

MH006316747202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Aug 2022	Receipt	Receipt no.: 1112517779
Name of the Applicant : Akash Madhukarrao Raut		
Details of property of which document has to be searched :		Dist :Nagpur Village :Hingana Ta.sa.kra.49 S.No/CTS No/G.No. : 199
Period of search :		From :2002 To :2022
Received Fee :		525
The above mentioned Search fee has been credited to government vide GRN no :MH006316747202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		


(Akash Raut)
Advocate



CHALLAN
MTR Form Number-6



GRN	MH000216747202223E	BARCODE	11/06/2022-15:21:35		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Search Fee	TAX ID / TAN (If Any)			
	Other Items	PAN No.(If Applicable)			
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name	Akash Madhukarrao Raut	
Location	PUNE		Flat/Block No.		
Year	2022-2023 One Time		Premises/Building		
Account Head Details	Amount in Rs.	Road/Street			
0030072201 SEARCH FEE	525.00	Area/Locality			
		Town/City/District			
		PIN			
		Remarks (If Any)			
		Amount in	Five Hundred Twenty Five Rupees Only		
Total	525.00	Words			
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	69103332022081114004	2761314334	
Cheque/DD No.	Bank Date	RBI Date	11/06/2022-15:22:58	Not Verified with RBI	
Name of Bank	Bank-Branch		IDBI BANK		
Name of Branch	Scroll No. , Date		Not Verified with Scroll		

Department ID : 819785511

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

सदर चलन "टाइम ऑफ पेमेंट" मध्ये नसतुन कारणास्तोष राहणु आहे. इतर कारणास्तोष किंवा नोंदणी न करता राज्य दस्तऐवजी राहणु नाही.

Mobile No. : 9823708504

FORMAT - A
(CIRCULAR NO.28/2021)

To,
Maha RERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to ALL THAT piece and parcel of property bearing Khasra/Survey No.199, 200, 201, 203, total admeasuring about 3.30 H.R., (33000 Sq. Mtr.), P.H. No.49, situated at **Mouza - Hingna**, Tahsil - Hingna, District - Nagpur. (hereinafter referred as the said plot)

I have investigated the title of the said Plot on the request of 1) SHRI SHARAD SHESHRAOJI DLAVI, 2) SHRI SHYAMRAO DEORAOJI KALE, 3) SHRI DHANRAJ GANPATRAO BABDE, and following documents i.e :-

1) Description of Property

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of property bearing Khasra/Survey No.199, 200, 201, 203, total admeasuring about 3.30 H.R., (33000 Sq. Mtr.), P.H. No.49, situated at **Mouza - Hingna**, Tahsil - Hingna, District - Nagpur, and the same is bounded as under:

Boundary of Khasra No.199

ON THE EAST	-	KHASRA NO.200 (OLD 219, 220)
ON THE WEST	-	KHASRA NO.203 (OLD 217)
ON THE NORTH	-	GOVT. PLACE
ON THE SOUTH	-	KHASRA NO.196

Boundary of Khasra No.200

ON THE EAST	-	KHASRA NO.201
ON THE WEST	-	KHASRA NO.199
ON THE NORTH	-	GOVT. PLACE
ON THE SOUTH	-	KHASRA NO.196

Boundary of Khasra No.201

ON THE EAST	-	KHASRA NO.198, 202
ON THE WEST	-	KHASRA NO.200
ON THE NORTH	-	PANDHAN
ON THE SOUTH	-	KHASRA NO.196

Boundary of Khasra No.203

ON THE EAST	-	KHASRA NO.199 (OLD 218)
ON THE WEST	-	KHASRA NO.197 (OLD 216)
ON THE NORTH	-	GOVT. PLACE
ON THE SOUTH	-	KHASRA NO.196

2) The documents of allotment of plot.

1. That, 1) Shri Sharad Sheshraoji Dlavi, 2) Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, are absolute owner of Khasra/Survey No.199, 200, 201, 203, total admeasuring about 3.30 H.R., (33000 Sq. Mtr.) situated at **Mouza - Hingna, P.H. No.49, Tahsil - Hingna, District - Nagpur** and their names are mutated in 7/12 extract (property card).
2. That, during the search I found that the originally the said 1) Shri Sharad Sheshraoji Dlavi, 2) Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, has purchased the entire Khasra No.199, admeasuring 0.27 H.R. out of total land 0.81 H.R. from 1) Smt. Satyabhama Wamanrao Modak and 2) Akash Ramkrushna Nagrare, Both R/o. Nagpur, vide Sale Deed dated 28-12-2020, registered at Serial No.7931/2020, before Sub-Registrar, Hingna, and 1) Shri Sharad Sheshraoji Dlavi, 2) Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, has purchased the entire Khasra No.199, admeasuring 0.54 H.R. out of total land 0.81 H.R. from 1) Akash Ramkrushna Nagrare, 2) Smt. Panchafula Fakirchand Moon, Both R/o. Nagpur, vide Sale Deed dated 18-11-2020, registered at Serial No.6325/2020, before Sub-Registrar, Hingna. Hence now aforesaid owners became the Owner of entire Khasra No.199, total admeasuring 0.81 H.R.
3. That, apart from this 1) Shri Sharad Sheshraoji Dlavi, 2) Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, has purchased the entire Khasra No.200, admeasuring 0.87 H.R. from 1) Smt. Prabha Ramdas Ganvir and 2) Shridhar Govinda Nagrare, Both R/o. Nagpur, vide Sale Deed dated 18-09-2020, registered at Serial No.4066/2020, before Sub-Registrar, Hingna,
4. That, Further 1) Shri Sharad Sheshraoji Dlavi, 2) Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, has purchased the entire Khasra No.201, admeasuring 0.81 H.R. from 1) Ramesh Govinda Nagrare, 2) Bhimrao Govinda Nagrare, Both R/o. Nagpur, vide Sale Deed dated 01-09-2020, registered at Serial No.3737/2020, before Sub-Registrar, Hingna,
5. That, again 1) Shri Sharad Sheshraoji Dlavi, 2) Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, has purchased the entire Khasra No.203, admeasuring 0.81 H.R. from 1) Charandas Sahdeo Nagrare, 2) Smt. Kamal Urkuda Kasture, 3) Premdas Sahdeo Nagrare, Both R/o. Nagpur, vide Sale Deed dated 13-11-2020, registered at Serial No.6278/2020, before Sub-Registrar, Hingna,
6. That, in this way 1) Shri Sharad Sheshraoji Dlavi, 2) Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, became the owner of Khasra No.199, 200, 201, 203 and according they submitted the said Khasra No.199, 200, 201, 203 for conversion from Agricultural Land to non-Agricultural for Residential use and accordingly the said land is converted to Non-Agriculture Residential use, by the Hon'ble Tahsildar & Taluka

Magistrate, Hingna, Dist-Nagpur, has issued the Order vide its Order Kavi. No.1482/2022, Ra.Ma.Kr.38/N.A.P.-34/2021-2022, dated 05-08-2022. The Nagar Panchayat Authority/Competent Authority, has finally approved the Layout Plan on 13-07-2022 and issued the letter No.1200/2022.

3) Search report from 2002 to 2022

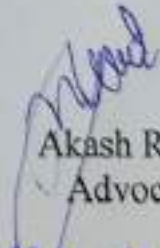
525/- on perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of 1) **SHRI SHARAD SHESHRAOJI DLAVI**, 2) **SHRI SHYAMRAO DEORAOJI KALE**, 3) **SHRI DHANRAJ GANPATRAO BABDE**, is clear, marketable and without any encumbrances. (if any encumbrances please mention in separate sheet)

Owner of the land

- (1) 1) **SHRI SHARAD SHESHRAOJI DLAVI**, 2) **SHRI SHYAMRAO DEORAOJI KALE**, 3) **SHRI DHANRAJ GANPATRAO BABDE**, are owners of ALL THAT piece and parcel of property bearing Khasra/Survey No.199, 200, 201, 203, total admeasuring about 3.30 H.R., (33000 Sq. Mtr.), P.H. No.49, situated at **Mouza – Hingna**, Tahsil – Hingna, District – Nagpur.
- (2) Qualifying comments/remarks if any- No
3/- The report reflecting the flow of the title of the 1) **SHRI SHARAD SHESHRAOJI DLAVI**, 2) **SHRI SHYAMRAO DEORAOJI KALE**, 3) **SHRI DHANRAJ GANPATRAO BABDE**, on the said land is enclosed herewith as annexure

Encl : Annexure.

Date: 18/08/2022


Akash Raut
Advocate
(Akash Raut)
Advocate