CHALLAN
MTR Form Number-6

GRN	MH000067889202122E	BARCODE		Date	02/04/2021-19:37:27	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	KMT_KAMTHI SUB REGISTRAR	**Full Name**	DWIVEDI KHEDKAR ADVOCATES
Location	NAGPUR		
Year	2021-2022 One Time	**Flat/Block No.**	SHRINIWAS CENTRAL AVENUE
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	WARDHAMAN NAGAR SQ.
0030072201 SEARCH FEE	325.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	MZ TARODI BU TAH KAMPTEE DIST NAGPUR KH NO 26-2-2 SYMBOSIS CITY - 1
Total	325.00	**Amount In Words**	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021040201360	CKQ1124860
Cheque/DD No.		Bank Date	RBI Date	02/04/2021-19:24:38	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9373103103

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 .

Print Date 02-04-2021 07:38:32

S. S. Dwivedi B.A., L.L.B.
S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k Advocates

Date : 02/04/2021

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur – 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of land bearing Kh. Survey No. 26/2/2, admeasuring about 0.81 Hectares, i.e. 8100.00 Sq. Mtrs. with Occupant Class I Bhumiswami rights, situated at MAUZA : TARODI (BU), P. H. No. 33, Tahsil : KAMPTEE, District : NAGPUR (here-in-after referred as the said plot "SYMBIOSIS CITY – 1")

I/We have investigated the title of the said land on the request of M/S PEAK REALTY, a partnership firm having office at Wardhaman Nagar, Nagpur - 440008 and following documents i.e. :-

01. Description of the property.
ALL THAT piece and parcel of land bearing Kh. Survey No. 26/2/2, admeasuring about 0.81 Hectares, i.e. 8100.00 Sq. Mtrs. with Occupant Class I Bhumiswami rights, situated at MAUZA : TARODI (BU), P. H. No. 33, Tahsil : KAMPTEE, District : NAGPUR.

02. Title documents for allotment of plot.

(i) Sale Deed dt. 05.04.1982 executed by Shri Balaji Abhiman Shambharakar in respect of Northern portion of land admeasuring about 1.61.87 Hectares to Shri Pandurang Maroti Tabhane registered with Joint Sub Registrar Nagpur-III at Book No. 1 at Sr. No. 2067 dt. 05.04.1982.

M/S. DWIVEDI & KHEDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

(ii) Sale Deed dt. 05.11.1988 executed by Shri Balaji Abhiman Shambharakar for balance land admeasuring about 1.62 Hectares in favour of Shri Pandurang Maroti Tabhane registered with Joint Sub Registrar Nagpur- at Book No. A-1, Volume No. 91, at pages 170 to 173 at Sr. No. 3655 dt. 05.12.1988.

(iii) Sale Deed dt. 06.01.2020 executed by legal heirs of late Shri Pandurang Maroti Tabhane viz. Smt. Shakuntala Pandurang Tabhane, Shri Deepak Pandurang Tabhane, Shri Yuvraj Pandurang Tabhane, Shri Arvind Pandurang Tabhane, Smt. Sushma Nathuram Chokhandre, Smt. Rama Gautam Hadke and Smt. Lata Nitin Gaydhane in respect of land of 0.81 Hectares being Western portion of land bearing Survey 26/2, in favour of M/s Peak Realty registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 69 dt. 06.01.2020

(iv) Deed of Correction dt. 15.02.2021 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 1888 dt. 15.02.2021 executed by Smt. Shakuntala Pandurang Tabhane, and others and M/s Peak Reality.

03. 7/12 issued by Patwari bearing Halka No. 33, vide Ferfar No. 1632

04. Search report for more than 30 years from 1982 till 2021.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of PEAK REALTY, having registered Office at Wardhaman Nagar, Nagpur - 440008 is clear, marketable and without any encumbrances.

Owner of the land		
Kh. Survey No. 26/2/2, Mauza :	}	PEAK
Tarodi (Bu), Tahsil : Kamptee,	}	REALTY
District : Nagpur	}	

Qualifying comments/ remarks if any
The Title of Peak Realty is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of PEAK REALTY, on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 02.04.2021

M/S. KHEDKAR ADVOCATES SADAR- WARDHAMAN NAGAR, NAGPUR

Adv. Sandeep Khedkar
Advocate.