CHALLAN
MTR Form Number-6

RN MH012874937202122E	BARCODE	Date 09/02/2022-15:21:42	Form ID

epartment Inspector General Of Registration		Payer Details	
ype of Payment Search Fee Other Items		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
ffice Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name	ADV RITESH MAHENDRA
ocation NAGPUR			
ear 2021-2022 From 09/02/1992 To 09/02/2022		Flat/Block No.	LAXMI NAGAR
Account Head Details	Amount In Rs.	Premises/Building	
030072201 SEARCH FEE	750.00	Road/Street	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	MOUZA CHIKNA KHASRA No 51/1 NAGPUR GRAMIN SEARCH FOR 30 YEARS
		Amount In Words	Seven Hundred Fifty Rupees Only
tal	750.00		

yment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022020916972	2728766030
eque/DD No.		Bank Date	RBI Date	09/02/2022-15:22:41	Not Verified with RBI
me of Bank		Bank-Branch		IDBI BANK	
me of Branch		Scroll No. , Date		Not Verified with Scroll	

partment ID : Mobile No. : 0000000000

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

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

Print Date 09-02-2022 03:22:53

RITESH C. MAHENDRA
ADVOCATE
PLOT NO. O-5 "BHAKTI APARTMENT",
LAXMI NAGAR,
NAGPUR.
Mob. : 9860902292
E mail :- advriteshmahendra@gmail.com

"श्री"

Format A

(Circular No :- 28/2021)

To

Maha RERA,

Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of Agricultural Land, having an area admeasuring 2.60 Hectors (OR 6.42 Acres) of **Khasra No. 51/1** of **MOUZA – CHIKNA**, situated at Village – Chikna, in Tahsil – Nagpur Rural & District – NAGPUR (hereinafter referred as the said property).

Contd. ...

I have investigated the title of the Khasra No. 51/1 of Mouza – Chikna, containing by admeasurements 2.60 H.R. on the request of **SHRI. AMAR GULABRAO AKRE**, Resident of R-190, Reshimbagh, Umred Road, Nagpur, Tahsil & District – NAGPUR and the following documents placed before me for my perusal :

(I) Description of the Property :

ALL THAT Piece and Parcel of Agricultural Land, having an area admeasuring 2.60 Hectors (OR 6.42 Acres) of Khasra No. 51/1 of MOUZA – CHIKNA, P. H. No. 40, TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant thereto, situated at Village – Chikna, in Tahsil – Nagpur Rural & District – NAGPUR and the same is bounded as under :-

ON THE EAST	-	**BY ROAD.**
ON THE WEST	-	**BY KH. NO. 52.**
ON THE NORTH	-	**BY KH. NO. 53/1.**
ON THE SOUTH	-	**BY KH. NO. 51/2.**

(II) **Documents Available/Perused** :

1. Photocopy of Sale Deed Dated 18/02/2016.
2. 7/12 Extract.

(III) Search Report for 30 Years i.e. from 1992 to 2022.

Contd. ...

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 **SHRI. AMAR GULABRAO AKRE** is clear, marketable and the said property is mortgaged with Bank of India, Hudkeshwar Branch, Nagpur and he is the sole Owner of the aforesaid Kh. No. 51/1 of Mouza – Chikna.

The report reflecting the flow of the title of the said **SHRI. AMAR GULABRAO AKRE** on the said land is enclosed herewith as Annexure-A.

PLACE : NAGPUR

Date :- 11/02/2022

Ritesh C. Mahendra
ADVOCATE

ANNEXURE-A

FLOW OF THE TITLE OF THE SAID LAND

A. **Flow of the Title :**

THAT ALL THAT Piece and Parcel of Agricultural Land, having an area admeasuring 2.60 Hectors (OR 6.42 Acres) of Khasra No. 51/1 of MOUZA – CHIKNA, P. H. No. 40, TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant thereto, situated at Village – Chikna, in Tahsil – Nagpur Rural & District – NAGPUR, belonged to Shri. Gulab Shamrao Akre, being his ancestral property, having acquired the same by him by way of intestate succession and the said property was accordingly mutated in his name in all relevant records as also in the 7/12 Extract.

THAT thereafter, the aforesaid Shri. Gulab Shamrao Akre has gifted the aforesaid entire property comprising ALL THAT Piece and Parcel of Agricultural Land, having an area admeasuring 2.60 Hectors (OR 6.42 Acres) of Khasra No. 51/1 of MOUZA – CHIKNA, P. H. No. 40, TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant thereto, situated at Village – Chikna, in Tahsil – Nagpur Rural & District – NAGPUR to his Son **SHRI. AMAR GULABRAO AKRE** by way of Gift Deed Dated 18/02/2016, which is duly registered in the office of the Joint Sub Registrar Nagpur Rural-7, in Book No. 1, at Sr. No. 1302 on even date.

Contd. ...

THAT as a result therefore Shri. Amar Gulabrao Akre has now become an exclusive, absolute and full Owner of the said entire Khasra No. 51/1 of MOUZA – Chikna with heritable and transferable rights therein and the same is also duly mutated in his name in all relevant records.

THAT thereafter, Shri. Amar Gulabrao Akre has obtained Loan of Rs. 20,00,000/- from Bank of India, Hudkeshwar Branch, Nagpur and mortgaged the said property with Bank of India, Hudkeshwar Branch, Nagpur and accordingly Deed of Mortgage is duly executed between them on 26/05/2017, which is registered in the office of the Joint Sub Registrar Nagpur Gramin – 7, in Book No. 1, at Sr. No. 4529 on even date and the entry of the same is mentioned on 7/12 Extract of this property.

THAT the said Shri. Amar Gulabrao Akre lateron decided to develop the aforesaid land (i.e. Kh. No. 51/1 containing by admeasurements 2.60 Hectors) into a Layout by carving out various Residential Plots of different sizes therein.

THAT the said Shri. Amar Gulabrao Akre has accordingly prepared a Layout of the said land by carving out various Residential Plots of different sizes therein and the same is duly sanctioned and approved by Executive Engineer-1 & Assistant Engineer of the Nagpur Metropolitan Region Development Authority, bearing No. Executive Engineer(N.M.R.D.A.)/6228, Dated 17/11/2021.

Contd. ...

B. I have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in, by giving inputs of the details of the aforesaid properly for the period of **30 Years (i.e. from 1992-2022)** by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH012874937202122E, Dated 9/02/2022 and found that that the aforesaid property is mortgage with Bank of India, Hudkeshwar Branch, Nagpur as well as the present Owner **SHRI. AMAR GULABRAO AKRE** holds a good, valid and marketable title in respect of the said property.

C. Any other relevant title :- Yes, this property is mortgaged with Bank of India, Hudkeshwar Branch, Nagpur.

D. There is No Litigation/Pending Litigation against the aforesaid property as on today.

PLACE : NAGPUR

DATED : 11/02/2022

Ritesh C. Mahendra
ADVOCATE

Contd. ...