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 27-02-2025

LEGAL TITLE REPORT

SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF KHASRA/SURVEY/GUT NO. 11 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. 11 of MOUZA–SHANKARPUR, P. S. K. 42, having an area of 1.28 Hectares, Land Revenue Rs. 12.80 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. 10,**
ON THE WEST	-	**BY KHASRA/SURVEY/GUT NO. 12,**
ON THE NORTH	-	**BY KHASRA/SURVEY/GUT NO. 5,**
ON THE SOUTH	-	**BY KHASRA/SURVEY/GUT NO. 13.**

2. THE DOCUMENTS OF ALLOTEMENT OF PLOT/LAND

Adv. Yogesh S. Gonnade Advocate Nagpur

Sr. No.	Date of Document	Name of Document	Whether Original/Certified	Document No.
1	19-10-2002	Sale Deed	Original	6014-2002
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. MH016882877202425P.

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. 11.**

2) The report reflecting the flow of the title of the **SHRI. SATYAJEET DINANATH DASTURE** on the said land is enclosed herewith as annexure.

Adv. Yogesh S. Gonnade Advocate Nagpur

DATED 27-02-2025
Nagpur

Adv. Yogesh S. Gonnade
(ADVOCATE)

CHALLAN
MTR Form Number-6

GRN	MH016882877202425P	BARCODE		Date	27/02/2025-16:32:21	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee 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 11 AREA 1.28 HECTARES P H NO 42
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502025022708131	6704827291539
Cheque/DD No.		Bank Date	RBI Date	27/02/2025-16:32:52	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

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 लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Adv. Yogesh S. Gonnade Advocate Nagpur

Print Date 27-02-2025 04:33:09

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

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

Mob.: 7385182509

FLOW OF THE TITLE OF THE SAID LAND

THAT ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 11 of MOUZA–SHANKARPUR, P. S. K. 42, having an area of 1.28 Hectares, Land Revenue Rs. 6.15 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, belonged to Shri. Parasram Baliram Raut, being his separate property and the same is accordingly recorded in the name is Revenue Records.

THAT the aforesaid Shri. Parasram Baliram Raut later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 11 of MOUZA–SHANKARPUR, P. S. K. 42, having an area of 1.28 Hectares, Land Revenue Rs. 6.15 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. 6996, Volume No. 2257, Page 78 to 81, bearing Registration No. 8966 (Ch) on 07-12-1998 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. 11 of MOUZA–SHANKARPUR, P. S. K. 42, having an area of 1.28 Hectares, Land Revenue Rs. 6.15 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 19-10-2002, Which is duly Registered at the office of the Sub-Registrar Nagpur-10, in Additional Book No. 1, bearing Registration No. 6014-2002 on even date and the same is accordingly recorded in the name is Revenue Records vide Ferfar Entry No. 265, Dated 25-11-2002.

THAT the aforesaid land of Khasra/Survey/Gut No. 11 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. 11 of MOUZA–SHANKARPUR, P. S. K. 42, having an area of 1.28 Hectares, Land Revenue Rs. 6.15 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. 11 of MOUZA–SHANKARPUR, having an area of 1.28 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. 11 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 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. 11 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.

Y. S. Gonnade

NAGPUR
DATED 27-02-2025

Adv. Yogesh S. Gonnade Nagpur

Adv. Yogesh S. Gonnade
(ADVOCATE)