CHALLAN
MTR Form Number-6

GRN	MH012031425202425E	BARCODE		Date	04/12/2024-13:08:55	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Search Fee	**TAX ID / TAN (If Any)**	266
		PAN No.(If Applicable)	AMZPB5432A
Office Name	HGN_HINGNA SUB REGISTRAR	**Full Name**	Adv Sahil M Bhangde
Location	NAGPUR		
Year	2024-2025 From 03/12/1994 To 04/12/2024	**Flat/Block No.**	Plot No 167
		Premises/Building	
Road/Street	Bajiprabhu Nagar		
Area/Locality	Nagpur		
Town/City/District			
PIN		4 4 0 0 3 3	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

Kh No 14/1 Mouza Isasani P H No 46

Amount In Words: Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024120476341	IK0DALIXF8
Cheque/DD No.		Bank Date	RBI Date	04/12/2024-13:24:09	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 : Mobile No. : 9226770440

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 04-12-2024 01:10:16

Sahil M. Bhangde
LL.M
ADVOCATE
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FORMAT – A
(Circular – 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub : ***Title Clearance Certificate with Respect to Kh. No. 14/1 admeasuring 1.19 HR (11900 Sq. Mtr.) of Mouza-Isasani, P. H. No. 46, situated at village isasani in Tahsil Hingna and District Nagpur (hereinafter refered as the said land)***

I have investigated the title of the said land on the request of **Shri. Nagorao Shankarrao Jaykar** and following documents i.e.

1) Description Of The Property :

All that piece and parcel of land bearing **Kh. No. 14/1** admeasuring **6659.06 sq.mts**. net plotable area out of **1.19 HR (11900 Sq. Mtr.)** of **Mouza-Isasani**, bearing **P. H. No. 46**, situated at village isasani in Tahsil Hingna and District Nagpur and same and same is bounded as under.

ON THE EAST	-	9 Mtr Wide Road and Kh. No. 15,
ON THE WEST	-	18 Mtr. wide DP Road and Kh. No. 23
ON THE NORTH	-	Kh. No. 13,
ON THE SOUTH	-	Kh. No. 14/3.

2) Documensts Of The Allotment Of Plots :- As per List Annexured separatly

3) **7/12 Extract Of The Schedule Of Properties** is issued by Talathi Of Mouza- Isasani, dated 25.09.2024 as per the Mutation Entry No. 7574, Dated 18.04.2023:

4) Search Report For 30 Years From 03.12.1994 Till 03.12.2024

2/- On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion, that the title of the **Shri. Nagorao Shankarrao Jaykar** is clear, marketable, and without any encumbrances.

OWNERS OF THE LAND : Shri. Nagorao Shankarrao Jaykar

1) Qulifying Comments/Remark (if any) : NA

3/- The report reflecting the flow of the title of the present owners of the property **i.e. Shri. Nagorao Shankarrao Jaykar** on the said land is enclosed herewith as Annexure.

Encl. : Annexure : Flow of the title of the present owners of the property

SAHIL MURLIMANOHAR BHANGDE

Digitally signed by SAHIL MURLIMANOHAR BHANGDE
DN: c=IN, o=Personal, postalCode=440033, l=Nagpur , st=Maharashtra , street=Plot no 167 lane no. 05 near madras temple baji Prabhu nagar ram mandir, title=5969, 2.5.4.20=e8f5a6479ca2611864f7ebd81db5e3c9838b9f0abf22d0da24b54d2615c6a177, serialNumber=3d4d97157515f8569ba256568871e6108fde8054b1664ddcab3910d4523e0bfa, email=adv_sahilbhangde@yahoo.co.in, cn=SAHIL MURLIMANOHAR BHANGDE
Date: 2025.01.04 19:35:04 +05'30'

NAGPUR
Date : 04.12.2024

Sahil M. Bhangde
Advocate

Sahil M. Bhangde
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ANNEXURE

FORMAT – A

(Circular 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

a) That originally all that piece and parcel of land bearing KH. No. 14 (Old Kh. No. 12/3 admeasuring about 1.05 HR and Kh. No. 12/7 admeasuring about 2.44 HR) having total area about 3.49 HR of Mouza-Isasani belongs to Shri. Vishvanath Lahanuji Nagrare, being his separate property as per the entry reflected in the Revenue Record.

b) That Shri. Vishvanath Lahanuji Nagrare, had sold out the Western Portion of land admeasuring about 0.40 HR out of 3.49 HR of Kh.No. 14 to Shri. Sadashiv Mukunda Dhongade, by executing a Registered Sale Deed, which was registered in the office of Sub-Registrar Nagpur, at Sr. No. 2115, dated 07.04.1982 and accordingly Shri. Vishvanath Lahanuji Nagarare, thereafter left the area admeasuring about 3.09 HR out of KH. No. 14.

c) That Shri. Vishvanath Lahanuji Nagrare, thereafter agreed to sell the land admeasuring about 1.21 HR out of remaining land admeasuring about 3.09 HR of Kh. No. 14 to Shri. Nagorao Shankarrao Jaykar, by way of executing an agreement to sell dated 08.11.1989.

d) That during the subsistence of the said Agreement to sell, dated 08.11.1989, Shri. Vishvanath Lahanuji Nagrare, had sold out the aforesaid land admeasuring about 1.21 HR of Kh. No. 14 (Re-numbered as Kh.No. 14/2) to Sau. Vinita Vikas Dhone and Sau.Anita Ashok Meshram, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur, at Sr. No. 4675 (P), dated 19.06.1990.

e) That Shri. Nagorao Shankarrao Jaykar, thereafter filed a suit for Specific Performance of Contract dated 08.11.1990 and possession and permanent injunction against Shri. Vishvanath Lahanuji Nagrare, which was registered as Special Civil Suit No. 42/1992.

f) That after the sale of the land admeasuring about 1.21 HR out of 3.09 HR of Kh.No. 14, the remaining area admeasuring about 1.88 HR which thereafter re-numbered as Kh.No. 14/1 has been gifted out by Shri. Vishvanath Lahanuji Nagarare to his two sons namely Shri. Nirajnarayan Vishvanath Nagrare and Shri. Dhiraj Vishvanath Nagrare, the said Gift Deed, which was duly registered in the office of Sub-Registrar Hingna, at Sr. No. 1414 (P), dated 26.02.1991.

g) That during the course of time, the aforesaid land bearing Kh. No. 14/2 admeasuring about 1.21 HR falls within the purview of Urban Land (Ceiling and Regulation Act) and accordingly the aforesaid owners Sau. Vinita Vikas Dhone and Sau.Anita Ashok Meshram had approved the layout plan upon the said land under Talegoan Dabhade Pattern which has been duly sanctioned and approved by the Additional Collector and Competent Authority ULC in ULC Case No. ATP/ULC/TD/574/2005, dated 05.10.2005.

h) That Special Civil Suit No. 42/1992 filed by the Shri. Nagorao Shankarrao Jaykar against Shri. Vishvanath Lahanuji Nagarare, has been decreed by the Hon'ble Joint Civil Judge Senior Division, Nagpur, vide its Judgment and Decree datd 18.02.1997, thereby directed Shri. Vishvanath Lahanuji Nagarare to execute and registered the Sale Deed in respect of the land admeasuring about 1.21 HR out of Kh.No. 14 in favour of Shri. Nagorao Shankarrao Jaykar, by accepting the balance consideration of RS.15,0000/-.

i) That since Shri. Vishvanath Lahanuji Nagarare, failed to obey and comply the judgment and decree passed by the Joint Civil Judge passed in Special Civil Suit No. 42/1992 dated 18.02.1997 and as a result of thereof, Shri. Nagorao Shankarrao Jaykar had filed proceeding for execution of the said Judgment and Decree in Special Darkhast No. 236/1997, wherein the Hon'ble Civil Judge Senior Division, Nagpur on behalf of Shri. Vishvanath Lahanuji Nagarare, executed a Registered Sale Deed in respect of th Kh. No. 14/2 admeasuring about 1.21 HR in favour of Shri. Nagorao Shankarrao Jaykar, the said Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 5821 (P), dated 01.07.1999.

j) That upon execution of the aforesaid Sale Deed dated 01.07.1999, the aforesaid owner Shri. Nagorao Shankarrao Jaykar, took the actual physical possession of the aforesaid property on 27.09.1989 and also mutated his name in the Revneue Record.

k) That during the course of time, Sau. Vinita Vikas Dhone and Sau.Anita Ashok Meshram, filed suit for Declaration, Permanent and Mandatory Injunction against Shri. Nirajnarayan Vishvanath Nagrare and Shri. Nagorao Shankarrao Jaykar claiming to be ownership over the Kh. No. 14/2 admeasuring

about 1.21 HR however, the said Civil Suit has been dismissed by the Hon'ble 6th Joint Civil Judge Junior Division, Nagpur, by its Judgment and Decree dated 12.12.2002.

l) That during the course of time, Shri. Nirajnarayan Vishvanath Nagrare, had left for heavenly abode and consequently upon his death, his share in the aforesaid property bearing Kh.No. 14/1 admeasuring about 1.88 HR inherited by his following legal heirs namely 1) Shri. Pratik Niraj Nagrare, 2) Sau. Ashwini Rahul Gajbhiye and 3) Smt. Pratibha Niraj Nagrare, by virtue of intestate succession.

m) That Shri. Dhiraj Vishvanath Nagrare, as a party No.1 and 1) Shri. Pratik Niraj Nagrare, 2) Sau. Ashwini Rahul Gajbhiye and 3) Smt. Pratibha Niraj Nagrare as a party No. 2 thereafter executed a Registered Partition Deed in respect of the land bearing Kh. No. 14/1 admeasuring about 1.88 HR, the said partition deed, which was duly registered in the office of Sub-Registrar Hingna, at Sr. No. 3106, dated 15.07.2014 and by virtue of the said Partition Deed, 1) Shri. Pratik Niraj Nagrare, 2) Sau. Ashwini Rahul Gajbhiye and 3) Smt. Pratibha Niraj Nagrare, got the share admeasuring about 0.94 HR out of Kh. No. 14/1 towards Northern Portion and Shri. Dhiraj Vishvanath Nagrare got the share admeasuring about 0.94 HR out of Kh.No. 14/1 towards Southern Portion.

n) That during the course of time, Shri. Prashant Shivkumar Sahare claiming to be a Power of Attorney Holder of Sau. Vinita Vikas Dhone and Sau.Anita Ashok Meshram, had filed a suit for Declaration, Permanent and Mandatory Injunction against Shri. Nagorao Shankarrao Jaykar, Sau. Vinita Vikas Dhone and Sau.Anita Ashok Meshram, before the Hon'ble Civil Judge Junior Division Hingna, which was registered as Regular Civil Suit No. 46/2016 and the said Civil Suit has been dismissed for want of prosecution by the Hon'ble Civil Judge Junior Division, Hingna, vide its order passed below Exh. 1 on 28.08.2018.

o) That during the course of time, Shri. Nagorao Shankarrao Jaykar, had applied for measurement of the aforesaid land bearing Kh. No. 14/2 and 14/1 which has been accordingly measured on 17.09.2022 in Measurement Case No. 17/2022 and in pursuance of the said measurement land admeasuring about 1.21 HR bearing Old Kh. No. 14/2 divided into two parts out of which the land admeasuring about 0.02 HR acquired by the Government of Maharashtra which has been thereafter re-numbered as KH.no. 14/2/A and the remaining land admeasuring about 1.19 HR remained to be in the name of Shri. Nagorao Shankarrao Jaykar which has been re-numbered as Kh. No. 14/1 and the land admeasuring about 0.94 HR owned and possessed by the 1) Shri. Pratik Niraj Nagrare, 2) Sau. Ashwini Rahul Gajbhiye and 3) Smt. Pratibha Niraj Nagrare, acquired by them under the Registered Partition Deed dated 15.07.2014 re-numbered as Kh. No. 14/3 and the land admeasuring about 0.94 HR owned and possessed by Shri. Dhiraj Vishvanath Nagrare under the registered Partition Deed re-numbered as Kh. No. 14/1 (Part) and accordingly entry to that effect has been duly recorded in the record of rights.

p) That Shri. Nagorao Shankarrao Jaykar, now decided to develop the land bearing Kh. No. 14/1 (Old 14/2) admeasuring about 1.19 HR had demarcated a residential layout thereupon and accordingly prepared a proposed layout plan which has been duly sanctioned and approved for NA and demarcation purpose by the Nagpur Metropolitan Region Development Authority, vide its letter dated 24.06.2024.

q) That the aforesaid entire land bearing Kh. No. 14/1 admeasuring about 1.19 HR pleased to converted for the non-agricultural uses by the order passed by Tahsildar Hingna had issued NA sanad by its order passd in Revenue Case No. 04/NAP-34/2023-24, dated 01.10.2024.

1) The 7/12 extract of the respective Khasras is in the name of present owners, i.e. Shri. Nagorao Shankarrao Jaykar, and 7/12 extract in respect Kh. No. 14/1 is in the name of Shri. Nagorao Shankarrao Jaykar.

2) Mutation Entry Numbers of the respective Khasaras of the schedule of property.
Mutation Entry No. 7574, dated 18.04.2023.

3) Search Report for 30 years from 03.12.1994 till 03.12.2024 taken from the Sub-Registrar office at Hingna, Nagpur vide GRN No. **MH012031425202425E, dated 04.12.2024**

4) Any other relevant Title : NA

5) Litigation if any : Nil

NAGPUR
Date : 04.12.2024

SAHIL MURLIMANOHAR BHANGDE

Digitally signed by SAHIL MURLIMANOHAR BHANGDE
DN: c=IN, o=Personal, postalCode=440033, l=Nagpur, st=Maharashtra , street=Plot no 167 lane no. 05 near madras temple baji Prabhu nagar ram mandir, title=5969, 2.5.4.20=e8f5a647fea261188b4f7ebd81db5e3c983869f0abf224b5da36b54d2615c6a177, serialNumber=3d4d971575158f569ba25656807 1eb10f6fe8054b1664ddcab3910d4523e0bfa, email=adv_sahilbhangde@yahoo.co.in, cn=SAHIL MURLIMANOHAR BHANGDE
Date: 2025.01.04 19:36:19 +05'30'

Sahil M Bhangde
Advocate