



CHALLAN
MTR Form Number-6



GRN	MH011156334202122E	BARCODE			Date	04/01/2022-13:04:08		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 NGR_NAGPUR NO10 RURAL SUB REGISTRAR					Full Name		ADV PRAVIN GAIDHANE						
Location NAGPUR													
Year 2021-2022 One Time					Flat/Block No.		KH NO 375						
Account Head Details				Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE				525.00	Road/Street		MOUZA GODHNI RLY						
					Area/Locality		P H NO 12						
					Town/City/District								
					PIN			4	4	1	1	1	1
					Remarks (If Any) 2002 TO 2022								
					Amount In		Five Hundred Twenty Five Rupees Only						
Total				525.00	Words								
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN		Ref. No.		00040572022010441982		CKS4459030		
Cheque/DD No.					Bank Date		RBI Date		04/01/2022-13:24:05		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. : 0000000000

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

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सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.

Other Receipt

274/0

Tuesday, 04 January 2022 5:37 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 68 दिनांक: 04/01/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-0-2022

दस्तऐवजाचा प्रकार:

मादर करणाऱ्याचे नाव: अॅड. प्रविण स. गायधने

वर्णन शोध अर्ज क्र. 16/22 मौजा गोधनी (रेल्वे) तह. नागपूर ग्रामिण जि. नागपूर सर्व्हे क्र. 375 सन 2002 ते 2022

SEARCHFEE

रु. 525.00

एकूण:

रु. 525.00

NGR10

1); देयकाचा प्रकार: eChallan रकम: रु. 525/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011156334202122E दिनांक: 04/01/2022

वकिलेचे नाव व पत्ता:

TO WHOMSOEVER CONCERN

SUBJECT:- THE TITLE VERIFICATION AND SEARCH REPORT

Having being engage by my clients namely **SAI ASSOCIATES** Through its Partner/s 1) Shri Harshvardhan 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, for preparing Title Verification and Search report for property to be purchase. I, Pravin S. Gaidhane, Advocate do hereby submits my report as under-

- 1) That, SAI ASSOCIATES Through its Partner/s 1) Shri Harshvardhan 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 are the owner of ALL THAT piece and parcel of land bearing Khasara number 375, land admeasuring about 0.45 H. R. (1.112 Acre), kul jama Land Revenue Rs.3.06/- and Patwari Halka 12, held in bhogwatdar Class-1 rights, of Mouza-Godhani (Rly), Tahsil Nagpur (Rural) and Dist Nagpur and four corners of the said property is as under-

ON THE EAST	:-	KH. NO. 368
ON THE WEST	:-	KH. No. 377 and 378/A,
ON THE NORTH	:-	KH. No. 378/A
ON THE SOUTH	:-	KH. No. 374 and 376

- 1) That the SAI ASSOCIATES Through its Partner/s 1) Shri Harshvardhan S/o Ratnakar Raut, 2) Sau. Prajakta W/o Harshvardhan Raut, 3) Shri. Sudhir S/o Baburaoji Kale, 4) Shri Shekhar S/o Gajanan



transactions-

- i) Sale Deed bearing No. NGN9(GRA)/ 5583/2021 dated 19/03/2021, Photocopy
- ii) 7/12 Extract dated 23/08/2021, Photocopy
- iii) NMRDA Letter dated 19/10/2021, Photocopy
- iv) Proposed Residential Layout Plan, Photocopy

2) Title History last 21 years from this date shows the following chain transactions-

That as per search taken by me in the office of Sub-Registrar Nagpur (Gramin)-10 and documents perused before me I found that the property land bearing Khasara number 375, land admeasuring about 0.45 H. R. (1.112 Acre), kul jama Land Revenue Rs.3.06/- and Patwari Halka 12, held in bhogwatdar Class-1 rights, of Mouza-Godhani (Rly), Tahsil Nagpur (Rural) and Dist Nagpur was originally belonged to Shri Manohar Lahanuji Rajurkar, Shri Pukharaj Ramanrao Rajurkar, Shri Arun Ramanrao Rajurkar, Shri Yogeshwar Ramanrao Rajurkar, Sau Kavita Raju Divare (Before Marriage Ku. Kavita Ramanrao Rajurkar) and Smt. Jyotsana Shrikant Dahake (Before Marriage Ku. Jyotsana Ramanrao Rajurkar).

- 3)** That I have taken search of Sub-Registrar Nagpur-1, Dist Nagpur for last 21 years (2002 to 2022), by paying necessary search fee of Rs.525/-, vide receipt bearing number 68 on 04/01/2022 and GRN No. MH011156334202122E. That original Challan receipt is enclosed herewith.
- 4)** That the Shri Manohar Lahanuji Rajurkar, Shri Pukharaj Ramanrao Rajurkar, Shri Arun Ramanrao Rajurkar, Shri Yogeshwar Ramanrao Rajurkar, Sau Kavita Raju Divare (Before Marriage Ku. Kavita



Ramanrao Rajurkar) and Smt. Jyotsana Shrikant Dahake (Before Marriage Ku. Jyotsana Ramanrao Rajurkar) sold out the above mentioned land bearing khasra No. 375 by way executing registered sale deed bearing number NGN (Graamin)/5583/2021 which is duly registered in the office of sub registrar Nagpur -1, on 19/03/2021.

- 5) It is submitted that as per record perused before me it seen that the land bearing Khasara number 375, land admeasuring about 0.442650 H.R. out of 0.45 H. R. (4426.50 Sq Mtr out of 4500.00 Sq mtr) land temporary sanctioned for Residential use by Nagpur Metropolitan Region Development Authority Nagpur vide its permit letter bearing number Ka. Abhi./NMRDA/6072, on 19/10/2021.
- 6) It submitted that as per 7/12 extract mutation entry no. 3341 it is seen that the name of the SAI ASSOCIATES Through its Partner/s 1) Shri Harshvardhan 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 mutated on revenue record.
- 7) It is submitted that I, am satisfied and confirm that title of the said property is clear and marketable and SAI ASSOCIATES Through its Partner/s 1) Shri Harshvardhan 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 have right to transfer or sale the said property subject to production of original documents are as follows-
- i) Sale Deed bearing No. NGN9(GRA)/ 5583/2021 dated 19/03/2021, Photocopy
 - ii) 7/12 Extract dated 23/08/2021, Photocopy

In result, I have to state that I have made necessary searches at the

Sub Registrar office up to date and as the result of such



searches, I am satisfied that the property in question is free from all type of encumbrances.

Nagpur

Date 06.01.2021



Pravin S. Gaidhane

Advocate



Adv. Pravin S. Gaidhane
Reg. No. MAH/3072/2005
District Court / High Court, Nagpur
7020782906/9890693383

