

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 28-02-2025

LEGAL TITLE REPORT

**SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF
KHASRA/SURVEY/GUT NO. 5/2 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. 5/2 of
MOUZA-SHANKARPUR, P. S. K. 42, having an area of 0.85 Hectares, Land Revenue
Rs. 8.50 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: -

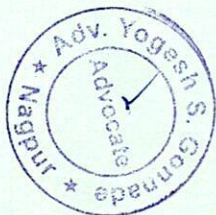
**ON THE EAST - BY KHASRA/SURVEY/GUT NO. 7,
ON THE WEST - BY KHASRA/SURVEY/GUT NO. 4,
ON THE NORTH - BY KHASRA/SURVEY/GUT NO. 5,
ON THE SOUTH - BY KHASRA/SURVEY/GUT NO. 11.**

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND

Sr. No.	Date of Document	Name of Document	Whether Original/Certified	Document No.
1	30-12-2002	Sale Deed	Original	7220-2002
2	26-08-2014	Partition Deed	Original	5025-2014
3	08-10-2014	7/12 Extract	Original	1237

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. MH016983114202425P.



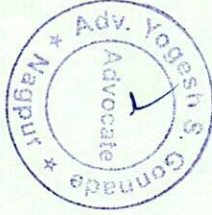
Contd. ...

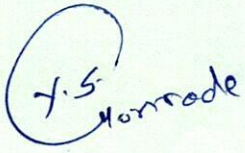
5. On perusal of the above-mentioned documents and all other relevant documents relating to the said property I am the opinion that the title of **SHRI. SATYAJEET DINANATH DASTURE**, clear, marketable and without any encumbrance.

Owner of the land

- 1) **SHRI. SATYAJEET DINANATH DASTURE** of KHASRA/SURVEY/GUT NO. 5/2.
- 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 28-02-2025
Nagpur




Adv. Yogesh S. Gonnade
(ADVOCATE)



CHALLAN
MTR Form Number-6



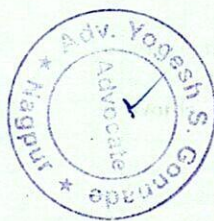
GRN	MH016983114202425P	BARCODE			Date	28/02/2025-18:31:42		Form ID					
Department Inspector General Of Registration					Payer Details								
Search Fee Type of Payment Other Items					TAX ID / TAN (If Any)								
					PAN No.(If Applicable)								
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR					Full Name		ADVOCATE YOGESH SOMA GONNADE						
Location NAGPUR													
Year 2024-2025 One Time					Flat/Block No.		34 RAMKRUSHNA NAGAR B						
Account Head Details				Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE				325.00	Road/Street		UMRED ROAD						
					Area/Locality		DIGHORI NAGPUR						
					Town/City/District								
					PIN			4	4	0	0	3	4
					Remarks (If Any) MOUZA SHANKARPUR KH NO 5/2 AREA 0.85 HECTARES P H NO 42 YOGESH SOMA GONNADE								
					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.		10000502025022809827		3332116999929		
Cheque/DD No.					Bank Date		RBI Date		28/02/2025-18:38:40		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.

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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. The said Southern Portion of land admeasuring about 0.85 Hectares it is renumbered and allotted New Survey/Khasra/Gut No. 5/2 of MOUZA-SHANKARPUR and the same is accordingly recorded in the name is Revenue Records vide Ferfar Entry No. 184, Dated 31-07-1999.



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. 5/2 of MOUZA-SHANKARPUR, P. S. K. 42, having an area of 0.85 Hectares, Land Revenue Rs. 4.25 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 (1) Shri. Deodatta Dinanath Dasture, (2) Shri. Satyajeet Dinanath Dasture and (3) Mrs. Mrunalini Deodatta Dasture, by a Sale Deed Dated 30-12-2002, Which is duly Registered at the office of the Sub-Registrar Nagpur-10, in Additional Book No. 1, bearing Registration No. 7220-2002 on even date and the same is accordingly recorded in the name is Revenue Records vide Ferfar Entry No. 286, Dated 15-02-2003.

THAT the aforesaid land of Khasra/Survey/Gut No. 5/2 of MOUZA-SHANKARPUR, P. S. K. 42, is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur and the same is accordingly recorded in the name is Revenue Records vide Ferfar Entry No. 389, Dated 12-12-2005.

THAT the aforesaid (1) Shri. Deodutta Dinanath Dasture, (2) Shri. Satyajeet Dinanath Dasture and (3) Mrs. Mrunalini Deodutta Dasture later on executed a Partition Deed on 26-08-2014 for property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 5/2 of MOUZA-SHANKARPUR, P. S. K. 42, having an area of 0.85 Hectares, Land Revenue Rs. 8.50 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 some other Properties and in terms of which the aforesaid property comprising Khasra/Survey/Gut No. 5/2 of MOUZA-SHANKARPUR, having an area of 0.85 Hectares came to the share of Shri. Satyajeet Dinanath Dasture and the said Partition Deed is duly registered in the Office of the Sub-Registrar Nagpur-07, in Additional Book No. 1, bearing Registration No. 5025-2014 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. 5/2 of MOUZA-SHANKARPUR, having an area of 0.85 Hectares with heritable and transferable rights therein and the same is accordingly recorded in the name is Revenue Records vide Ferfar Entry No. 1237, Dated 08-10-2014.

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. 5/2 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 28-02-2025

A handwritten signature in blue ink, consisting of the initials "Y.S." followed by the surname "Gonnade" in a cursive script.

Adv. Yogesh S. Gonnade
(ADVOCATE)