



CHALLAN
MTR Form Number-6



GRN MH012135835202425E		BARCODE		Date 06/12/2024-10:05:38	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 PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name	Prashant Wankar		
Location PUNE							
Year 2024-2025 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
Total			750.00	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.	00040572024120675744 IK0DAMWQY3	
Cheque/DD No	Reg. No			Bank Date	RBI Date	06/12/2024-10:08:01 07/12/2024	
Name of Bank	Name of Branch			Bank-Branch	STATE BANK OF INDIA		
				Scroll No. , Date	342 , 07/12/2024		

Department ID : 605904706

Mobile No. : 9860080283

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.

Signature Not Verified

Challan Defaced Details

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 1
Date: 2024.12.09 20:23:41 IST
Reason: GRAS Secure Document

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0006730280202425	07/12/2024-19:03:51	IGR002	575.00
Total Defacement Amount					575.00

MH012135835202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 Dec 2024	Receipt	Receipt no.: 1113787699
	Name of the Applicant :	Prashant Wankar
	Details of property of which document has to be searched :	Dist :Nagpur Village :Babhulakheda S.No/CTS No/G.No. : 4755
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH012135835202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		



P.V.WANKAR

BCom . LL . B
ADVOCATE

Plot No. 8 Rajiv Nagar, Somalwada, Wardha Road Mob.9860080283, District Court Nagpur.

FORMAT-A
(CircularNo.28/2021)

To,

The Maharashtra Real Estate Regulatory Authority
6th & 7th Floor, Housefin Bhavan, Plot No.C-21E-Block,
Bandra Kurla Complex (East) Mumbai-400051

LEGAL TITLE REPORT

Sub- Title clearance certificate with respect to Plot Nos.24,25,26 & 27 situated inTahsil and District Nagpur.(hereinafter referred as the said Plot Nos.24,25,26 & 27)

1. I have investigated the title of the said plot on the request of owner/promoter **Shri. Suhas Ashok Domde**,Residing at Plot No.50,Bante Layout, Wardha Road Nagpur-440025 and following documents i.e. :-

(i) **DESCRIPTION OF PROPERTY**

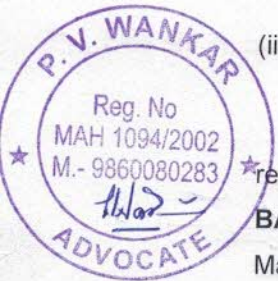
All THAT Piece and Parcel of Land bearing **Plot No.24** admeasuring area **147.100 Sq.Mts.** being a portion of entire land bearing Khasra No.87/1 and 87/2 of **MOUZA-BABULKHEDA**, P.H No.39, situated in the Layout of Shravasti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur,(Block-B), Survey No.4755, Sheet No.476/78, Corporation House No.5739/C/24 + 27/B, within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil and District-NAGPUR and **Plot bounded** as under :- Toward East- 9.00 Mt wide Road, Toward West – Plot No.27, Toward North-9.00 Mt wide Road, Toward South-Plot No.25.

(ii) **DESCRIPTION OF PROPERTY**

All THAT Piece and Parcel of Land bearing **Plot No.25** admeasuring area **156.300 Sq.Mts.** respectively being a portion of entire land bearing Khasra No.87/1 and 87/2 of **MOUZA-BABULKHEDA**, P.H No.39, situated in the Layout of Shravasti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur,(Block-B), Survey No.4755, Sheet No.476/78, Corporation House No.5739/C/25/B within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil and District-NAGPUR and **Plot bounded** as under :- Toward East- 9.00 Mt wide Road ,Toward West – Plot No.27,Toward North-9.00 Mt wide Road, Toward South-Plot No.25.

(iii) **DESCRIPTION OF PROPERTY**

All THAT Piece and Parcel of Land bearing **Plot No.26** admeasuring area **188.320** being a portion of entire land bearing Khasra No.87/1 and 87/2 of **MOUZA-BABULKHEDA**, P.H No.39, situated in the Layout of Shravasti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur,(Block-B), Survey No.4755, Sheet No.476/78,Corporation House No.5739/C/26/B,within the limits of the Nagpur Municipal



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Corporation & Nagpur Improvement Trust in Tahsil and District-NAGPUR and **Plot bounded** as under :- Toward East- Plot No.25, Toward West – 9Mt wide Road, Toward North-Plot No.27, Toward South- Other Layout.

(iv) **DESCRIPTION OF PROPERTY**

All THAT Piece and Parcel of Land bearing **Plot No.27** admeasuring area **180.526 Sq.Mts.** respectively (as per released latter of Nagpur Improvement Trust) being a portion of entire land bearing Khasra No.87/1 and 87/2 of **MOUZA-BABULKHEDA**, P.H No.39, situated in the Layout of Shrivasti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur,(Block-B), Survey No.4755, Sheet No.476/78, Corporation House No.5739/C/24 +27/B, within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil and District-NAGPUR and **Plot bounded** as under :- Toward East- Plot No.24, Toward West – 9Mt wide Road, Toward North-9 Mt wide Road, Toward South-Plot No.26.

2) The document of allotment of plot.

Plot No.24	Sale-deed	8822/2024	21/11/2024
Plot No.25	Sale-deed	8822/2024	21/11/2024
Plot No.26	Sale-deed	1007/2021	21/11/2024
Plot No.27	Sale-deed	1007/2001	21/11/2024

3) Property Card issued by City Survey Office No.3 dated 21/11/2024

4) Search Report for 30 years **1994 to 2024**

2. On perusal of the above mentioned documents and all others relevant documents relating to the title of the said property I am of the opinion that the title of **Shri. Suhas Ashok Domde** is clear, marketable and without any encumbrance.

Owner of the Land

- (i) **Sale-Deed of Shri. Suhas Ashok Domde** in respect of Plot No. 27 & 26 ,
(ii) **Sale-Deed of Shri. Suhas Ashok Domde** in respect of plot no.24 & 25,

The Report reflecting the flow of the title of the Owner **Shri. Suhas Ashok Domde** on the said land is enclosed herewith as annexure.

Encl : Annexure

Hence this report.

Dated : 08/12/2024




Advocate
PRASHANT V. WANKAR
B. Com., LL. B
ADVOCATE
B, Rajiv Nagar, Somalwada
NAGPUR - 25

P.V.WANKAR

B. Com. LL. B

ADVOCATE

Plot No. 8 Rajiv Nagar, Somalwada, Wardha Road Mob.9860080283, District Court Nagpur.

FORMAT-A

(CircularNo.28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr.No

- 1) Property Card as on date of application for registration
- 2) Mutation Entry No.31830 dated 06/07/2023
- 3) Search Report for 30 years 1994 to 2024 by paying the necessary search fees bearing Receipts No.1113787699 and GRN No.MH012135835202425E dated 07/12/2024 on the original search fee receipt is attached herewith.

HISTORY OF THE PROPERTY.

(A) **WHEREAS**, initially ALL THAT Piece and Parcel of land bearing Khasra No.87/1 & 87/2 of **MOUZA-BABULKHEDA**, situated at Babulkheda, Nagpur in Tahsil and District-Nagpur belonged to Shravati Gruha Nirman Sahakari Sanstha Maryadit, Nagpur (Registered No.NGP(CTY)/HSG(TC) 448/90-91).

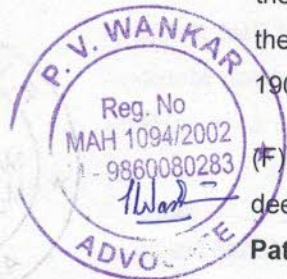
(B) **WHEREAS**, the Shravati Gruha Nirman Sahakari Sanstha Maryadit, Nagpur made a Layout in the said land by demarcating it into various plots of different sizes.

(C) **WHEREAS**, subsequently **Shravati Gruha Nirman Sahakari Sanstha Maryadit, Nagpur** executed sale-deed through its president **Sau. Mandakini Mahendra Jamkar** in favour of Smt. Annapurnabai Wasudeorao Bharambhe in respect of **plot No.24**, admeasuring area **1859 Sq.Fts.**, which is duly registered in the office of Sub-Registrar-2, in additional book No.1, Volume No.160, Page No.153 to 154 at Serial No.1009 and Registered No.984 on 07/04/1994.

(D) **WHEREAS**, later on **Smt. Annapurnabai Wasudeorao Bharambhe** executed sale-deed in favour of **Shri. Trimbak Dadaji Mahakulkar** in respect of **plot No.24**, admeasuring area 1859 Sq.Fts., which is duly registered in the office of Joint Sub-Registrar, Nagpur-6, in book No.1, at Serial No.2031/2007 on 10/04/2007.

(E) **WHEREAS**, aforesaid plot No.24 is regularized by Nagpur Improvement Trust under the scheme of the Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act 2001, and therefore **Plot No.24** has regularized admeasuring area 147.100 Sq.Mts., vide it's permit No.BE(S)/1900UL/4832/526, Case No. 20030502564 on 21/05/2011.

(F) **WHEREAS**, later on **Shravati Gruha Nirman Sahakari Sanstha Maryadit, Nagpur** executed sale-deed through its president **Sau. Mandakini Mahendra Jamkar** in favour of **Shri. Premraj Aasaram Patne** in respect of **plot No.25**, admeasuring area 1850 Sq.Fts., which is duly registered in the office of Sub-Registrar-8, in additional book No.1, Volume No.387, page No.162 to 170 at Serial No. 2810 (Chha) and Registered No.2575 on 27/09/1999.



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(G) **WHEREAS**, aforesaid plot **No.25** is regularized by Nagpur Improvement Trust under the scheme of the Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act 2001, and therefore **Plot No.25** has regularized admeasuring area 156.300 Sq.Mts., vide it's permit No.BE/(S)/1900UL/213/409, Case No. 20030502341 on 11/05/2013

(H) **WHEREAS**, later on **Shravati Gruha Nirman Sahakari Sanstha Maryadit, Nagpur** executed sale-deed through it's president Sau. Mandakini Mahendra Jamkar in favour of **Shri. Arun Mukundrao Bodhe** in respect of plot No.26, admeasuring area **195.18 Sq.Mts.**, which is duly registered in the Office of Sub-Registrar-8, in additional book No.1, Volume No.387, Page No.156 to 161 at Serial No.2809 (Chha) and Registered No.2574 on 27/09/1999 .

(I) **WHEREAS**, later on **Shri. Arun Mukundrao Bodhe** executed sale-deed in favour of **Shri. Sanjay Deoraoji Chatap** in respect of plot No.26, admeasuring area **195.18 Sq.Mts.**, Which is duly registered in the Joint Sub-Registrar, Nagpur -6 in book No.1, at serial No.1853/2007 on 30/03/2007

(J) **WHEREAS**, aforesaid plot **No.26** is regularized by Nagpur Improvement Trust under the scheme of the Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act 2001, and therefore **Plot No.26** has regularized admeasuring area 188.320 Sq.Mts.out of 195.180 Sq.Mts., vide it's permit No.BE/(S)/1900/42/16162/1071, Case No.20030502342 on 16/09/2009.

(K) **WHEREAS**, later on **Shravati Gruha Nirman Sahakari Sanstha Maryadit, Nagpur** executed sale-deed through it's president Sau. Mandakini Mahendra Jamkar in favour of **Shri. Prakash Balabhau Patil**, in respect of plot No.27, admeasuring area **198.00 Sq.Mts.**, which is duly registered in the Office of Sub-Registrar -2, in additional book No.1, volume No.99, page No.188 to 189 at Serial No.1061 and Registered No.1054, on 15/04/1993.

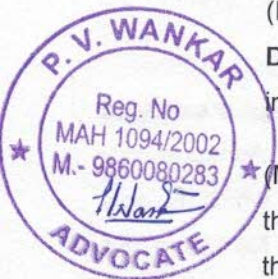
(L) **WHEREAS**, later on **Shri. Prakash Balabhau Patil** executed sale-deed in favour of **Shri. Tyambak Dadaji Mahakulkar** in respect of Plot No.27, admeasuring area 197.86 Sq.Mts., which is duly registered in the Joint Sub-Registrar, Nagpur -6, in book No.1, at serial No.2030/2007 on 10/04/2007.

(M) **WHEREAS**, aforesaid plot **No.27** is regularized by Nagpur Improvement Trust under the scheme of the Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act 2001, and therefore **Plot No.27** has regularized admeasuring area 180.526 Sq.Mts.out of 195.029 Sq.Mts., vide it's permit No.474, Case No.20030502569 on 07/05/2011.

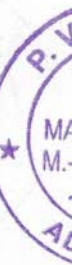
(N) **WHEREAS**, later on **Shri. Trimbak Dadaji Mahakulkar** executed sale-deed in favour of **M/S, Kedarnath Builders and Developers** through its Partner (1) Shri. Prakash Marotrao Mahadule (2) Shri. Jaysingh Shamlalji Khanve in respect of **Plot No.24 & 27**, which is duly registered in the Office of Joint Sub-Registrar, Class-2, Nagpur City No-4 in book No.1 at Serial No.4673/2011 on 20/08/2011.

(O) **WHEREAS**, later **Shri. Sanjay Deoraoji Chatap** executed sale-deed in respect of **Plot No.26** in favour of **M/S, Kedarnath Builders and Developers** through its Partner (1) Shri. Prakash Marotrao Mahadule (2) Shri. Jaysingh Shamlalji Khanve, which is duly registered in the Office of Joint Sub-Registrar, Class-2, Nagpur City No-4 in book No.1 at Serial No.4677/2011 on 20/08/2011;

(P) **WHEREAS**, later on **Shri. Premraj Aasaram Patne** executed sale-deed in respect of **Plot No.25** in favour of **M/S, Kedarnath Builders and Developers** through its Partner (1) Shri. Prakash Marotrao Mahadule (2) Shri. Jaysingh Shamlalji Khanve, which is duly registered in the Office of Joint Sub-Registrar, Class-2, Nagpur City No-4 in book No.1 at Serial No.4672/2011 on 20/08/2011.



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(Q) **WHEREAS**, schedule properties mentioned herewith was jointly own by M/S, Kedarnath Builders and Developers through Partners Late Shri. Prakash Marotrao Mahadule and Jaysing Shyamlalji Khanve.

(R) **WHEREAS**, Late Shri. Prakash Marotrao Mahadule was expired on 19/08/2012 leaving behind legal heirs i.e. (1) Smt. Urmila Wd/o Prakash Mahadule (2) Ku. Pragati Prakash Mahadule (Daughter) (3) Ku. Diksha Prakash Mahadule (Daughter) & (4) Shri. Pratik Prakash Mahadule (Son) and according their name were mutated in the record City Survey.

(S) **WHEREAS**, later on **M/S, Kedarnath Builders and Developers** through Partners :-(1) **Shri. Jaisingh shamlalji khanve** (2) **Smt. Urmila wd/o Prakash Mahadule** (3) **Ku. Pragati D/o Prakash Mahadule** (4) **Ku. Diksha D/o Prakash Mahadule** (5) **Shri. Pratik S/o Prakash Mahadule** had executed sale-deed in favour of **Shri. Suhas Ashok Domde** in respect of **Plot No. 27 & 26**, Which is duly registered in the office of Joint Sub-Registrar, Class-II Nagpur City No.8 in book No.1 at Serial No.1007/2021 on 08/02/2021.

(T) **WHEREAS**, later on **M/S, Kedarnath Builders and Developers** through Partners :-(1) **Shri. Jaisingh shamlalji khanve** (2) **Smt. Urmila wd/o Prakash Mahadule** (3) **Ku. Pragati D/o Prakash Mahadule** (4) **Ku. Diksha D/o Prakash Mahadule** (5) **Shri. Pratik S/o Prakash Mahadule** acting through their power of attorney holder 3 to 5 **Smt. Urmila Wd/o Prakash Mahadule** executed sale-deed in favour of **Smt. Urmila Wd/o Prakash Mahadule** in respect of **Plot No.24 & 25**, Which is duly registered in the office of Joint Sub-Registrar, Class-II, Nagpur City No.8 in book No.1 at Serial No.3492/ 2021 on 22/06/2021.

(U) **WHEREAS**, later on **Smt. Urmila Wd/o Prakash Mahadule** executed sale-deed in favour of **Shri. Suhas Ashok Domde** in respect of **Plot No.24 & 25**, Which is duly registered in the office of Joint Sub-Registrar, Class-II, Nagpur City No.8 in book No.1 at Serial No.8822/2024 on 21/11/2024.

(V) **WHEREAS**, as a result **Suhas Ashok Domde** is absolute owner of the aforesaid plots Nos. 24,25,26 & 27 with heritable and transferable rights therein and the same is also mutated on his names in all relevant records .

(W) **WHEREAS**, aforesaid plots were amalgamated by the Building Engineer of Nagpur Improvement Trust, Nagpur vide No.895 dated 13/06/2023.

(X) **WHEREAS**, Nagpur improvement Trust duly sanctioned building plan vide its building permit No.BE.(South)Case No.258858/Tracking No.2023071135 dated 25/01/2024.

(Y) **WHEREAS**, Transfer deed executed by (1) Datta Manohar Shirke (2) Mahesh Manohar Shirke in favour of Suhas Ashokrao Domde , which is registered in book no.1 at Serial No.2529/2023 in the office of Sub-Registered, Class-II City No.4 on dated 21/03/2023.

PERUSAL OF DOCUMENT

- (1) Original previous **Sale-Deed** in respect of **Plot No.24** dated 07/ 04/1994.
- (2) Original previous **Sale-Deed** dated 10/04/2007.
- (3) Original previous **Sale-Deed** in respect of **plot No.24** dated 20/08/2011.
- (4) Original previous **Sale-Deed** in respect of **plot No.25** dated 27/09/1999.
- (5) Original previous **Sale-Deed** in respect of **plot No.25** dated 20/08/2011.



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- (6) Original previous **Sale-Deed**, dated 22/06/2021.
- (7) Original Latest **Sale-Deed** in favour of **Shri. Suhas Ashok Domde** dated 08/02/2021.
- (8) Original previous **Sale-Deed** in respect of plot No.27 dated 15/04/1993.
- (9) Original previous **Sale-Deed** in respect of plot No.27, dated 10/04/2007.
- (10) Original previous **Sale-Deed** in respect of plot No.27 dated 20/08/2011.
- (9) Original previous **Sale-Deed** in respect of Plot No.26, dated 27/09/1999.
- (10) Original previous **Sale-Deed** in respect of Plot No.26, dated 30/03/2007.
- (11) Original previous **Sale-Deed** in respect of plot No.26 dated 20/08/2011.
- (12) Original previous **Sale-Deed** dated 22/06/2021.
- (13) Original Latest **Sale-Deed** in favour **Suhas Ashok Domde** dated 21/11/2024.
- (14) Released Letter of Plot No.24 vide it's permit No. BE(S)/1900UL/4832/526, Case No.20030 502564 on 21/05/2011
- (15) Released Letter of Plot No.25 vide it's permit No. BE/(S)/1900UL/213/ 409, Case No.20030 502341 on 11/05/2010
- (16) Released Letter of Plot No.26 vide it's permit No. BE/(S)/1900/42/16162/1071, Case No.20030 502342 on 16/09/2009.
- (17) Released Letter of Plot No.27 vide it's permit No.474, Case No.20030502569 on 07/05/2011.
- (18) Nagpur Improvement Trust Development Certificate dated 12/05/2023.
- (19) Original Transfer deed dated 21/03/2023.
- (20) Building permit and sanctioned map B.E(South) Case No.258858/Tracking No.2023071135 dated 25/01/2024.
- (21) Fire Safety Approval Certificate No.CFO/FES/NMRDA/189.
- (22) Amalgamation certificate dated 13/06/2023.



INFERENCES

On the basis of searches made by me and the documents placed before me, I certify that Promoter **Shri. Suhas Ashok Domde** owns the property referred in the schedule, Nagpur and it is free all encumbrances as on this date.

That, the relevant documents placed before me it is original and it seems to be genuine.

That, I am satisfied that the property is heritable and transferable and the aforesaid owner/Promoter **Suhas Ashok Domde** has right to transfer undivided share in favour of prospective buyer.

That, in result, I have to state that I have made the necessary searches of documents which are available in the office of Sub Registrar, Nagpur up to date and after resulting search, I stated that the aforesaid property is clear and marketable..

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That, I further state that I have also confirmed from Government and Public Land Acquisition authorities that the property described in the schedule is not subject to any acquisition or requisition from these authorities.

- 4) Any other relevant Title -No
- 5) Litigation if Any-No

Hence this report.

NAGPUR

Date 08/12/2024




PRASHANT V. WANKAR
B. Com., LL. B.
ADVOCATE
B, Rajiv Nagar, Somalwada,
NAGPUR-23