Search report for 30 years from 1994 to till 2024.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am opinioned that, the title of **Shri Kamalkumar Satyanarayan Agrawal** are clear, marketable and without any encumbrances.

(i) Owners of the land Shri Kamalkumar Satyanarayan Agrawal acting through his firm M/S. Velvet Infra

J.B.A...

JEEVAN B. AKARTE
ADVOCATE
Plot No. 68 ...chandra
... Shahu ...
... Basa ...
... 40034

(ii) I am opinioned that, Shri Kamalkumar Satyanarayan Agrawal acting through their firm M/S. Velvet Infra is the legal owner of schedule property and the said entire property is free from all sort of encumbrances charge, line, and mortgage.

The report reflecting the flow of title of the **Shri Kamalkumar Satyanarayan Agrawal** acting through their firm **M/S. Velvet Infra** on the said land is enclosed herewith as annexure.

Nagpur
Dated: 04-10-2024

Jeevan B. Akarte
Advocate

JEEVAN B. AKARTE
ADVOCATE
Office & Resi. : Plot No. 68, Ramchandra Nagar, Besi Shahu Nagar, Behind Bhavani Complex, Besa Road, Nagpur -0034
Mob. 9850340624

JEEVAN B. AKARTE

ADVOCATE

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Format A

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To
MAHARERA
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I have investigated the title of the said plot on the request of Shri Kamalkumar Satyanarayan Agrawal, R/o. C-1901, Godrej Anandam, Ganeshpeth, Nagpur-440018/ promoter/ developer/ and following documents i.e.:

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J.B.A
19/07/2024
JEEVAN B. AKARTE
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Office & Resi. : Plot No. 65, Ramchandra Nagar, Beside Shahu Nagar, Behind Bhavani Complex, Besa Road, Nagpur 440034
Mob. 9850340624

2) **The documents of allotment of plot.**

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e. The photocopy of sale deed executed Shri. Ramkrushana Housing Society Ltd, Nagpur and other consenter in favour of Shri Kamalkumar Satyanarayan Agrawal by virtue of sale deed, dated 25.04.2022 which is duly registered at serial No.3277/2022 before Sub Registrar Office No. 1, Nagpur.

3) Property card issued by City Survey office 3, Nagpur. dated 17.09.2022, mutation entry no-51297

19/07/2024

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4) Search report for 30 years from1994 to till 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 **Shri Kamalkumar Satyanarayan Agrawal** is clear, marketable and without any encumbrances.

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1. Mouza: Somalwada, being a portion of Khasara No. 62/1, 62/7 & 62/10, City Survey No. 504, Sheet No.679/18
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Encl: Annexure.

J.B.A 19/07/2024

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ADVOCATE
Office & Resi. : Plot No. 66, Ramchandra Nagar, Beside Shastri Nagar, Behind Bhavani Complex, Resa Road, Nagpur 440034
Mob. 9850340628

Jeevan B. Akarte

Advocate.

FORMAT - A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

1) 7 /12 extract / P.R. Card as on date of application for registration.

2) Mutation Entry No. mutation entry no-51297

3) Search report for 30 years from Taken from Sub-Registrar' office at

4) Any other relevant title.- No.

5) Litigations if any. ----Nil

date- 04.10.2024

J.B.A 19/07/2024

JEEVAN B. AKARTE
ADVOCATE
Office & Resi. : Plot No. 66, Ramchandra Nagar, Beside Shastri Nagar, Behind Bhavani Complex, Resa. Road, Nagpur 440034
Mob. 9850340628

Jeevan B. Akarte
Advocate.