



CHALLAN
MTR Form Number-6



GRN	MH005247843202122P	BARCODE			Date	23/08/2021-11:53:28		Form ID						
Department					Inspector General Of Registration					Payer Details				
Search Fee					TAX ID / TAN (If Any)									
Type of Payment					Other Items					PAN No.(If Applicable)				
Office Name					NGR_NAGPUR NO10 RURAL SUB REGISTRAR					Full Name				
Location					NAGPUR					ADV PRAVIN GAIDHANE				
Year					2021-2022 From 01/01/1996 To 23/08/2021					Flat/Block No.				
Account Head Details					Amount In Rs.					Premises/Building				
0030072201 SEARCH FEE					625.00					Road/Street				
										Area/Locality				
										Town/City/District				
										PIN				
										4				
										4				
										1				
										1				
										1				
										3				
										Remarks (If Any)				
										MOUZA-GODHANI RLY KH NO-378/A KHATE NO-218 PH NO-12 ADM 2				
										11 HR				
										Amount In				
										Six Hundred Twenty Five Rupees Only				
Total					625.00					Words				
Payment Details					SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN					Ref. No.				
					10000502021082300800					2288199861214				
Cheque/DD No.					Bank Date					RBI Date				
					23/08/2021-11:53:57					Not Verified with RBI				
Name of Bank					Bank-Branch					SBIEPAY PAYMENT GATEWAY				
Name of Branch					Scroll No. , Date					Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9860693383

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

P.S. Gaidhane

PRAVIN S. GAIDHANE,
ADVOCATE

MAH/3072/2005

Flat 401, Om Aditya Apartment
Near LIC Colony, Behind Suman
Nagari, Godhani Railway,
Nagpur- 441111, Mob.9890693383
Email id: pravin491@rediffmail.com

Ref no. 1

Date 23/08/2021

THE TITLE VERIFICATION REPORT

Having being engage by SAI ASSOCIATES Through its Partner/s 1) Shri Harshaardhan S/o Ratnakar Raut, 2) Sau. Prajakta W/o Harshvardhan Raut, 3) Shri. Sudhir S/o Baburaoji Kale, 4) Shri Shekhar S/o Gajanan Pusadkar, having office at Godhani Road, Zingabai Takli, Nagpur, I the undersigned have verified and inspected the available record of the office of the Sub-Registrar, Nagpur-(Rural), In respect of ALL THAT piece and parcel of land bearing Khasar number 378/A (old) 378/A/1 (New), land admeasuring about 0.90 H. R. (2.222 Acre) out of total area 2.11 H.R. (5.213924 Acre), kul jama Land Revenue Rs.12.02/-, Khata No. 218, and Patwari Halka 12, held in bhogwatdar Class-1 rights, of Mouza-Godhani (Rly), Tahsil Nagpur (Rural) and Dist Nagpur, more particularly described in the schedule written here under, vide search receipt No. _____ paid by way of GRN- MH005247843202122P dated 23/08/2021. I have also called and verified various deed and documents produced before me and on the basis of the Title Verification and the record placed before me, I hereby submits this Title Verification Report as under-

1. PRESENTLY THE AFORESAID PROPERTY IS OWNED BY AND RECORDED IN THE NAME OF-

SAI ASSOCIATES

Through its Partner/s

- 1) Shri Harshaardhan S/o Ratnakar Raut,
 - 2) Sau. Prajakta W/o Harshvardhan Raut,
 - 3) Shri. Sudhir S/o Baburaoji Kale,
 - 4) Shri Shekhar S/o Gajanan Pusadkar,
- (Hereinafter referred to as the said Owner/s)

2. HISTORY AND CHAIN OF TRASNFERS

That the said property was earlier owned and recorded in the name of Shri Krushna Dadarao Rajurkar and Sudam Dadarao Rajurkar and then after they sold out the said land to Shri Puneshwar Nagoji Meshram and Sau Vanita Puneshwar Meshram by way of registered sale

Pravin S. Gaidhane
P.S. Gaidhane

and bearing number NGN(Gra)-4152-2018 dated 05/05/2018 with the consent of their legal heirs 1) Sau. Jayashri Shailendra Rode, 2) Shri. Nikhilesh krushna Rajurkar, 3) Shri. Swapnil krushna Rajurkar, 4) Sau Sandhya krushna Rajurkar, 5) Shri. Shubham Sudam Rajurkar, 6) Ku. Sukanya Sudam Rajurkar, 7) Sau Alka Sudam Rajurkar. Thereafter Shri Puneshwar Nagoji Meshram and Sau Vanita Puneshwar Meshram sold out to the said owners as per sale deed vide bearing number NGN (Gra.)/1818/2021 dated 22/01/2021 which is duly registered in the office of Sub-Registrar office at Nagpur-10 (Gramin).

3. MUTATION IN THE RECORD OF RIGHTS

It is observed that the said Land is mutated and recorded in the name of present owner in 7/12 and government record etc. The total area of Kh no. 378/A is 2.11 H.R. out of which present owner owns 0.90 Hectare. That as per mutation entry (3312) 7/12 of said land converted 378/A into **378/A/1** in the name of Sai Associates.

4. N.A. ORDER AND DEVELOPMENT AGREEMENT WITH NMRDA

That said owner i.e. Sai Associates applied before office of Collector, Nagpur for conversion of said agricultural land 378/A/1 into Non- Agriculture. That office of Collector Nagpur converted the said into Non-Agricultural by way of vide case No. Ra.Ma.kra. 267/NAP-34/Mauza- Godhani (Rly)/2020-21/JA.KR.Prastu/Jilhadhikari/Kavi-709/2021 on 23/07/2021. Thereafter said land owner entered into Development agreement with Nagpur Metropolitan Region development Authority Nagpur on 20/08/2021.

5. LIST OF DOCUMENTS PRESENTED

That the present owner presented following documents before me.

- 1) Copy of sale deed NGN(Gra)-4152-2018 dated 05/05/2018,
- 2) Copy of sale deed NGN(Gra)-1818-2021 dated 22/01/2021,
- 3) Copy of 7/12 online of 378/A AND 378/A/1
- 4) Copy of NA Order dated 23/07/2021
- 5) Copy NMRDA Dated 20/08/2021

6. LEGAL OPINION

- (i) I have gone through the true copies documents produced before me.
- (ii) On the basis of verification of relevant record and the documents produce before me & the statement of party, it is opined that said present owner is owner of the said property.

pc
p.s. Gaidhane

There is no registration of any encumbrance over the above said land in record of rights as such it appeared to be free from encumbrances, or any registered charge on the basis of documents produced before me.

(iv) The prospective buyer/s of the said land will get clear, marketable and good title by execution & registration of valid and lawful conveyance deed subject to such permissions of local authorities and compliances of necessary legal formalities as may be required.

Hence, this report.

SCHEDULE OF PROPERTY REFERRED ABOVE

ALL THAT piece and parcel of land bearing Khasar number 378/A (old) 378/A/1 (New), land admeasuring about 0.90 H. R. (2.222 Acre) out of total area 2.11 H.R. (5.213924 Acre), kul jama Land Revenue Rs.12.02/-, Khata No. 218, and Patwari Halka 12, held in bhogwatdar Class-1 rights, of Mouza-Godhani (Rly), Tahsil Nagpur (Rural) and Dist Nagpur. The said land is bounded as under-

To the East	-	KH. No. 368, Land of KH. No. 377
To the West	-	Land of KH. No. 381,
To the North	-	KH. No. 378/B and Part of remaining Land KH. No. 378/A
To the South	-	Road and KH No. 376, 377

Nagpur
Date 23/08/2021


Pravin S. Gaidhane
Advocate