



CHALLAN
MTR Form Number-6



GRN	MH001859055202223E	BARCODE			Date	13/05/2022-14:19:48	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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR			Full Name	ADV NISHIGANDHA MASURKAR			
Location	NAGPUR			Flat/Block No.	43 NEAR CHOTA TAJBAG			
Year	2022-2023 From 01/01/1992 To 13/05/2022			Premises/Building	RAGHUJI NAGAR			
Account Head Details		Amount In Rs.		Road/Street	NAGPUR			
0030072201 SEARCH FEE		750.00		Area/Locality	NAGPUR			
				Town/City/District				
				PIN	4 4 0 0 2 4			
				Remarks (If Any)	MOUZA-PANJARI BU PH NO-42 KHASARA NO-131 SEARCH FEE 30 YRS			
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details UNION BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02901792022051354715 510277172		
Cheque/DD No.				Bank Date	RBI Date	13/05/2022-14:20:39 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 :
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दर्तासाठी लागू नाही.
 Mobile No. : 9657913460

Masurkar
Nishigandha Masurkar
 Advocate
 43, Survey Layout, Behind Chota
 Tajbagh, Nagpur-440024(M.S.)
 Mo.9657913460

MRS. NISHIGANDHA MASURKAR

ADVOCATE

OFF :-Block No. 43, Survey Lay out, B/h Chhota Tagbagh, Raghuji Nagar Nagpur - 440024
Mobile No. 9657913460, 9372159257

Format – A

(Circular No. 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Survey/Kh. No. 131 having an area of 2.00 H. R., held in Occupancy Class - 1 Rights, Khate No. 19 (1227) of Mouza – PANJARI (Bujurg), P. H. No. 42, TOGETHERWITH a layout proposed to be carved on the said land to be known and styled as “MAI CITY Phase - VI” Situated at Village – Panjari (Bujurg) 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 Infraventure through its partners following documents i.e.

- 1) ALL THAT piece and parcel of land bearing Survey/Kh. No. 131 having an area of 2.00 H. R., held in Occupancy Class - 1 Rights, Khate No. 19 (1227) of Mouza – Panjari (Bujurg), P. H. No. 42 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as “MAI CITY Phase - VI” situated at Village - Panjari (Bujurg), in Tahsil - Nagpur (Gramin) and District - Nagpur and the said entire layout is bounded as under

On The East :- Survey/ Kh. No. 132

On The West :- Survey/ Kh. No. 141

On The North :- Survey/ Kh. No. 135/2

On The South :- Survey/ Kh. No. 130

Cont...

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2) Document of Ownership of Present Owner :-

Sale Deed at serial No. 10991-2021 Dated 20/08/2021 for Survey/Kh. No. 131 executed by
1) Mr. Pawan S/o Omprakash Chokhani 2) Mr. Pankaj S/o Omprakash Chokhani and
3) Mrs. Kusumlata W/o Omprakash Chokhani in favour of MY ASSETS
INFRAVENTURE through its Partners 1) MR. MOTILAL JIYALAL CHAUDHARI
AND 2) MRS. RUBY MOTILAL CHAUDHARI.

- 3) 7/12 extract issued by Competent Authority dated 29/10/2021 Mutation Entry No. 3624.
- 4) Search report for 30 years from 1992 to 2022 from Records of Registrar's office of last 30 years by paying the necessary search fee Vide Challan GRN No. MH00185905520223E Dated 13/05/2022 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. 131 of Mouza – PANJARI (BUJURG) is MY ASSETS
INFRAVENTURE through its Partners 1) MR. MOTILAL JIYALAL CHAUDHARI
AND 2) MRS. RUBY MOTILAL 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 **2.00 H. R. i.e (4.942 ACRE), AS PER 7/12 EXTRACT, SURVEY/KH. NO. 131, CLASS - 1, JAMA RS. 7.31, KHATE NO. 19 (1227), P. H. NO. 42, MOUZA - PANJARI (BUJURG), TAH. NAGPUR (GRAMIN) DIST. NAGPUR,** along with all kinds if Tree, Shrubs, Passage, right of pathways, anything & everything standing thereon together with all easementary rights like road, dhura, water cause and belonging thereto.

Whereas; originally the aforesaid property belonged to Shri Dr. Suresh Kumar S/o Hariprasad Betheria, Clarke Town, Nagpur as a recorded owner there of being his separate property which has been Transferred and sold out to **1) Shri. Hemant S/o Tulsidas Surjan 2) Smt. Jyoti W/o Hemant Surjan and 3) Shri Devendra S/o Kundanlal Chandak,** resident at Surjan Niwas, Itwari Nagpur by a registered sale deed at Serial No. 2842/2003 Dated 16/07/2003 before the office of Sub registrar 10 Nagpur Rural Dist. Nagpur.

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Whereas; **ALL THAT** aforesaid piece and parcel of land bearing **Khasra No. 131 of Mouja – Panjari (Bujurg), P.H. No. 42, having an area of 2.00 Hectors Land Revenue 7.31 Yearly , Held in Class – 1 Rights, Grampanchayat – Panjari (Buj) In Tashil and Dist Nagpur** have been muted in the name of **1) Shri. Hemant S/o Tulsidas Surjan 2) Smt. Jyoti W/o Hemant Surjan and 3) Shri Devendra S/o Kundanlal Chandak**, by the ferfar karmank no. – **565 dated 18/06/2004**. Thereafter the aforesaid land owners Transferred their aforesaid property comprising of **ALL THAT** piece and parcel of aforesaid land to purchasers **1) Shri Pawan Omprakash Chokhani, 2) Shri Pankaj Omprakash Chokhani and 3) Smt. Kusumlata Omprakash Chokhani** all Resident at Congress Nagar Nagpur by Register Sale Deed at Serial No. 6163/2004 Dated 27/09/2004 in the office of sub- register -10 Nagpur Rural Dist – Nagpur.

Whereas; **ALL THAT** aforesaid piece & parcel of land has been muted in the name of **1) Shri Pawan Omprakash Chokhani, 2) Shri Pankaj Omprakash Chokhani and 3) Smt. Kusumlata Omprakash Chokhani** as the exclusive owners and possessors and became the recorded owner of aforesaid land by as per ferfar kramank no. 1766 on 17/04/2013

WHEREAS; for cogent reasons and good causes the VENDORS have decided to sell the aforesaid Agricultural Field to any interested Purchaser / Buyer and to utilize the Sale Proceeds thereof in its best interest/use; AND Thereafter with intent to sale the aforesaid land the above said owners entered in an agreement to sell with **My Asset Infraventure** through its partners **1) MR. Motilal Jiyalal Chaudhari and 2) Mrs. Ruby Motilal Chaudhari** and the same was registered on 29/07/2021 serial no. 10615/2021 before the office of sub-registrar 7 Nagpur Gramin.

And later on the aforesaid land owners transferred their aforesaid property comprising of **ALL THAT** Piece and Parcel to **My Assets Infraventure** through its partners **1) Mr. Motilal Jiyalal Chaudhari 2) Mrs. Ruby Motilal Chaudhari** by Register Sale Deed at Serial No. 10991/2021 Date 20/08/2021 in the office of sub – registrar Nagpur rural Dist –Nagpur. Later on the name of aforesaid owners have been Muted in the land record as the exclusive & absolute owners and possessions of **ALL THAT** piece and parcel of aforesaid agricultural land as per the Mutation entry no. 3624 date 29/10/2021 as per the 7/12 extract as per recorded in the Revenue records.

That the aforesaid owner **My Assets Infraventure** through its partners partners **1) Mr. Motilal Jiyalal Chaudhari 2) Mrs. Ruby Motilal Chaudhari** later on decided to develop

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the aforesaid land bearing Khasra No. 131 into a residential layout by carving out various prospective buyers / purchasers. Later on My Assets Infrastructure through its partners 1) Mr. Motilal Jiyalal Chaudhari 2) Mrs. Ruby Motilal Chaudhari applied for conversion of the said land from agricultural use to non - Agricultural use and considering the request, the Superintending Engineer NMRDA, Nagpur vide its order dated 14/03/2022 passed temporary order of ka Abhi NMPVP/6757 of the said agricultural Land for non – agricultural use.

Nagpur.

Dated 14/05/2022

FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7/12 extract as on date of application for registration - available
- 2) Mutation Entry No. 3624 dated 29/10/2021
- 3) Search report for 30 years taken from Sub-Registrar office at Nagpur, Gramin.
- 4) Any other relevant title. No.
- 5) Litigations if any- No

Nagpur :

Dated : 14/05/2022

ADVOCATE

Masurkar

MRS. NISHIGANDHA MASURKAR

Nishigandha Masurkar

Advocate

43, Survey Layout, Behind Chota

Tajbagh, Nagpur-440024(M.S.)

Mo.9657913460



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- पांजरी फार्म (५३५८८४)

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

भुमापन क्रमांक व उपविभाग १३१				शेताचे स्थानीक नाव :			
भुधारणा पद्धती भोगवटादार वर्ग-१							
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	१२२७	[घवज.ओमप्रकाश चौखानी	२.००.००	७.३९	]	(३६२४)	कुळाचे नाव व खंड
		[पंकज ओमप्रकाश चौखानी			]	(३६२४)	
अ) लागवड योग्य क्षेत्र		[कुसुमलता ओमप्रकाश चौखानी			]	(३६२४)	इतर अधिकार
जिरायत २.००.००		-----सामाईक क्षेत्र-----	०	०			इतर
मागायत -							आदेश दि.१८/७/२००० नुसार भो.वर्ग १
एकुण	२६६९	माय असेट्स ईन्फ्रास्ट्रक्चर तर्फे भागीदार				(३६२४)	दि.२९/७/२००२ (३३४)
ला.पो. क्षेत्र २.००.००		मोतीलाल जीयालाल चौधरी					इतर
		माय असेट्स ईन्फ्रास्ट्रक्चर तर्फे भागीदार रुबी				(३६२४)	दि.१७/०४/२०१३ खरेदी (१७६६)
		मोतीलाल चौधरी					इतर
ब) पोटखराब क्षेत्र		-----सामाईक क्षेत्र-----	२.००००	७.३९			खरेदी नोंद दि. २३/०९/२०२१ (३६२४)
(लागवड अयोग्य)							
वर्ग (अ) -							प्रलंबित फेरफार : नाही.
वर्ग (ब) -							
एकुण							शेवटचा फेरफार क्रमांक : ३६२४ व दिनांक :
पो.ख.क्षेत्र ०.००.००							२९/१०/२०२१
एकुण क्षेत्र २.००.००							
(अ+ब)							
आकारणी ७.३९							
जुडी किंवा विशेष							
आकारणी							
जुने फेरफार क्र : (५६५) (१७६६) (२७०४)							सीमा आणि भुमापन चिन्हे



या ७/१२ अभिलेख मधील गा.न.नं. ७ (दि. २९/१०/२०२१:११:५१:०२ PM रोजी) व गा.न.नं. १२ (दि. ०८/०३/२०२१:०४:०९:२६ PM रोजी) डिजिटल स्वाक्षरीत केले असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

सूचना: तांत्रिक अडचणी खातर तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्ययावत नाही. यावर फेरफार नोंद क्र. २७०४,३६२४ मंजूर आहे.तसेच गा. न. नं. १२ मध्ये विकाची माहिती देखील अद्ययावत झाली आहे तथापि अद्याप यावबतचा बदल या ७/१२ वर घेण्यात आलेला नाही याची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : २९/०४/२०२२ : १५:२७:१६ PM. वैधता पडताळणीसाठी <https://digitalsatara.mahabhumi.gov.in/dsrf/> या संकेत स्थळावर जाऊन 0909100001171000 हा क्रमांक

असावा

पृष्ठ क्र. १/२



गाव नमुना बारा (पिकांची नोंदवही)														
[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]														
गाव :- पंजरी फार्म (५३५८८४)					तालुका :- नागपूर (ग्रामीण)					जिल्हा :- नागपूर				
भूमापन क्रमांक व उपविभाग १३१														
					पिकांखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
					मिश्र पिकांखालील क्षेत्र			निर्मळ पिकांखालील क्षेत्र						
					घटक पिके व प्रत्येकांखालील क्षेत्र									
वर्ष	हंगाम	खाते क्रमांक			पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
						ह.आर.पी.पी	ह.आर.पी.पी		ह.आर.पी.पी	ह.आर.पी.पी		ह.आर.पी.पी		
२०१८-१९	खरीप											पडळ	२.००००	
२०१९-२०	संपूर्ण वर्ष											चालू पड	२.००००	
२०२०-२१	संपूर्ण वर्ष											चालू पड	२.००००	

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित



Dated Copy



या ७/१२ अभिलेखा मधील गा.न.नं. ७ दि. २९/१०/२०२१:१९:५१:०२ PM रोजी/ व गा.न.नं. १२ (दि. ०८/०३/२०२१:०४:०१:२६ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-सिक्क्याची आवश्यकता नाही.
 सूचना: तांत्रिक अडचणी खातर तलाठी यांचे कक्षील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्ययावत नाही. यावर फेरफार नोंद क्र. २७०४,३६२४ मंजूर आले.तसेच गा. न. नं. १२ मध्ये पिकांची माहिती देखील अद्ययावत झाली आहे तसेच अद्याप अद्ययावतचा बदल या ७/१२ वर घेण्यात आलेला नाही याची कृपया नोंद घ्यावी.
 ७/१२ डाउनलोड दि. : २९/०४/२०२२ : १५:२७:१६ PM. वैधता पडताळणीसाठी <https://digitalsabara.mahabhumi.gov.in/doh/> या संकेत स्वाक्षरीवर जाऊन 0909100001171000 हा क्रमांक

पृष्ठ क्र. २/२

