CHALLAN

MTR Form Number-6

GRN	MH014133785202122E	BARCODE		Date	07/03/2022-09:22:47	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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	**Full Name**	ADV MRS RUBY CHAUDHARI
Location	NAGPUR		
Year	2021-2022 From 01/01/1992 To 07/03/2022	**Flat/Block No.**	Flat No. 606
		Premises/Building	
		Road/Street	Fortune Empire Beltarodi Road Besa
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 3 4
		Remarks (If Any)	MOUZA-WARODA KH NO-33/2/A PH NO-41 KHATE NO-03 MAI CITY Phase - V SEARCH FOR 30 YRS
		Amount In Words	Seven Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Payment Details	UNION BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02901792022030738261	508831532
Cheque/DD No.		Bank Date	RBI Date	07/03/2022-09:23:29	Not Verified with RBI
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9372159257

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 07-03-2022 09:23:40

ADVOCATE
Mrs. Ruby M. Chaudhari
(Roll No.MAH/2436/2004)
Add. 'Fortune Empire' Shop No.112,
1st Floor, Beltrodi Road, Nagpur-15.

MRS. RUBY CHAUDHARI

ADVOCATE

OFF :-Block No. 112, First Floor, Fortune Empire, Beltarodi Road, Besa, Nagpur - 440034

Mobile No. 9372159257

Format – A

(Circular No. 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Survey/Kh. No. 33/2/A having an area of 0.41 H. R., held in Occupancy Class - 1 Rights, Khate No. 03 of Mouza - WARODA, P.H No. 41 TOGETHERWITH a layout proposed to be carved on the said land to be known and styled as "MAI CITY Phase - V" Situated at Village - Waroda in Tahsil -Nagpur (Gramin) and District - NAGPUR ("hereinafter referred as the said property").

I have investigated the title of the said property on the request of My Assets Infra through its proprietor following documents i.e.

1) **ALL THAT PIECE AND PARCEL of land bearing Survey/Kh. No. 33/2/A having an area of 0.41 H. R., held in Occupancy Class - 1 Rights, Khate No. 03 of Mouza - Waroda, P.H. No. 41 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "MAI CITY Phase - V" situated at Village - Waroda, in Tahsil - Nagpur (Gramin) and District - Nagpur and the said entire layout is bounded as under**

On The East :- Government Land & Kh. No. 37

On The West :- Remaining Land of Kh. No. 33/2/B (Mrs. Sunita Sudhir Dara & Mr. Vinay Parshuram Dara)

On The North :- Kh. No. 36/1 (Mr. Bhanudas Nandaghare)

On The South :- Remaining Land of Kh. No. 33/2/A (The New Ajinkya Real Estate)

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2) Document of Ownership of Present Owner :-

Sale Deed at serial No. 7123-2020 Dated 11/11/2020 for Khasra No. 33/2/A executed by 1) Mr. Shriram Rambhau Bhange & 2) Mrs. Kaushalya Shriram Bhange in favour of MY ASSETS INFRA through its Proprietor MR. MOTILAL JIYALAL CHAUDHARI.

3) 7/12 extract issued by Competent Authority dated 24/12/2020 Mutation Entry No. 811.

4) Search report for 30 years from 1992 to 2022 from Records of Registrar's office or last 30 years by paying the necessary search fee Vide Challan GRN No. MH014133785202122E. Dated 07/03/2022 in the office of Sub – Registrar 7 Nagpur (Gramin) 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 Survey/Kh. No. 33/2/A of Mouza - WARODA is MY ASSETS INFRA through its Proprietor MR. MOTILAL JIYALAL CHAUDHARI.

5) The report reflecting the flow of the title of the (owner/promoter/ developer/company) on the said land is enclosed herewith as annexure.

THAT, the property comprising ALL THAT PIECE AND PARCEL of agricultural land admeasuring about 0.41 HECTOR i.e (1.00 ACRE), AS PER 7/12 EXTRACT, SURVEY/KH. NO. 33/2/A, CLASS - 1, JAMA RS. 5.00, KHATE NO. 03, P. H. NO. 41, MOUZA - WARODA, TAH. NAGPUR (GRAMIN) DIST. NAGPUR. Originally the property belongs to Mr. Baban Kashinath Katekar as a recoded owner thereof being his separate property having purchased the same by him from Mrs. Kamalabai Vasudeo Vithole by a registered Sale Deed dated 08/07/1980 and same is accordingly recorded in the Revenue Record as per Record of Rights.

That during course of time aforesaid land owner namely Mr. Baban Kashinath Katekar left for heavenly abode on 02/11/1999 and consequent upon his demise/ death his aforesaid property devolved upon his 2 sons namely 1) Mr. Devidas Babanrao Katekar 2) Mr. Ramdas Babanrao Katekar and one daughter 3) Mrs. Mirabai Sureshrao Talmale jointly by way of intestate Successor being the only heirs of the deceased and same is accordingly recorded in Revenue Record wide Ferfar entry no. 30 dated 30/03/2002.

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That during the course of time aforesaid land bearing Survey/ Kh. No. 33/2/A of Mouza - Waroda, P. H. 41, Tahsil - Nagpur (Gramin) and District got corrected as per ferfar dated 4/06/2002 by order no./ S.V.23/S.R .61-1/Pr 4/2002 Sub-Divisional officer Nagpur 26/2/2002 mouza- waroda. Thereafter the Co - Owners namely 1) Mr. Devidas Babanrao Katekar 2) Mr. Ramdas Babanrao Katekar and one daughter 3) Mrs. Mirabai Sureshrao Talmale later on jointly transferred their aforesaid property comprising All THAT PIECE AND PARCEL of agriculture land belong Survey/Kh. No. 33/2/A, Mauza – Waroda, P. H. 41, Tahsil - Nagpur (Gramin) and District - Nagpur having on area of 0.82 H.R rental Rs. 3.50 yearly, held in occupancy Class -II rights, Khate No. 3 and including all kinds of Tree, Shrug, Passage, right of pathways, water courses and all other easementry rights appurtenant and belonging thereto situated at village Waroda in Tahsil - Nagpur (Gramin) & District - Nagpur by way of Sale to The New Ajinkya Real Estate through Mr. Vivek Vasantrao Kashyap by Registered Sale Deed 2252 dated 29/06/2002. The same of Mr. Vivek Vasantrao Kashyap was muted as per Ferfar No. 546 dated 12/11/2002.

That during the course of time aforesaid land bearing Survey/ Kh. No. 33/2/A of Mouza - Waroda, P. H. 41, Tahsil - Nagpur (Gramin) and District - Nagpur is converted from occupancy Class - II (Bhumidhari rights) to Class - 1 rights (Bhumiswami rights) by the Sub Divisional Officer Nagpur recoded as per the Adhikar Abhilekh dated 11/11/2002.

That the aforesaid owner The New Ajinkya Real Estate through Mr. Vivek Vasantrao Kashyap later on transferred his aforesaid property land admeasuring area 0.41 Hector i.e (1.00 Acre) out of area 0.82 Hector. All THAT PIECE AND PARCEL of agriculture land bearing Survey/ Kh. No. 33/2/A of Mouza - Waroda, P.H. No. 41, Tahsil - Nagpur (Gramin) and District - Nagpur to 1) Mr. Shriram Rambhau Bhange and 2) Kaushalya Shriram Bhange by Sale Deed No. 4044/2014 dated 22/04/2014 registered before Sub - Registrar Nagpur (Gramin). And the same is accordingly recorded in Revenue Record wide Ferfar no. 390 dated 23/05/2014.

That the aforesaid owners namely 1) Mr. Shriram Rambhau Bhange and 2) Kaushalya Shriram Bhange later on transferred their aforesaid Property comprising All THAT PIECE AND PARCEL of agriculture land admeasuring area of 0.41 H. R. bearing Survey/ Kh. No. 33/2/A of Mouza - Waroda, P.H. No. 41, Tahsil - Nagpur (Gramin) and District - Nagpur by way of Sale to MY ASSETS INFRA THROUGH ITS PROPRIETOR MR. MOTILAL JIYALAL CHAUDHARI by Registered Sale Deed dated 11/11/2020

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which is duly Registered in office of joint Sub - Registrar Nagpur (Gramin) in book at sr. no. 7123/2020. The same in accordingly recorded in Revenue Record vide Ferfar no. 811 dated 24/12/2020. As a result therefore the aforesaid MY ASSETS INFRA THROUGH PROPRIETOR MR. MOTILAL JIYALAL CHAUDHARI is now become an exclusive absolute and full owner of the All THAT PIECE AND PARCEL agriculture land admeasuring area of 0.41 H. R. bearing Survey/ Kh. No. 33/2/A, Mouza - Waroda, P.H. No. 41, Tahsil - Nagpur (Gramin) and District - Nagpur heritable and transferable rights therein and the same is accordingly recorded in the Revenue record.

That the aforesaid MY ASSETS INFRA through its Proprietor MR. MOTILAL JIYALAL CHAUDHARI later on decided to develop the aforesaid Land bearing Survey/Kh. No. 33/2/A into a Residential Layout by carving out various Plots of different sizes there for the allotment to various prospective buyers/Purchasers.

THAT, the said MY ASSETS INFRA through its Proprietor MR. MOTILAL JIYALAL CHAUDHARI later on prepared layout on the said Survey/Kh. No. 33/2/A with the intent to use above said property in question for residential purpose later on applied for conversion of the said land from Agricultural use to Non-Agricultural (Residential) use on Considering his request the Collector, Nagpur passes order vide Order No. Ra. Ma. Kra. – 144/NAP-34/Mouza Waroda/Nag Gra./2021-22 out word no./ prastu/ collector/ kavi- 333/2022. Dated 25/02/2022.

Nagpur.

Dated 07/03/2022

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 extract as on date of application for registration - available
2) Mutation Entry No. 811 dated 24/12/2020
3) Search report for 30 years from Taken from Sub-Registrar office at Nagpur Gramin.
4) Any other relevant title. No.
5) Litigations if any- No

Nagpur
Dated : 07/03/2022.

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