CHALLAN
MTR Form Number-6

GRN	MH017393217202425E	BARCODE		Date	07/03/2025-15:41:16	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	COPYING CHARGES	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	**Full Name**	ADV JAYANT HIWASE
Location	NAGPUR		
Year	2024-2025 From 01/01/1996 To 07/03/2025	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 4
		Remarks (If Any)	MOUZA PIPLA KH NO 20/2 AREA 1.60 HR
		Amount In Words	Seven Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030067101 Registration Fee for copi	750.00
Total	750.00

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202292025030706194	185962568
Cheque/DD No.		Bank Date	RBI Date	07/03/2025-15:41:16	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9145911435

Print Date 07-03-2025 03:42:20

Res. : 40, Ghatate Chambers,
3rd Floor Opposite Panchsheel Theatre
Ramdaspeth, Nagpur
Mb.9145911435
E.mail – adv.jayanthiwase@gmail.com

JAYANT H. HIWASE
ADVOCATE

FORMAT- A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the ALL THAT Piece and Parcel of the land bearing **Khasra No. 20/2,City Survey No.1091/4** of **Mouza – PIPLA**, Patwari Halka No. 38, having an **area of On 7/12 extract mentioned area 1.60 Hectares R.,** Land Revenue Rs. 7.49 paise Yearly, held in Bhogwatdar Class-1 Rights, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SAI NAGRI-11",** situated at Nagar Panchayat Besa-Pipla, Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said land on the request of (1) Mr. Gopal Jugalkishor Chandak, Resident of Plot No. 227, Near Basket Ball Ground, Shankar Nagar, Nagpur (2) Mr. Chandrapal Hanumansingh Gaherwar, Resident of Plot No. 8, Murti Road, Laxmi Nagar, Katol Road, Nagpur & (3) Mr. Sudhakar Vitthalrao Kohale, Resident of Plot No. 156, Janki Nagar, Besa, Nagpur, (Name of owners/ promoters/developers/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of the land bearing **Khasra No. 20/2,City Survey No.1091/4** of **Mouza – PIPLA**, Patwari Halka No. 38, having an **area of 7/12 extract mentioned area 1.60 Hectares R.,** Land Revenue Rs. 7.49 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 2974, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SAI NAGRI-11",** situated at Nagar Panchayat Besa-Pipla, Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR and the said entire layout is bounded as under :-

ON THE EAST - HUDKESHWAR SHIV,
ON THE WEST - KHASRA NO. 19/22,
ON THE NORTH – KHASRA NO. 20/1 (KABRA 2 ACRES),
ON THE SOUTH – KHASRA NO. 21.

(2) The Document of allotment of plot/land :- Sale Deed Dated 02-02-2024 for Khasra No. 20/2 executed by (i) Mr. Sunil Jagannath Kalantri (ii) Mr. Sandeep Jagannath Kalantri & (iii) Mr. Bharat Gangabisan Kalantri in favour of (1) Mr. Gopal Jugalkishor Chandak, (2) Mr. Chandrapal Hanumansingh Gaherwar and (3) Mr. Sudhakar Vitthalrao Kohale, which is duly

registered in the Office of the Sub Registrar, Nagpur–7 in Book No. 1 at Registered Sr. No. 1377/2024 on 02-02-2024.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 4240 dated 12-09-2024.

(4) Search report for 30 years from 1996 to 2025

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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of the land bearing **Khasra No. 20/2 ,City Survey No.1091/4** of **Mouza – PIPLA**, Patwari Halka No. 38, having an **area of 7/12 extract mentioned area 1.60 Hectares R.,** Land Revenue Rs. 7.49 paise Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 2974, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SAI NAGRI-11",** situated at Nagar Panchayat Besa-Pipla, Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR	**(1) Mr. Gopal Jugalkishor Chandak (2) Mr. Chandrapal Hanumansingh Gaherwar & (3) Mr. Sudhakar Vitthalrao Kohale.**

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of **(1) Mr. Gopal Jugalkishor Chandak (2) Mr. Chandrapal Hanumansingh Gaherwar & (3) Mr. Sudhakar Vitthalrao Kohale** on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the **(1) Mr. Gopal Jugalkishor Chandak (2) Mr. Chandrapal Hanumansingh Gaherwar & (3) Mr. Sudhakar Vitthalrao Kohale** (Owners/Promoters/ developers/ company) on the said land is enclosed herewith as annexure.

Encl. : Annexure

Nagpur.
Dated : 07-03-2025

(Jayant H. Hiwase)
Advocate

ADV. JAYANT H. HIWASE
Office :- 234/3, Somwari Quater
Tukdoji Chowk, Nagpur-440009.
Mob.9145911435

FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of Survey No. 20/2 issued by Village Officer, Pipla as on date of application for registration

The name of (1) Mr. Gopal Jugalkishor Chandak (2) Mr. Chandrapal Hanumansingh Gaherwar & (3) Mr. Sudhakar Vitthalrao Kohale are recorded in the 7/12 Extract of Survey

No. 20/2 issued by Village Officer, Pipla in respect of the property comprising of ALL THAT Piece and Parcel of the land bearing **Khasra No. 20/2,City Survey No.1091/4** of **Mouza – PIPLA**, Patwari Halka No. 38, having an **area of 7/12 extract mentioned area 1.60 Hectares R.),** Land Revenue Rs. 7.49 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 2974, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SAI NAGRI-11",** situated at Nagar Panchayat Besa-Pipla, Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) Mutation Entry –

The 7/12 Extract of Survey No. 20/2 issued by Village Officer, Pipla reveal that vide Mutation Entry /Ferfar Entry No. 4240 dated 12-09-2024 the name of ALL THAT Piece and Parcel of the land bearing **Khasra No. 20/2 ,City Survey No.1091/4** of **Mouza – PIPLA**, Patwari Halka No. 38, having an **area of 7/12 extract mentioned area 1.60 Hectares R.),** Land Revenue Rs. 7.49 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 2974, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SAI NAGRI-11",** situated at Nagar Panchayat Besa-Pipla, Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR is recorded as owner of the said land.

3) Search report for 30 years from 1996 to 2025 taken from Sub Registrar Office at Nagpur.

THAT ALL THAT Piece and Parcel of the land bearing **Khasra No. 20** having area of 6.01 Hectare R., Rental Rs. 28.13/-, Khate No. 199 held in Occupancy Class – 1 Rights of **Mouza – PIPLA**, Patwari Halka No. 38 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil Nagpur (Rural) and District – NAGPUR, belonged to (1) Mr. Arun Shrihari Kshirsagar (2) Mr. Ganesh Govindrao Chhane (3) Mr. Rajkumar Santoshrao Chinchpure, (4) Shri. Ashok Sitaramji Raut, (5) Shri. Dhanraj Ramraoji Digrase & (6) Mr. Narendra Pandurangji Bhajbhuje having a purchased same by them from Mr. Mahadeo Deostan Sangmeshwar Sitabuldi by a Sale Deed Dated 22-01-2002, which is registered in the office of Sub-Registrar, Nagpur (Rural) Addl. in Book No. 1, Page Nos. 1 to 8 at Registered Sr. No. 188/2002 on 22-02-2002.

THAT, the aforesaid owners (1) Mr. Arun Shrihari Kshirsagar (2) Mr. Ganesh Govindrao Chhane (3) Mr. Rajkumar Santoshrao Chinchpure, (4) Shri. Ashok Sitaramji Raut, (5) Shri. Dhanraj Ramraoji Digrase & (6) Mr. Narendra Pandurangji Bhajbhuje in their turn transfer/sold the aforesaid land comprising ALL THAT Piece and Parcel of the land bearing **Khasra No. 20** having area of 6.01 Hectare R., Rental Rs. 28.13/-, held in Occupancy Class – 1 Rights of **Mouza – PIPLA**, Patwari Halka No. 38 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil Nagpur (Rural) and District – NAGPUR, by way of sale to (1) Mr. Manish Manoharrao Bang and (2) Mr. Madhav Vallabhdas Mohta, by a Sale Deed Dated 31-10-2005, which is registered in the office of Sub Registrar, Nagpur–9 in Book No. 1 at Registered Sr. No. 3389/2005 on 31-10-2005.

THAT the aforesaid (1) Mr. Manish Manoharrao Bang and (2) Mr. Madhav Vallabhdas Mohta in their turn transfer the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 1.62 Hectare R. (i.e. 4.00 Acres) comprising Portion out of the entire land bearing **Khasra No. 20** having total area of 6.01 Hectare R., Rental Rs. 28.13/-, held in Occupancy Class – 1 Rights of **Mouza – PIPLA**, Patwari Halka No. 38 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other

easementary rights appurtenant and belonging thereto, situated at Village – Pipla in Tahsil Nagpur (Rural) and District – NAGPUR by way of sale to (i) Mr. Sunil Jagannath Kalantri (ii) Mr. Sandeep Jagannath Kalantri & (iii) Mr. Bharat Gangabisan Kalantri, by a Sale Deed Dated 10-01-2017, which is registered in the office of Sub Registrar, Nagpur–7 in Book No. 1 at Registered Sr. No. 281/2007 on 10-01-2007 and the same is also accordingly mutated their names in all relevant records and also mutated in the 7/12 Extract vide Mutation Entry/Ferfar No. 1022 dated 19/10/2007.

(1) THAT during a course of time the aforesaid (i) Mr. Sunil Jagannath Kalantri (ii) Mr. Sandeep Jagannath Kalantri & (iii) Mr. Bharat Gangabisan Kalantri in their turn transfer the aforesaid property comprising ALL THAT Piece and Parcel of the land bearing **Khasra No. 20/2** of **Mouza – PIPLA**, Patwari Halka No. 38, having an **area of 7/12 extract mentioned area 1.60 Hectares R.),** Land Revenue Rs. 7.49 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 2974, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Nagar Panchayat Besa-Pipla, Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to **(1) Mr. Gopal Jugalkishor Chandak (2) Mr. Chandrapal Hanumansingh Gaherwar & (3) Mr. Sudhakar Vitthalrao Kohale** by a Sale Deed Dated 02-02-2024, which is registered in the office of Sub Registrar, Nagpur–7 in Book No. 1 at Registered Sr. No. 1377/2024 on 02-02-2024. As a result therefore the aforesaid **(1) Mr. Gopal Jugalkishor Chandak (2) Mr. Chandrapal Hanumansingh Gaherwar & (3) Mr. Sudhakar Vitthalrao Kohale** have now become an exclusive, absolute and joint owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated their names in all relevant records and also mutated in the 7/12 Extract vide Mutation Entry/Ferfar No. 4240 dated 12-09-2024.

THAT the said **(1) Mr. Gopal Jugalkishor Chandak (2) Mr. Chandrapal Hanumansingh Gaherwar & (3) Mr. Sudhakar Vitthalrao Kohale** lateron decided to develop it aforesaid property bearing Khasra No. 20/2 into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein.

THAT, accordingly the said **(1) Mr. Gopal Jugalkishor Chandak (2) Mr. Chandrapal Hanumansingh Gaherwar & (3) Mr. Sudhakar Vitthalrao Kohale** lateron prepared a layout on the said land bearing Khasra No. 20/2 by carving out various Plots of different sizes therein and to be known and styled as **"SAI NAGRI-11"**

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

(i) 7/12 Extract of Khasra No. 20/2.

(ii) Sale Deed Dated 22-01-2002 for Khasra No. 20 executed by Mr. Mahadeo Deostan Sangmeshwar Sitabuldi in favour of (1) Mr. Arun Shrihari Kshirsagar (2) Mr. Ganesh Govindrao Chhane (3) Mr. Rajkumar Santoshrao Chinchpure, (4) Shri. Ashok Sitaramji Raut, (5) Shri. Dhanraj Ramraoji Digrase & (6) Mr. Narendra Pandurangji Bhajbhuje, which is registered in the office of Sub-Registrar, Nagpur (Rural) Addl. in Book No. 1, Page Nos. 1 to 8 at Registered Sr. No. 188/2002 on 22-02-2002.

(iii) Sale Deed Dated 31-10-2005 for Khasra No. 20 executed by (1) Mr. Arun Shrihari Kshirsagar (2) Mr. Ganesh Govindrao Chhane (3) Mr. Rajkumar Santoshrao Chinchpure, (4) Shri. Ashok Sitaramji Raut, (5) Shri. Dhanraj Ramraoji Digrase & (6) Mr. Narendra Pandurangji Bhajbhuje in favour of (1) Mr. Manish Manoharrao Bang and (2) Mr. Madhav Vallabhdas Mohta, which is

registered in the office of Sub Registrar, Nagpur–9 in Book No. 1 at Registered Sr. No. 3389/2005 on 31-10-2005.

(iv) Sale Deed Dated 10-01-2017 for Khasra No. 20, having area of 1.62 Hectare R. executed by (1) Mr. Manish Manoharrao Bang and (2) Mr. Madhav Vallabhdas Mohta in favour of (i) Mr. Sunil Jagannath Kalantri (ii) Mr. Sandeep Jagannath Kalantri & (iii) Mr. Bharat Gangabisan Kalantri, which is registered in the office of Sub Registrar, Nagpur–7 in Book No. 1 at Registered Sr. No. 281/2007 on 10-01-2007.

(v) Sale Deed Dated 02-02-2024 for Khasra No. 20/2, having area of 1.62 Hectare R. executed by (i) Mr. Sunil Jagannath Kalantri (ii) Mr. Sandeep Jagannath Kalantri & (iii) Mr. Bharat Gangabisan Kalantri in favour of **(1) Mr. Gopal Jugalkishor Chandak (2) Mr. Chandrapal Hanumansingh Gaherwar & (3) Mr. Sudhakar Vitthalrao Kohale,** which is registered in the office of Sub Registrar, Nagpur–7 in Book No. 1 at Registered Sr. No. 1377/2024 on 02-02-2024.

THAT all the aforesaid documents produced before by **(1) Mr. Gopal Jugalkishor Chandak (2) Mr. Chandrapal Hanumansingh Gaherwar & (3) Mr. Sudhakar Vitthalrao Kohale** to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that it have not executed any unregistered Deed or document. Whereby it ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra No. 20/2 of Mouza – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR for the period of 30 (Thirty) Years (i.e. 1996 to 2025). vide Challan GRN No. MH017393217202425E dated 07/03/2025.

THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(4) Any other relevant Title : N.A.

(5) Litigations if any : - N.A.

Nagpur.
Dated : 07-03-2025

(Jayant H. Hiwase)
Advocate

ADV. JAYANT H. HIWASE
Office :- 234/3, Somwari Quater
Tukdoji Chowk, Nagpur-440009,
Mob.9145911435