CHALLAN
MTR Form Number-6

GRN	MH006905512022231P	BARCODE		Date	25/08/2022-20:19:30	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 Utpal Umathe
Location	NAGPUR		
Year	2022-2023 From 01/04/2022 To 31/03/2023	Flat/Block No.	-
Account Head Details	**Amount In Rs.**	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	-
		Area/Locality	Reshimbag Nagpur
		Town/City/District	
		PIN	4 4 0 0 0 9
		Remarks (If Any)	
		Mouza Rui Tah Nagpur Gramin Dist Nagpur Kh. No. 1/1 Part area 0.6	
		H.R. Year 1993 to 2022 30 Years	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502022082504472	4610340663823
Cheque/DD No.		Bank Date	RBI Date	25/08/2022-20:21:36	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		1010152 , 30/08/2022	

Department ID : Mobile No. : 9881231220

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 करावयाच्या दस्तासाठी लागू नाही.

SHRI UTPAL UMATHE

L.L.B.
Advocate

Bar Council
Registration
No.MAH/2033/2015

Office & Resi. : Plot No. 240, Near Dewanjali Appt. beside Bharat Gas Agency,
Reshimbag, Nagpur-440009, Mob. 9881231220, email : umatheutpal42@gmail.com

25/08/2022

To,

MahaRERA,

LEGAL TITLE REPORT

Sub :- Title Clearance Certificate with respect to **Khasara No. 1/1(part),** containing by admeasuring land area **0.63 Hector** of **MOUZA : RUI, land revenue Assessments Rs. 5.95 yearly with Occupant Class I rights,** P.H. NO. 41, within the limit of Grampanchayat Rui, Tahsil Nagpur Gramin and District Nagpur (hereinafter referred as the said land)

I have investigated the title of the plot on the request of **SHRI NILESH NILKANTHRAO NAIK and following documents i.e. –**

1) **Description of property :-**

ALL THAT piece and parcel of land bearing **Khasra No. 1/1(Part),** containing by admeasuring land area **0.63 Hector out of total land area 1.00 Hector** of **MOUZA : RUI, land revenue Assessments Rs. 5.95 yearly with Occupant Class I rights,** P.H. NO. 41, within the limit of Grampanchayat Rui, Tahsil Nagpur Gramin and District Nagpur. The said property bounded as under :

EAST	:	18.00 Mtr. wide Road
WEST	:	Khasra No. 2
NORTH	:	Portion of Khasra No. 1/1(Part)
SOUTH	:	Khasra No. 1/2

Togetherwith all crops, plants, trees, water courses, lights, easementary rights and hereditaments thereof.

2) Particular of the title deeds, documents and papers submitted to me.

a) Xerox copy of 7/12 Extract and relevant mutation entries.

b) Xerox copy of Sale Deed dated 04/11/2006 at Serial No. 6001 in SRO-7, Nagpur of **Mr. Nilesh Nilkanthrao Naik.**

c) Xerao copy of Correction Deed dated 31/10/2007 at Serial No. 5180 in SRO-10, Nagpur of Mr. Nilesh Nilkanthrao Naik.

3) Search report for 30 years from years 1993 to 2022.

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 following owner is clear, marketable and without any encumbrances.

Owner of the land
SHRI NILESH NILKANTHRAO NAIK

3/- The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl. : Annexure

Dated 25/08/2022

Utpal S. Umathe
Advocate
Adv. Utpal Umathe
Mob 9881231220

SHRI UTPAL UMATHE

L.L.B.
Advocate

Bar Council
Registration
No.MAH/2033/2015

Office & Resi. : Plot No. 240, Near Dewanjali Appt. beside Bharat Gas Agency, Reshimbag, Nagpur-440009, Mob. 9881231220, email : umatheutpal42@gmail.com

25/08/2022

ANNEXURE

(FLOW OF THE TITLE OF THE SAID LAND)

1. It appears from the records that, the originally the said property of MOUZA RUI, KHASARA NO. 1, Total area 1.81 H.R. belonged to Shri Mahadeo Shankarrao Naik.

2. It appears from the records that, Shri Mahadeo Shankarrao Naik had died on 03/04/1961 at Nagpur and his wife Bhagubai Mahadeo Naik died at Nagpur leaving behind him following legal heirs.

a.	Shri Ramkrushna Mahadeo Naik	Son
b.	Shri Nilkanth Mahadeo Naik	Son (died)
c.	Shri Suresh Mahadeo Naik	Son (died)
d.	Smt. Jijabai Gajananrao Vaidya	Daughter
e.	Smt. Chandraprabha Bhimrao Ganvir	Daughter

3. It appears from the records that, Shri Nilkanth Mahadeo Naik had died on 20/12/1972 at Nagpur leaving behind him following legal heirs.

a.	Smt. Sulochana Nilkanthrao Naik	wife
b.	Shri Yashvant Nilkanthrao Naik	Son
c.	Shri Satish Nilkanthrao Naik	Son
d.	Shri Nilesh Nilkanthrao Naik	Son
e.	Sau. Vanita Suresh Rahate	Daughter
f.	Sau. Vandana Rupchand Dhopte	Daughter
g.	Sau. Vijaya Rajendra Meshram	Daughter

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Mob. 9881231220

4. It appears from the records that, Shri Suresh Mahadeo Naik had died on 30/04/1997 at Nagpur leaving behind him following legal heirs.

a.	Smt. Sushila Suresh Naik	wife
b.	Shri Ajay Suresh Naik	Son

As a result therefore the name of legal heirs of Shri Mahadeo Shankarrao Naik recorded in the 7/12 Patwari records as follows.

a. Shri Ramkrushna Mahadeo Naik
b. Smt. Jijabai Gajananrao Vaidya
c. Smt. Chandraprabha Bhimrao Ganvir
d. Smt. Sulochana Nilkanthrao Naik
e. Shri Yashvant Nilkanthrao Naik
f. Shri Satish Nilkanthrao Naik
g. Shri Nilesh Nilkanthrao Naik
h. Sau. Vanita Suresh Rahate
i. Sau. Vandana Rupchand Dhopte
j. Sau. Vijaya Rajendra Meshram
k. Smt. Sushila Suresh Naik
l. Shri Ajay Suresh Naik

5. It appears from the records that, the Party No. 1 Shri Ramkrushna Mahadeo Naik, Party No. 2 (a). Smt. Sulochana Nilkanthrao Naik (b) Shri Yashvant Nilkanthrao Naik, (c) Shri Satish Nilkanthrao Naik, (d) Shri Nilesh Nilkanthrao Naik, (e) Sau. Vanita Suresh Rahate, (f) Sau. Vandana Rupchand Dhopte (g) Sau. Vijaya Rajendra Meshram, Party No. 3 (a) Smt. Sushila Suresh Naik, (b) Shri Ajay Suresh Naik, Party No. 4 Smt. Jijabai Gajananrao Vaidya & Party No. 5 Smt. Chandraprabha Bhimrao Ganvir had executed and registered a Partition Deed dated 05/09/2000 which is duly registered in the office of Sub Registrar Nagpur.

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6. It appears from the records that, the Party No. 1 Shri Ramkrushna Mahadeo Naik has become absolute owner of land admeasurement area 0.19 H.R. out total land area 1.81 H.R. Thus Party No. 2 (a) Smt. Sulochana Nilkanthrao Naik (b) Shri Yashvant Nilkanthrao Naik, (c) Shri Satish Nilkanthrao Naik, (d) Shri Nilesh Nilkanthrao Naik, (e) Sau. Vanita Suresh Rahate, (f) Sau. Vandana Rupchand Dhopte (g) Sau. Vijaya Rajendra Meshram have become absolute owner of land admeasurement area 0.45 H.R. out total land area 1.81 H.R. And thus the Party No. 3 (a) Smt. Sushila Suresh Naik, (b) Shri Ajay Suresh Naik has become absolute owner of land admeasurement area 0.45 H.R. out total land area 1.81 H.R. And thus Party No. 4 Smt. Jijabai Gajananrao Vaidya has become absolute owner of land admeasurement area 0.36 H.R. out total land area 1.81 H.R. And thus Party No. 5 Smt. Chandraprabha Bhimrao Ganvir has become absolute owner of land admeasurement area 0.36 H.R. out total land area 1.81 H.R.

7. It appears from the records that, the land owners (a) Smt. Sulochana Nilkanthrao Naik (b) Shri Yashvant Nilkanthrao Naik, (c) Shri Satish Nilkanthrao Naik, (d) Sau. Vanita Suresh Rahate, (e) Sau. Vandana Rupchand Dhopte (f) Sau. Vijaya Rajendra Meshram (g) Smt. Sushila Suresh Naik, (h) Shri Ajay Suresh Naik (i) Smt. Jotsana Alias Jijabai Gajananrao Vaidya have sold the said land area 0.81 H.R. in favour of Shri Nilesh Nilkanthrao Naik vide a Registered Sale Deed dated 04/11/2006 which is duly registered in the office of Sub Registrar No. 7, Nagpur at Serial No. 6001 on even date.

8. It appears from the records that, the land owners (a) Smt. Sulochana Nilkanthrao Naik (b) Shri Yashvant Nilkanthrao Naik, (c) Shri Satish Nilkanthrao Naik, (d) Sau. Vanita Suresh Rahate, (e) Sau. Vandana Rupchand Dhopte (f) Sau. Vijaya Rajendra Meshram (g) Smt. Sushila Suresh Naik, (h) Shri Ajay Suresh Naik (i) Smt. Jotsana Alias Jijabai Gajananrao Vaidya have executed and registered a Correction Deed in favour of Shri Nilesh Nilkanthrao Naik vide a registered Correction Deed dated 31/10/2007 which is duly registered in the office of Sub Registrar No. 10, Nagpur Gramin at Serial No. 5180 on even date for land area 0.63 H.R. in place of land area 0.81 H.R.

9. It appears from the records that, the name of the land owner **Shri Nilesh Nilkanthrao Naik has recorded in the 7/12 Parwari Records as per the order of Hon' Court of Tahsildar Nagpur Rural vide its Rev. Case No. 18/RTS-64/2006-2007, order passed on 22/11/2007 in Khasra No. 1/1, land area 0.63 H.R. out of land area 1.00 H. R.**

4. That I have taken the search in respect of the abovesaid property mentioned above in the office of Sub Registrar No. 2 Nagpur by inspecting the evidence of the Search Fee for the period of **1993 to 2022 (i.e. 30 Years)** by paying the necessary Search Fees in the followings.

1993 to 2022 (30 Years) by paying the necessary search fee of Rs. 375/- on 25/08/2022 vide E Challan No. MH006905547202223P and no any adverse entries are found.

OPINION

Considering all the above mentioned facts and after perusal of above mentioned, I am of the opinion that, the title of **SHRI NILESH NILKANTHRAO NAIK to Khasra No. 1/1(Part),** containing by admeasuring land area **0.63 Hector out of total land area 1.00 Hector** of **MOUZA : RUI, land revenue Assessments Rs. 5.95 yearly with Occupant Class I rights,** P.H. NO. 41, within the limit of Grampanchayat Rui, Tahsil Nagpur Gramin and District Nagpur is good, clear and marketable.

Nagpur
Dated : 25/08/2022

Utpal S. Umathe
Advocate
Adv. Utpal Umathe
Mob. 9881231220