# CHALLAN
MTR Form Number-6

| GRN | MH008656029202122E | BARCODE | | Date | 11/11/2021-19:46:16 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NGP7_JT NAGPUR NO 7 SUB REGISTRAR | Full Name | ADV UTPAL UMATHE |
| Location | NAGPUR | | |
| Year | 2021-2022 One Time | Flat/Block No. | - |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 375.00 | Road/Street | - |
| | | Area/Locality | RESHIMBAG NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 0 9 |
| | | Remarks (If Any) | YEAR 2007 TO 21 15 YEAR MOUZA BESA KH NO 81/1 AREA 1.05 H R |
| Total | 375.00 | Amount In Words | Three Hundred Seventy Five Rupees Only |

| Payment Details | INDIAN BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 02608672021111168895 | 3101655693 |
| Cheque/DD No. | | Bank Date | RBI Date | 11/11/2021-19:46:59 | 12/11/2021 |
| Name of Bank | | Bank-Branch | | INDIAN BANK | |
| Name of Branch | | Scroll No. , Date | | 26208 , 12/11/2021 | |

Department ID :
Mobile No. : 9881231220

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

खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2021.12.10 15:24:22 IST
Reason: Secure Document
Location: India



Print Date 10-12-2021 03:24:22

# CHALLAN
MTR Form Number-6

| GRN | MH009962241202122E | BARCODE | Date | 10/12/2021-15:18:52 | Form ID |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NGP7_JT NAGPUR NO 7 SUB REGISTRAR | Full Name | adv utpal umathe |
| Location | NAGPUR | | |
| Year | 2021-2022 One Time | Flat/Block No. | reshimbag nagpur |
| | | Premises/Building | |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030072201 SEARCH FEE | 375.00 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| Total | 375.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Road/Street | | | | | | | | |
| Area/Locality | | | | | | | | |
| Town/City/District | | | | | | | | |
| PIN | | 4 | 4 | 0 | 0 | 1 | 8 | |
| Remarks (If Any) | YEAR 1992 TO 06 15 YEAR MOUZA BESA KH NO 81/1 AREA 1.05 H R | | | | | | | |
| Amount In Words | Three Hundred Seventy Five Rupees Only | | | | | | | |

| Payment Details | INDIAN BANK |
|---|---|
| Cheque-DD Details | |
| Cheque/DD No. | |
| Name of Bank | |
| Name of Branch | |

| FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|
| Bank CIN | Ref. No. | 02608672021121079184 | 3169988277 |
| Bank Date | RBI Date | 10/12/2021-15:19:32 | Not Verified with RBI |
| Bank-Branch | | INDIAN BANK | |
| Scroll No. , Date | | Not Verified with Scroll | |

Mobile No. : 9881231220

Department ID :

**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 10-12-2021 03:19:38

# SHRI UTPAL UMATHE

L.L.B.
Advocate

Bar Council
Registration
No.MAH/2033/2015

Office & Resi. : Plot No. 240, Near Dewanjali Appt. beside Bharat Gas Agency,
Reshimbag, Nagpur-440009, Mob. 9881231220, email : umatheutpal42@gmail.com


10/12 /2021

***To,***

***MahaRERA,***

## *LEGAL TITLE REPORT*

**Sub :-** Title Clearance Certificate with respect to **Khasara No. 81/1,** containing by admeasuring land area **1.05 Hector out of total land area 2.10 Hector** of **MOUZA : BESA**, **land revenue Assessments Rs. 3.60 yearly with Occupant Class I rights,** P.H. NO. 38-A, within the limit of Grampanchayat Besa, Tahsil Nagpur and District Nagpur (hereinafter referred as the said land)

I have investigated the title of the plot on the request of **SHRI KASHINATH MADHO JABALPURE and following documents i.e. –**

1) **Description of property :-**

ALL THAT piece and parcel of land bearing **Khasara No. 81/1,** containing by admeasuring land area **1.05 Hector out of total land area 2.10 Hector** of **MOUZA : BESA**, **land revenue Assessments Rs. 3.65 yearly with Occupant Class I rights,** P.H. NO. 38-A, Khate No. 22, within the limit of Grampanchayat Besa, Tahsil Nagpur and District Nagpur. The said property bounded as under :

| | | |
|---|---|---|
| EAST | : | Khasra No. 89/2 |
| WEST | : | Khasra No. 81/1PART |
| NORTH | : | NALLA |
| SOUTH | : | 24 Mtr. wide Road |

Togetherwith all crops, plants, trees, water courses, lights, easementary rights and hereditaments thereof.

... 2 ...

Adv. Utpal Umathe

2) Particular of the title deeds, documents and papers submitted to me.

a) Xerox copy of 7/12 Extract and relevant mutation entries.

b) Xerox copy of death certificate dated 08/05/1972 of **Madhavrao Shrawanji Jabalpure.**

**3) 7/12 extract issued by Talathi, Besa, Nagpur Gramin mutation entry No. 3698.**

**4) Search report for 30 years from years 1992 to 2021.**

**2/- on perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of following owner is clear, marketable and without any encumbrances.**

**Owner of the land**
**SHRI KASHINATH MADHO JABALPURE**

**3/- The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.**

**Encl. : Annexure**

Adv. U[illegible] Umathe
Mob. [illegible]1220

**Dated 10/12/2021**

**Utpal S. Umathe**
**Advocate**

**SHRI UTPAL UMATHE**
L.L.B.
Advocate

Bar Council
Registration
No.MAH/2033/2015

Office & Resi. : Plot No. 240, Near Dewanjali Appt. beside Bharat Gas Agency,
Reshimbag, Nagpur-440009, Mob. 9881231220, email : umatheutpal42@gmail.com

10/12/2021

## ANNEXURE

## (FLOW OF THE TITLE OF THE SAID LAND)

1. **It appears from the records that,** the originally the said property of MOUZA BESA, KHASARA NO. 81/1, Total area 2.10 H.R. belonged to **Madhavrao Shrawanji Jabalpure.**

2. **It appears from the records that, Madhavrao Shrawanji Jabalpure had died on 08/05/1972 at Nagpur and his wife Gangabai Madhavrao Jabalpure died on 24/01/1990 at Nagpur leaving behind him following legal heirs.**

| | | |
|---|---|---|
| a. | **Shri Kashinath Madho Jabalpure** | **Son** |
| b. | **Shri Khushal Madho Jabalpure** | **Son** |

3. **It appears from the records that,** the said **Shri Kashinath Madho Jabalpure and Shri Khushal Madho Jabalpure had divided said land as per the order of Hon' Court Nayab Tahsildar, Nagpur (Gramin) vide its Order No. 02/SRV-43/2018-19, dated 11/03/2019 and said Shri Kashinath Madho Jabalpure become the absolute owner of Eastern Half Portion of Khasra No. 81/1, total land area 1.05 H. R.** and said Shri Khushal Madho Jabalpure become the absolute owner of Western Half Portion of Khasra No. 81/1, total land area 1.05 H. R. as per the order dated 11/03/2019.

4. That I have taken the search in respect of the abovesaid property mentioned above in the office of Sub Registrar No. 2 Nagpur by inspecting the evidence of the Search Fee for the period of **1992 to 2021 (i.e. 30 Years)** by paying the necessary Search Fees in the followings.

... 2 ...

Adv. Utpal Umathe
Mob. 9881231220

**1992 to 2006 (15 Years)** by paying the necessary search fee of Rs. 375/- on 10/12/2021 vide E Challan No. MH009962241202122E.

**2007 to 2021 (15 Years)** by paying the necessary search fee of Rs. 375/- on 11/11/2021 vide E Challan No. MH008656029202122E and no any adverse entries are found.

## ***OPINION***

Considering all the above mentioned facts and after perusal of above mentioned, I am of the opinion that, the title of **Shri Kashinath Madho Jabalpure to Khasara No. 81/1,** containing by admeasuring land area **1.05 Hector out of total land area 2.10 Hector** of **MOUZA : BESA**, P.H. NO. 38-A, within the limit of Grampanchayat Besa, Tahsil Nagpur and District Nagpur is good, clear and marketable.

Nagpur
Dated : 10/12/2021

Adv. [illegible] Umathe
Mob. [illegible]220

**Utpal S. Umathe**
**Advocate**