CHALLAN
MTR Form Number-6

GRN	MH001937566202223E	BARCODE		Date	17/05/2022-10:43:05	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 RUBY CHAUDHARI
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	KH NO 30/K/1 PH NO 41 KHATA NO 1262
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	MAI CITY PHAS VII, MOUZA WARODA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 5 0 1
		Remarks (If Any)	1992 TO 2022
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022051789684	IK0BRLJFF6
Cheque/DD No.		Bank Date	RBI Date	17/05/2022-10:24:48	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

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

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

Print Date 17-05-2022 10:48:40

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 **Khasra/Survey No. 30/K/1 having an area of 0.83 Hectares R., held in Occupancy Class - 1 Rights, Khate No. 1262 of Mouza - WARODA, P. H. No. 41,** along – with standing crops, trees and anything and everything standing thereon together with all easement rights like road, dhura etc TOGETHERWITH a layout proposed to be carved on the said land to be known and styled as **"MAI CITY PHASE - VII" 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 (Name of owner/promoter/developer/company) and following documents i.e.

1) **ALL THAT** piece and parcel of land bearing **Khasra/Survey No. 30/K/1 having an area of 0.83 Hectares R. held in Occupancy Class 1 Rights, Khate No. 1262 of Mouza - Waroda, P. H. No. 41,** along – with standing crops, trees and anything and everything standing thereon together with all easement rights like road, dhura etc. TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"MAI CITY PHASE - VII" situated at Village - Waroda, in Tahsil - Nagpur (Gramin) and District Nagpur** and the said entire layout is bounded as under :-

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Cont....

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

On The East :- Kh. No. 31/1

On The West :- Kh. No. 30 K/2

On The North :- Kh. No. 30 B

On The South :- Kh. No. 29/1

3) Document of Ownership of Present Owner :-

Sale Deed Dated 31/03/2022 for **Khasra/Survey No. 30/K/1 executed by MR. RAJESH HARIBHAU TABHANE in favour of M/S MY ASSETS INFRA** through its proprietor **MR. MOTILAL JIYALAL CHAUDHARI.**

4) 7/12 extract issued by Competent Authority dated 11/05/2022 Mutation Entry No. 1141.

5) Search report for 30 years from 1992 to 2022 from Records of Registrar's office for last 30 years by paying the necessary search fee Vide Challan GRN No. MH001937566202223E Dated 17/05/2022 in the office of Sub- Registrar 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 Khasra/Survey No. 30/K/1 of Mouza - WARODA is **M/S MY ASSETS INFRA through its proprietor MR. MOTILAL JIYALAL CHAUDHARI.**

6) The 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 **0.83 HECTOR, AS PER 7/12 EXTRACT, KHASRA/SURVEY NO. 30/K/1, CLASS - 1, JAMA RS. 3.82, KHATE NO. 1262, P. H. NO. 41, MOUZA – WARODA, TAH. NAGPUR (GRAMIN), DIST. NAGPUR,** along – with standing crops, trees and anything and everything standing thereon together with all easement rights like road, dhura etc. Originally belonged to **LATE SHRI. HARIBHAU TABHANE** who possessed ownership of above land by virtue of registered sale deed bearing No. 1099 dated 30/03/1968 before the sub Register No. 1 Nagpur. After demise of Late **Mr. Haribhau Tabhane his legal hairs 1) Mr. Pramod Haribhau Tabhane And 2) Mr. Rajesh Haribhau Tabhane** has brought on record as per Mutation entry No. 369 according to the 7/12 extract.

Cont...

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'Fortune Empire' Shop No.112,
...or, Beltrodi Road. Nagpur-15

Whereas, among above said co-owner **Mr. Pramod Haribhau Tabhane sold** out his entire undivided share that is half **of All THAT** piece and parcel of agricultural land which come to **admeasuring area 0.83 H.R., out of 1.66 H.R. Khasra No. 30/K/2 Class – 1 Jama Rs. 7.64, Khate No. 620, P.H. No. 41, Mouza Waroda, Tah. Nagpur (Gramin) Dist. Nagpur** along – with standing crops, trees and anything and everything standing thereon together with all easement rights like road, dhura etc **to My Assets Infra through its Proprietor Mr. Motilal Jiyalal Chaudhari by registered Sale Deed dated 15/04/2021 at Sr. No. 6315/2021 book of 1 of Sub – Registrar No. 7, Nagpur (Gramin) on the same day. Later on My Assets Infra through its Propreitor Mr. Motilal Jiyalal Chaudhari** name was muted on land record. As per 7/12 Extract accordingly to Ferfar entry no. 856 on dated 03/06/2021.

Whereas, Mr. Rajesh Haribhau Tabhane become the owner of remaining agriculture land of ALL THAT piece and parcel of agricultural land **admeasuring area 0.83 H.R., Khasra No. 30/K/1, Class – 1, Jama Rs. 3.82, Khate no. 1262, P.H. No. 41, Mouza – Waroda, Tah. – Nagpur (Gramin) Dist. – Nagpur,** along – with standing crops, trees and anything and everything standing thereon together with all easement rights like road, dhura etc as per the 7/12 Extract accordingly to ferfar entry no. 1089 dt. 22/02/2022.

That the aforesaid owner Mr. Rajesh Haribhau Tabhane lateron decided to develop the aforesaid Land bearing Khasra No. 30/K/1 (Part) into a Residential Layout by carving out various Plots of different sizes thereof for the allotment to various prospective buyers/Purchasers. With this intention the aforesaid owner lateron prepared layout on the said Khasra /Survey No. 30/K/1 by carving out various Plots of different sizes therein.

That the aforesaid owner Mr. Rajesh Haribhau Tabhane applied for conversion of the said land from Agricultural use to Non Agricultural (Residential) use and Considering his request the Superintending Engineer of Nagpur Metropolitan Region Development Authority (NMRDA), temporary N. A on vide its Order No. Ka. Abhi. NMPVP/6364 Dated 17/12/2021.

Thereafter the aforesaid owner transferred the agricultural land comprising **ALL THAT** piece and parcel **of agricultural land admeasuring area 0.83 HECTOR, AS PER 7/12 EXTRACT, KHASRA/SURVEY NO. 30/K/1, CLASS - 1, JAMA RS. 3.82, KHATE NO. 1262, P. H. NO. 41, MOUZA – WARODA, TAH. NAGPUR (GRAMIN) DIST. NAGPUR**

Cont…

ADVOCATE
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Floor, Beltrodi Road, Nagpur-15

along – with standing crops, trees and anything and everything standing thereon together with all easement rights like road, dhura etc. by way of sale to **MY ASSETS INFRA through its proprietor MR. MOTILAL JIYALAL CHAUDHARI** by register Sale Deed on 31/03/2022 at Sr. No. 2652/2022 registered in book No. 1 of office of Sub – Registrar No. 7, Nagpur Gramin. The name of aforesaid owner is muted in land record as per the Mutation entry No. – 1141 on dated 11/05/2022.

Nagpur.

Dated 17/05/2022

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 extract as on date of application for registration – available
2) Mutation Entry No. 1141 dated 11/05/2022
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 : 17/05/2022

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

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुधिकरीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- धरोडा (535893) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 30/क/1

भू-धारणा पध्दती : भोगवटादार वर्ग -I शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
आकार एकक : हे.आर.चौ.मी अ) लागवड योग्य क्षेत्र जिरायत 0.83.00 बागायत - एकूण ला. यो. क्षेत्र 0.83.00 ब) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) - एकूण पो.ख 0.00.00 एकूण क्षेत्र (अ+ब) 0.83.00 आकारणी 3.82 मुद्दी किंवा विशेष आकारणी - रद्द फेरफार : (1089)	1261	गाव असंग्रम इको सर्के दो पा मालोमाल त्रिवालाल चौधरी	0.83.00	3.82		(1141)	कुळाचे नाव व खंड इतर अधिकार इतर रजिस्टर इक्क सोडण्यापुढे फे. क्र. 369 दि. 08/10/2013 (1089) खरेदी फे. क्र. 415 दि. 22/01/2009 (1089) खरेदी फे. क्र. 856 दि. 03/06/2021 (1089) इतर खोदी नोंद (1141) प्रासंगिक फेरफार : 1134 शेवटचा फेरफार क्रमांक : 1141 व दिनांक : 11/05/2022 शेरा आणि भूमापन किंमत

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुधारीत ठेवणे) नियम,१९७१ यातील नियम २१]

गाव :- धरोडा (535893) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 30/क/1

			पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र						
			घटक पिके व प्रत्येकाखालील क्षेत्र											
वर्ष	हंगाम	खाता क्रमांक				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	*१	*५	*६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		

टीप : *१ - पिकाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये भिळाले."
दिनांक :- 11/05/2022
सार्वजनिक क्रमांक :- 27090009010867000052022144

Barkel 11/05/2022

(नाव :- रोहिणी पुरुषोत्तम बारकर)
तलाठी साझा :- धरोडा :- नागपूर (ग्रामीण) वि :-नागपूर

ग्राम अधिकारी
सा.क्र.....तह. नाग (ग्रा.)

वर्ष:2021-22

गाव नमुना आठ-अ
धारण जमिनींची नोंदवही (कृषिक)
(आसामीवार खतावणी -- जमाबंदी पत्रक)

5/11/2022

गाव: बगोडा | तालुका: नागपूर (ग्रामीण) | जिल्हा: नागपूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर		
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)			जि.प.	ग्रा. प.	
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक 1261	माय असेट्स इंफ्रा तर्फे प्रो प्रा मोतीलाल जियालाल चौधरी .								
व्यक्तिगत खातेदार	30/क/1	0.83.00	0.0000	0.83.00	3.82	0	0	0	3.82
	एकूण	**0.83.00**	**0.0000**	**0.83.00**	**3.82**	**0**	**0**	**0**	**3.82**

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 11/05/2022
सांकेतिक क्रमांक :- 27090009010867000051022245

(नाव :- रोहिणी पुंडलिक बोरकर)
तलाठी साझा :- ता :- नागपूर (ग्रामीण) जि :-नागपूर

वर्ष:2021-22

गाव नमुना आठ-अ
धारण जमिनींची नोंदवही (कृषिक)
(आसामीवार खतावणी -- जमाबंदी पत्रक)

5/11/2022

गाव: बगोडा | तालुका: नागपूर (ग्रामीण) | जिल्हा: नागपूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर		
		(आर.चौ.मी)	(आर.चौ.मी)	(आर.चौ.मी)			जि.प.	ग्रा. प.	
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक 1261	माय असेट्स इंफ्रा तर्फे प्रो प्रा मोतीलाल जियालाल चौधरी .								