

SANDEEP R. SONTAKKE

ADVOCATE

Apartment No. 6/203, Third
Floor, Swaraj Apartment-6, Plot No.
6, Swaraj Nagar, Opp. Central Bank,
Omkar Nagar, Cement Road,
Nagpur - 440027.

Mob. No. 9850317071

Email Id. sandeepsontakke@gmail.com

FORMAT – A

(Circular No.:- 28/2021)

To

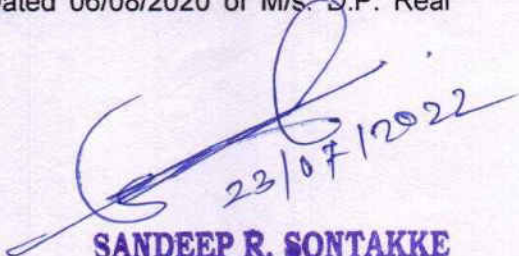
MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey/Khasra No. 3/2 Mouza :
CHICHOLI, P.S.K. 4, Khate No. 358, situated at Chicholi, Nagpur, Tahsil :
NAGPUR (RURAL) and District : NAGPUR, (hereinafter referred as the said
"Plot ")

I have investigated the title of the said plot on the request of M/S. D.P. Real
Estate, And Acting Through Its Partners 1) Shri Chandrakant Vasantrao Daware,
& 2) Mrs. Chhaya Chandrakant Daware, and following documents i.e. :-

- 1) Description of the property - ALL THAT Piece and Parcel of Non Agricultural
land comprising 0.68 Hectares (i.e. 6800 Sq. Mtrs.), bearing Survey/Khasra No.
3/2, Land Revenue Rs. 680/- Yearly, held in Bhogwatdar Class-1 Rights of
Mouza : CHICHOLI, P.S.K. 4, Khate No. 358, situated at Village : Chicholi, within
the limits of Grampanchayat : Chicholi in Tahsil : NAGPUR (RURAL) and District
: NAGPUR
- 2) The documents of allotment of plot -
 - (a) N.A. Order for Khasra/Survey No. 3/2 Dated 10/05/2022 issued by Collector,
Nagpur.
 - (b) 7/12 Extract of Khasra/Survey No. 3/2 of Mouza : Chicholi.
 - (c) Certificate of Registration of M/s. D.P. Real Estate Dated 10/09/2015.
 - (d) Deed of Partnership of M/s. D.P. Real Estate Dated 05/05/2015.
 - (e) Sale Deed of Khasra/Survey No. 3/2 Dated 06/08/2020 of M/s. D.P. Real
Estate.
 - (f) Sketch of Kh. No. 3/2.


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- 3) 7/12 extract issued by Gram Adhikari, Tahsil Nagpur (Rural) mutation Entry No. 816.
 - 4) Search report for 30 Years from 1993 to 2022 by depositing necessary Search Fees online with the concerned Department vide GRN No. MH005416592202223E Dated 23-07-2022 The Original Receipt is enclosed herewith for your ready reference.
- 2) 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 M/S. D.P. Real Estate, And Acting Through Its Partners 1) Shri Chandrakant S/O Vasantrao Daware, & 2) Mrs. Chhaya W/O Chandrakant Daware is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

- (1) Survey/Khasra No. 3/2 Mouza : CHICHOLI, P.S.K. 4, Khate No. 358, situated At Chicholi, Nagpur, Tahsil : NAGPUR (RURAL) and District : NAGPUR.
 - (2) Qualifying comments/remarks if any Clear Title.
- 3) The report reflecting the flow of the title of the M/S. D.P. Real Estate, And Acting Through Its Partners 1) Shri Chandrakant S/O Vasantrao Daware, & 2) Mrs. Chhaya W/O Chandrakant Daware on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 23-07-2022


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Nagar, Opp. Central Bank, Omkar Nagar,
Cement Road, Nagpur -440027.**

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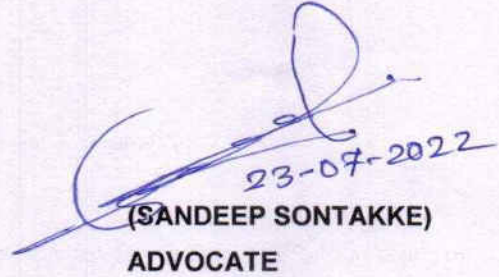
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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 816.
- 3) Search report for 30 years from 1993 till 2022 Taken from Sub-Registrar' office Nagpur No. 10
- 4) Any other relevant title.
- 5) Litigations if any. No litigations found.

Date: 23-07-2022


23-07-2022
(SANDEEP SONTAKKE)
ADVOCATE

**SANDEEP R. SONTAKKE
ADVOCATE**



CHALLAN
MTR Form Number-6



GRN MH005416592202223E		BARCODE		Date 23/07/2022-16:33:01		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)		DFLPS8710C	
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		ADV SANDEEP SONTAKKE	
Location NAGPUR							
Year 2022-2023 From 23/07/1993 To 23/07/2022				Flat/Block No.		6/203	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street SWARAJ NAGAR		
					Area/Locality NAGPUR		
					Town/City/District		
					PIN 4 4 0 0 2 7		
					Remarks (If Any)		
					Mouza CHICHOLI P S K 4 Khasra No 3/2 Khate No 358 Tahsil NAGPUR		
					RURAL and District NAGPUR		
Total			750.00		Amount In Words Seven Hundred Fifty Rupees Only		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				69103332022072314040		2757965076	
Cheque/DD No.				Bank Date		RBI Date	
				23/07/2022-16:34:18		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

Mobile No. : 9850317071

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

(Signature)
23/07/2022
SANDEEP R. SONTAKKE
ADVOCATE