

Yogesh S. Gonnade
ADVOCATE
(B.Com, L. L. B.)

RESI: Plot No. 34, Ramkrushna Nagar-B,
Umred Road, Dighori, Nagpur-440009.

Mob.: 7385182509

To,
MAHARERA,
MUMBAI.

Date 08-04-2025

LEGAL TITLE REPORT

**SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF
KHASRA/SURVEY/GUT NO. 5/1 OF MOUZA-SHANKARPUR, SITUATED AT TAHSIL-
NAGPUR (RURAL) AND DISTRICT NAGPUR.**

I have investigated the title of the said Land/Plot on the request of **SHRI. SATYAJEET
DINANATH DASTURE** and following documents i.e.: -

1. DESCRIPTION OF THE PROPERTY

ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 5/1 of
MOUZA-SHANKARPUR, P. S. K. 42, having an area of 1.28 Hectares, Land Revenue
Rs. 7.06 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs,
Passage, Right of Pathways, Water Courses and all other easementary rights
appurtenant and belonging thereto, Situated at Village-Shankarpur, Nagpur in Tahsil-
Nagpur (Rural) and District-Nagpur and the said land is bounded as under: -

ON THE EAST - BY KHASRA/SURVEY/GUT NO. 7 BELONGING TO
SHRI. GAUTAM NAMDEO MANDWE,
ON THE WEST - BY KHASRA/SURVEY/GUT NO. 4 BELONGING TO
SHRI. BHAGWAN PANDURANG SURE,
ON THE NORTH - BY PANDHAN,
ON THE SOUTH - BY LAND BELONGING TO
SHRI. SATYAJEET DINANATH DASTURE.

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND

Sr. No.	Date of Document	Name of Document	Whether Original/Certified	Document No.
1	01-02-2005	Sale Deed	Original	711-2005

3. 7/12 extract issued by Tahsildar shows the mutation of the owner.

4. Search report for 13 years from 2012 to 2025 vides GRN No. MH000347742202526P.

Contd. ...



5. On perusal of the above-mentioned documents and all other relevant documents relating to the said property I am the opinion that the title of **SHRI. SATYAJEET DINANATH DASTURE**, clear, marketable and without any encumbrance.

Owner of the land

- 1) **SHRI. SATYAJEET DINANATH DASTURE** of KHASRA/SURVEY/GUT NO. 5/1.
- 2) The report reflecting the flow of the title of the **SHRI. SATYAJEET DINANATH DASTURE** on the said land is enclosed herewith as annexure.



DATED 08-04-2025
Nagpur

A handwritten signature in blue ink, appearing to read "Y.S. Gonnade".

Adv. Yogesh S. Gonnade
(ADVOCATE)



CHALLAN
MTR Form Number-6



GRN		MH000347742202526P		BARCODE				Date		08/04/2025-11:37:20		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						NGP7_JT NAGPUR NO 7 SUB REGISTRAR						Full Name						ADVOCATE YOGESH SOMA GONNADE													
Location						NAGPUR						Flat/Block No.						34 RAMKRUSHNA NAGAR B													
Year						2025-2026 One Time						Premises/Building						UMRED ROAD													
Account Head Details						Amount In Rs.						Road/Street						UMRED ROAD													
0030072201						SEARCH FEE						325.00						Area/Locality						DIGHORI NAGPUR							
																		Town/City/District													
												PIN								4		4		0		0		3		4	
												Remarks (If Any)						MOUZA SHANKARPUR KH NO 5/1 AREA 1.28 HECTARES P H NO 42													
												Amount In						Three Hundred Twenty Five Rupees Only													
Total						325.00						Words																			
Payment Details						SBIEPAY PAYMENT GATEWAY						FOR USE IN RECEIVING BANK																			
Cheque-DD Details						Bank CIN						Ref. No.						10000502025040801759						9779409939425							
Cheque/DD No.						Bank Date						RBI Date						08/04/2025-11:38:06						Not Verified with RBI							
Name of Bank						Bank-Branch						SBIEPAY PAYMENT GATEWAY																			
Name of Branch						Scroll No. , Date						Not Verified with Scroll																			

Department ID :

Department ID : Mobile No. : 7385182509
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.

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 नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.



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FLOW OF THE TITLE OF THE SAID LAND

THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra/Survey/Gut No. 5 of MOUZA-SHANKARPUR, P. S. K. 42, having an area of 2.13 Hectares, Land Revenue Rs. 11.31 Yearly, held in Occupancy Class-2 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Shankarpur, Nagpur in Tahsil-Nagpur (Rural) and District-Nagpur, belonged to Shri. Namdeo Hari Kamble, being his separate property and the same is accordingly recorded in the name is Revenue Records.

THAT the aforesaid Agricultural land comprising Khasra/Survey/Gut No. 5 of MOUZA-SHANKARPUR, converted from Occupancy Class-2 to Occupancy Class-1 Rights, Passed by the Sub-Divisional Officer, Nagpur, vide its Order Dated 15-07-1999, Passed in Revenue Case No. 698/LND-18/1988-1999 and the same is accordingly recorded in the name is Revenue Records vide Ferfar Entry No. 182, Dated 31-07-1999.

THAT the aforesaid Shri. Namdeo Hari Kamble later on transferred/sold the property comprising ALL THAT Piece and Parcel of land admeasuring about 0.85 Hectares, being the Southern Portion of the entire land bearing Khasra/Survey/Gut No. 5 of MOUZA-SHANKARPUR, P. S. K. 42, having a total area of 2.13 Hectares, Land Revenue Rs. 11.31 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Shankarpur, Nagpur in Tahsil-Nagpur (Rural) and District-Nagpur, by way of Sale to Indian Evangelical Team through authorized signatory K. J. Babu, by a Sale Deed Dated 20-07-1998, Which is duly Registered at the office of the Sub-Registrar Nagpur-11, in Additional Book No. 1, Serial No. 6997, Volume No. 2257, Page 82 to 87, bearing Registration No. 8967 (Ch) on 07-12-1998 and the same is accordingly recorded in the name is Revenue Records vide Ferfar Entry No. 184, Dated 31-07-1999.

THAT the aforesaid Shri. Namdeo Hari Kamble later on transferred/sold the property comprising ALL THAT Piece and Parcel of land admeasuring about 0.64 Hectares, being the Northern Portion of the entire land bearing Khasra/Survey/Gut No. 5 of MOUZA-SHANKARPUR, P. S. K. 42, having a total area of 2.13 Hectares, Land Revenue Rs. 11.31 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Shankarpur, Nagpur in Tahsil-Nagpur (Rural) and District-Nagpur, by way of Sale to Indian Evangelical Team through authorized signatory K. J. Babu, by a Sale Deed Dated 24-06-1999, Which is duly Registered at the office of the Sub-Registrar Nagpur-1, in Additional Book No. 1, Serial No. 5640, Volume No. 2563, Page 119 to 123, bearing Registration No. 9186 (Ch) on 18-11-1999 and the same is accordingly recorded in the name is Revenue Records.



THAT the aforesaid Shri. Namdeo Hari Kamble later on transferred/sold the property comprising ALL THAT Piece and Parcel of land admeasuring about 0.64 Hectares, being the Northern Portion of the entire land bearing Khasra/Survey/Gut No. 5 of MOUZA-SHANKARPUR, P. S. K. 42, having a total area of 2.13 Hectares, Land Revenue Rs. 11.31 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Shankarpur, Nagpur in Tahsil-Nagpur (Rural) and District-Nagpur, by way of Sale to Indian Evangelical Team through authorized signatory K. J. Babu, by a Sale Deed Dated 24-06-1999, Which is duly Registered at the office of the Sub-Registrar Nagpur-1, in Additional Book No. 1, Serial No. 5641, Volume No. 2563, Page 114 to 118, bearing Registration No. 9158 (Ch) on 18-11-1999 and the same is accordingly recorded in the name is Revenue Records.

THAT during the course of time Resurvey of the said MOUZA-SHANKARPUR was conducted and the aforesaid land bearing Khasra/Survey/Gut No. 5 of MOUZA-SHANKARPUR, recorded in the name of the Indian Evangelical Team through authorized signatory K. J. Babu is now identified as SOUTHERN PORTION of the entire land bearing New Khasra/Survey/Gut No. 5/2 of MOUZA-SHANKARPUR, having an area of 0.85 Hectares, Land Revenue Rs. 4.25 Yearly and NORTHERN PORTION of the entire land bearing New Khasra/Survey/Gut No. 5/1 of MOUZA-SHANKARPUR, having an area of 1.28 Hectares, Land Revenue Rs. 7.06 Yearly and the same is accordingly recorded in the name is Revenue Records.

THAT the aforesaid Indian Evangelical Team through President P. G. Vargis through Power of Attorney Holder Shri. M. V. Varghese later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 5/1 of MOUZA-SHANKARPUR, P. S. K. 42, having an area of 1.28 Hectares, Land Revenue Rs. 7.06 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Shankarpur, Nagpur in Tahsil-Nagpur (Rural) and District-Nagpur, by way of Sale to Shri. Satyajeet Dinanath Dasture, by a Sale Deed Dated 01-02-2005, Which is duly Registered at the office of the Sub-Registrar Nagpur-10, in Additional Book No. 1, bearing Registration No. 711-2005 on even date. As a result therefore the aforesaid **SHRI. SATYAJEET DINANATH DASTURE**, has now become an exclusive, absolute and full owner of the aforesaid non-agriculture land comprising Khasra/Survey/Gut No. 5/1 of MOUZA-SHANKARPUR, having an area of 1.28 Hectares with heritable and transferable rights therein and the same is accordingly recorded in the name is Revenue Records.



THAT the aforesaid **SHRI. SATYAJEET DINANATH DASTURE** later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein.

It is observed that the said **SHRI. SATYAJEET DINANATH DASTURE** later on prepared a layout plan on the said land of Khasra/Survey/Gut No. 5/1 of MOUZA-SHANKARPUR, that the Nagpur Metropolitan Region Development Authority, Nagpur has Tentatively sanctioned the residential Layout vide its Letter bearing Approval No. NMRDA/LT/2025/APL/00502, Permit No. 3657745, Dated 20-02-2025.

THAT the above-mentioned property is present at standing in the name of **SHRI. SATYAJEET DINANATH DASTURE**. The concern records of the Sub-registrar Nagpur and other relevant document of Grampanchayat shows that **SHRI. SATYAJEET DINANATH DASTURE** is the legal owner thereof having every capacity to transfer the same or create the rights or charges thereupon inclusive of bank mortgage. That, while verifying the index register and day books made available at office of the Sub-Registrar Nagpur, I did not come across with any adverse entry as to encumbrances and after pursuing all relevant documents, I certified that the above-described property held by **SHRI. SATYAJEET DINANATH DASTURE** is free from all the encumbrances, Charges or impediments and same is not transferred to anybody by any mode of transfer and the same and transferable and have a good valid and marketable title thereon and have right to transfer property is good marketable title, That I am satisfied that the property described in the schedule is heritable the property described in the schedule the facts and the events material to the title have been satisfactorily proved.

Sr. No.

- 1) 7/12 extract as on date of application for registration in the name of **SHRI. SATYAJEET DINANATH DASTURE**.
- 2) Search report for 13 years from 2011 to 2025 taken from Sub-Registrar Office Nagpur.
- 3) Any other relevant title; As per above mentioned title history
- 4) Prima facie no litigation found over the property.

NAGPUR
DATED 08-04-2005



Adv. Yogesh S. Gonnade
(ADVOCATE)

T.S. Gonnade