



CHALLAN
MTR Form Number-6



GRN MH00639496020223E		BARCODE		Date 13/08/2022-13:40:56		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 NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		ADV AMOL B DAREKAR	
Location NAGPUR							
Year 2022-2023 From 12/08/2007 To 13/08/2022				Flat/Block No.		MOUZA DONGARGAON KH NO 30	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			325.00	Road/Street		TAH NAGPUR RURAL	
				Area/Locality		2.82 H.R.	
				Town/City/District			
				PIN		4 4 1 1 0 8	
				Remarks (If Any)			
Total			325.00	Amount In		Three Hundred Twenty Five Rupees Only	
				Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332022081311758	2761598108
Cheque/DD No.				Bank Date	RBI Date	13/08/2022-13:42:34	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
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 चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9767776789



AMOL DAREKAR, ADVOCATE

OFF: A-17, "Indra- Uma" Apt., 27, Corporation Colony, Nagpur-33.PH.NO. – 9767776789, 8275290741.

FORMAT –A
(Circular No:-28 / 2021)

To,
Maha Rera
Nagpur.

LEGAL TITLE REPORT.

Sub : – Title clearance certificate with respect to Plot / Khasra / Survey No 30, Situated at MOUZA – DONGARGAON, P.S.K. 73 having an area of 2.82 Hectares, Rental Rs. 3.59 paise Yearly, held in Class – 1 Rights, in Tahsil – Nagpur (Rural) and District – NAGPUR (Here in after referred as the said plot)

I have investigated the title of said Plot/ Khasra/ Survey on the request of M/S WAGHMARE DEVELOPERS THROUGH ITS PROPRIETOR SHRI PANKAJ S/o CHANDRAKANT WAGHMARE, Aged about 42 years, Occupation - Business, Resident of Plot No. 11, New Ambazari Layout, North Ambazari Road, Nagpur – 440 012, and following documents i.e.

1) Description Of The Property:-

All those piece and parcel of agriculture land bearing Plot / Khasra / Survey No 30, Situated at MOUZA – DONGARGAON, P.S.K. 73 having an area of 2.82 Hectares, Rental Rs. 3.59 paise Yearly, held in Class – 1 Rights, in Tahsil – Nagpur (Rural) and District – NAGPUR and Same land bounded as under:

TO THE EAST	- BY RAILWAY LINE
TO THE WEST	- Khasra NO. 22
TO THE NORTH	- Khasra NO. 31 & 32
TO THE SOUTH	- Khasra NO. 27, 26 & 29



2) The Documents of allotment of the plot.

- 1) Copy of 7/12 extract in the name of **M/S WAGHMARE DEVELOPERS THROUGH ITS PROPRIETOR SHRI PANKAJ S/o CHANDRAKANT WAGHMARE**
- 2) Copy of sale deed dated 21.06.2022.
- 3) N.A. Orders dated 30.06.2022.
- 4) Layout Sanction Plans & Development Agreement From NMRDA
Dated 29.07.2022

3) 7/12 extract of property card issued by Talathi of Mouza shankarpur dated 13.07.2022 as per mutation entry number 3559
Dated 13.07.2022.

4) Search report for 15 years from 12.08.2007 to 13.08.2022

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that the title of **M/S WAGHMARE DEVELOPERS THROUGH ITS PROPRIETOR SHRI PANKAJ S/o CHANDRAKANT WAGHMARE** .is clear,marketable and without any encumbrances.



OWNER OF THE LAND

M/S WAGHMARE DEVELOPERS THROUGH ITS PROPRIETOR SHRI PANKAJ S/o CHANDRAKANT WAGHMARE. Plot / Khasra / Survey No 30, Situated at MOUZA – DONGARGAON, P.S.K. 73 having an area of 2.82 Hectares, Rental Rs. 3.59 paise Yearly, held in Class – 1 Rights, in Tahsil – Nagpur (Rural) and District – NAGPUR

3. The report reflecting the flow of the title of the **M/S WAGHMARE DEVELOPERS THROUGH ITS PROPRIETOR SHRI PANKAJ S/o CHANDRAKANT WAGHMARE.** on the said land is enclose herewith as annexure .

4. I have verified the entire documents placed before me in respect of the aforesaid property and closed impected the record available in the office of Sub-registrar Nagpur Gramin No 10, wherein the link of the said property is established. That after the online search taken by me and also on the basis of records which were made available to me and the entries therein, I can say that title



of M/S WAGHMARE DEVELOPERS, a proprietary Concern, having its office at Nagpur and acting through its Proprietor, MR. PANKAJ CHANDRAKANT WAGHMARE to the said property and plots therein is/are clear and marketable.

5. THIS REPORT IS GIVEN SUBJECT TO THE FOLLOWING QUALIFICATIONS:

- (i) I have presumed that the documents perused by me and shown to me is final and has not been amended or modified in any manner.
- (ii) This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary;
- (iii) This opinion does not cover any litigation, suits etc. filed in any court save and except the case/s which has been brought to my notice in respect of the Said Property.
- (iv) There is no addition/correction/modification made by hand in this entire report at any place.

Nagpur

Date: - 19/08/2022


19/08/2022
(AMOL DAREKAR)
ADVOCATE.



FORMAT - A

(Circular No:-28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) 7/12 extract / P.R Card as on date of application for registration.
- 2) Mutation entry No 3559.Dated 17.07.2022.
- 3) Search report for 13 years from 12.08.2007 to 13.08.2022 taken from Sub Registrar Office Nagpur gramin.
- 4) Any other relavant title .
- 5) Litigation if any.

