



CHALLAN
MTR Form Number-6



GRN MH009999603202223E		BARCODE 		Date 02/11/2022-08:45:26		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) AEUPJ9961K			
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name ADV RAM JOSHI			
Location NAGPUR				Flat/Block No. 108 RAJENDRA NAGAR			
Year 2022-2023 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street HINGNA ROAD			
0030072201 SEARCH FEE			750.00	Area/Locality NAGPUR			
				Town/City/District			
				PIN 4 4 0 0 1 6			
				Remarks (If Any)			
				KH NO 55A MOUZA JAMTHA TAH NAGPUR GRAMIN DIST NAGPUR			
				Amount In Seven Hundred Fifty Rupees Only			
				Words			
Total			750.00				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332022110210732 2774960972	
Cheque/DD No.				Bank Date	RBI Date	02/11/2022-08:46:48 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. : 9422111235

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

RAM A. JOSHI
ADVOCATE

Address: F-2, P. No. 43, Ganesh Jyoti Apartment,
Ring Road, Kotwal Nagar, Nagpur – 440022
Tel # 0712- 2956761, Cell # 9422111235
E-mail – advramjoshi@gmail.com

FORMAT – A
(Circular No.:- 28/2021)

To
Maharashtra Real Estate Regulatory Authority
Office At: Administrative Building, 1st Floor
Adjacent to Udyog Bhavan, Civil Lines,
Nagpur- 440001

LEGAL TITLE REPORT

SUB : Title clearance certificate with respect to ALL THAT Piece and Parcel of Non Agricultural land at Kh. No. 55A admeasuring about 1.00 H.R. Jama Rs. 12.40 in Bhowarg – 1, Khate No. 289 situated at Mouza – Jamtha, P.H No. 42, Gram Panchayat Jamtha, Tahsil Nagpur Gramin & Dist – Nagpur alongwith all trees, crops, approach road etc. (Hereinafter referred to as "THE SAID PROPERTY")

I have investigated the title of Kh.No. 55A on the request of **SHRI NIKHIL S/O.PRAKASH CHAPLE**, a Proprietor of Firm M/s Prasanna Developers, and following documents i.e.:-

- (1) **THAT**, aforesaid Firm are the absolute owners of ALL THAT piece and parcel of Agricultural land bearing Khasra No.55A, total admeasuring 1.00 Hectares of **Mouza JAMTHA**, Patwari Halka No. 42, of Class – I Occupancy Rights, Land Revenue Rs. 4.80/- , Tahsil Nagpur (Rural) , District Nagpur.
- (2) **THAT**, earlier as per the old 7/12 records (Adhikar Abhilekh) Shri Moreshwar Marotrao Dhage and 3 others were the absolute owners of Kh. No. 40, 41, 42, 43, 44 & 45 totally admeasuring about 4.05 H.R. and after Amalgamation the aforesaid land got renumbered as Kh. No 55 totally admeasuring about 4.10 H.R.
- (3) **THAT**, said Shri Moreshwar Marotrao Dhage, Ku. Sangeeta Moreshwar Dhage, Sou. Sharda (baby) Moreshwar Dhage, Ku. Madhuri Moreshwar Dhage, gifted the said total land at Kh. No. 55 (earlier numbered as 55/1, 55/2, 55/3, 55/4) admeasuring about 4.10 H.R to Shri Raju Marotrao Dhage which is noted at No. 119 dated 04/12/1986 and since then the said property belongs to Shri Raju Marotrao Dhage only and there is no further sell, gift or mortgage of the same. The aforesaid Shri Raju Dhage got his name mutated in the 7/12 record vide Ferfar dated 20/11/1986.
- (4) **THAT**, the aforesaid original owner Shri Raju Marotrao Dhage left for his heavenly abode on 15/09/2020 leaving behind him Four legal heirs, namely his Wife, Two Sons and One Daughter namely Smt. Kunda Raju Dhage, Pawan Raju Dhage, Kartik Raju Dhage and Rohini Raju Dhage. After the demise of original owner, his legal heirs have mutated their names on the 7/12 and other revenue records and are the absolute and legal owners of the aforesaid total property.



(5) **THAT**, after becoming the legal owners of total property, the aforesaid legal heirs by name Smt. Kunda Raju Dhage, Pawan Raju Dhage, Kartik Raju Dhage and Rohini Raju Dhage have sold all that Piece and Parcel of Agricultural land at Kh. No. 55 admeasuring about 1.00 H.R out of total balance land admeasuring about 2.215 H.R, (The land hereby sold is 1.00 H.R out of total land of 2.215 H.R) (by dividing a line from North South direction and then towards East side) Jama Rs. 12.40 in Bhowarg – 1, Khate No. 289 situated at Mouza – Jamtha, P.H No. 42, Gram Panchayat Jamtha, Tahsil Nagpur Gramin & Dist – Nagpur alongwith all trees, crops, approach road etc. to M/s.Prasanna Developers vide Registered Sale Deed dated 24/12/2021 registered at the Office of Joint Sub Registrar, Nagpur No.7, Registered at Serial No.13631.

(6) **THAT** as a result of this, the said Firm M/s.Prasanna Developers, has now become the absolute owners of the said land with transferable and heritable rights therein and subsequently got their names mutated in all government and semi government records.

(7) **THAT** for variety of reasons and other good causes M/s.Prasanna Developers have now decided to carve a residential layout on the said land and has applied for the same to NMRDA and have also got the layout map tentatively sanctioned from the said authority.

That, M/s. Prasanna Developers through its Proprietor Shri Nikhil S/o Prakash Chaple, has placed before me the following documents. My opinion is based on careful study of: -

- 1) Index Register for the period 1992 to 2022.
- 2) Copy of Sale Deed/Partition deed/Exchange deed with respect to Plot Nos.55A.
- 3) Copy of Layout Plan
- 4) Tax Receipts issued by NMC, Nagpur
- 5) Sanction building plan

Owner of the land

i) **PRASANNA DEVELOPERS, A Proprietary Concern / Firm , (PAN- BAMPC 4691 L)**, having its Office at Plot No. 6, Ramkrishna Nagar, Wardha Road, Nagpur – 440015 and **Acting through its Sole Proprietor , SHRI NIKHIL Son of PRAKASH CHAPLE**, aged about 29 years, Occupation Business, Resident of Plot No. 6, Ramkrishna Nagar, Wardha Road, Nagpur – 440015

ii) Qualifying comments/remarks if any **Nil**

(8) **THAT** the aforesaid property is now converted into Non Agricultural use by the aforesaid owners vide order of The Collector, Nagpur dated 07/10/2022 vide RCS No.56/NAP-34/MOUZA JAMTHA/NAGPUR GRAMIN/2022-23.

(9) The report reflecting the flow of the title of M/S KUSHAL CONSTRUCTIONS is enclosed herewith as annexure.

Encl: Annexure.
Date: 02/11/2022

ADV. RAM JOSHI
(Stamp)



RAM A. JOSHI
ADVOCATE

Address: F-2, P. No. 43, Ganesh Jyoti Apartment,
 Ring Road, Kotwal Nagar, Nagpur – 440022
 Tel # 0712- 2956761, Cell # 9422111235
 E-mail – advramjoshi@gmail.com

FORMAT – A
(Circular No.:- 28/2021)
FLOW OF THE TITLE OF THE SAID LAND.

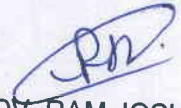
Sr.No.

1. That I have taken online search in respect of the **ALL THAT pieces and parcel of Land bearing Kh No. 55A**, admeasuring about **1.00 H.R** Jama Rs. 12.40 in Bhowarg – 1, Khate No. 289 situated at **Mouza – Jamtha**, P.H No. 42, Gram Panchayat Jamtha, Tahsil Nagpur Gramin & Dist – Nagpur alongwith all trees, crops, approach road etc. (Hereinafter referred to as “THE SAID PROPERTY”)

ON THE EAST	-	Remaining portion of Kh No 55
ON THE WEST	-	Remaining portion of Kh. No. 55
ON THE NORTH	-	Kh. No. 56
ON THE SOUTH	-	Nallah

2. Mutation Entry Nos. for Kh No.55A is 6301 dated 11/04/2022.
3. Search report for 30 years (i.e. from 1992 to 2022) by depositing necessary search fees online I have verified the records of the Sub-registrars concerned and submitted the application with requisite fee to Sub – registrar No. 1 amounting to Rs. 750/- for 30 yrs for the said khasra. I have taken search of last 30 years i.e from the year 1992 to 2022, the original receipt of search at Sub-registrar's office No. 10 bearing **GRN No. MH009999603202223E**, dtd. **02/11/2022** enclosed herewith.
4. The title is clear and marketable.
5. There are no Litigations on the Property.

Date 02/11/2022


 ADV. RAM JOSHI
 (Stamp)

