**SANDEEP SHASTRI AND ASSOCIATES**
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

*Shivkrupa*, Level II,
265-A, South Ambazari Road, Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : **shastriassociates@gmail.com**

**FORMAT – A**
**(Circular No: - 28 / 2021)**

**To**
**MahaRERA**
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

**MahaRERA**
Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

**LEGAL TITLE REPORT**

**Sub :** Title clearance certificate with respect to ALL THOSE Pieces and Parcels of land bearing Khasra Nos. 117, 118, 119/2, 125, 126, 134/1, 134/2, 135 and 139 held in Occupancy Class-I Rights & Kh. No. 127/1 held in Occupancy Class – II Rights of MOUZA – WARANGA, Patwari Halka No. 41, having a total area of 14.79 Hectares, (i.e. 147900 Sq. Mtrs.), including all other easementary rights appurtenant and belonging thereto, situated at Waranga within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

1} I have investigated the title of the said property on the request SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED, (PAN AACCS4263L) a Company Incorporated under the Companies Act, 1956, having its Office at M-27, Second Floor, K.K. Business Plaza, Central Bazar Road, Ramdaspeth, Nagpur-440010, and following documents i.e.:-

i) Description of the property.

ALL THOSE Pieces and Parcels of land bearing Khasra Nos. 117, 118, 119/2, 125, 126, 134/1, 134/2, 135 and 139 held in Occupancy Class-I Rights & Kh. No. 127/1 held in Occupancy Class – II Rights of

SANDEEP SHASTRI NAGPUR ADVOCATE

MOUZA – WARANGA, Patwari Halka No. 41, having a total area of 14.79 Hectares, (i.e. 147900 Sq. Mtrs.), including all other easementary rights appurtenant and belonging thereto, situated at Waranga within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

ii) The Document of Ownership of Khasra Nos. 117, 118, 119/2, 125, 126, 127/1, 134/1, 134/2, 135 and 139 of MOUZA – WARANGA.

(a) 7/12 Extracts issued by Talathi, Nagpur-Rural.

(b) Sale Deed of Khasra Nos. 117 & 139, dated 31-03-2022 Registration No. 4536 SRO-10, Nagpur.
(c) Sale Deed of Khasra Nos. 118 & 135 dated 31-03-2002 Registration No. 4535 SRO-10, Nagpur.
(d) Sale Deed of Khasra Nos. 134/1 & 134/2 dated 22-02-2022 Registration No. 1040 SRO-10, Nagpur.
(e) Sale Deed of Khasra Nos. 125, 126 dated 22-02-2022 Registration No. 1039 SRO-10, Nagpur.
(f) Sale Deed of Khasra No. 119/2 dated 22-03-2022 Registration No. 1644 SRO-10, Nagpur.
(g) Sale Deed of Khasra No. 127/1 dated 18-11-2022 Registration No. 6559 SRO-10, Nagpur.

iii) Search report for 30 years from 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 owner and Developer is clear, marketable and without any encumbrances.

Owner of the land:

| | |
|---|---|
| ALL THOSE Pieces and Parcels of land bearing Khasra Nos. 117, 118, 119/2, 125, 126, 134/1, 134/2, 135 and 139 held in Occupancy Class-I Rights & Kh. No. 127/1 held in Occupancy Class – II Rights of MOUZA – WARANGA, Patwari Halka No. 41, having a total area of 14.79 Hectares, (i.e. 147900 Sq. Mtrs.), including all other easementary rights appurtenant and belonging thereto, situated at Waranga within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR. | **SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED** |

Qualifying comments/ remarks if any

The Title of SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED on the said land is good, valid, marketable, clear and salable.

SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

3) The report reflecting the flow of the title of the said SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED on the said lands are enclosed herewith as annexure.

**Encl : Annexure**
**Date: 21-12-2022**




**(SANDEEP SHASTRI)**
**Advocate**

**FORMAT – A**
**(Circular No: - 28 / 2021)**

**ANNEXURE**
**FLOW OF THE TITLE OF THE SAID LAND.**

1} Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural as on date of application for registration –

The name of SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising of Land bearing ALL THOSE Pieces and Parcels of land bearing Khasra Nos. 117, 118, 119/2, 125, 126, 134/1, 134/2, 135 and 139 held in Occupancy Class-I Rights & Kh. No. 127/1 held in Occupancy Class – II Rights of MOUZA – WARANGA, Patwari Halka No. 41, having a total area of 14.79 Hectares, (i.e. 147900 Sq. Mtrs.), including all other easementary rights appurtenant and belonging thereto, situated at Waranga within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

2} Mutation Entry –
The property card (7/12 Extract) issued by Talathi, Nagpur-Rural for Khasra Nos. 117, 118, 119/2, 125, 126, 127/1, 134/1, 134/2, 135, 139 and 127/1 of MOUZA – WARANGA reveal that vide Mutation / Ferfar Entry Nos. 1396 Dated 30-08-2022, 1397 Dated 30-08-2022, 1247 Dated 19-04-2022, 1249 Dated 19-04-2022, 1249 Dated 19-04-2022, 1248 Dated 19-04-2002, 1248 Dated 19-04-2022, 1397 Dated 30-08-2022, 1396 Dated 30-08-2002 & 1441 Dated 21-12-2022 respectively the name of SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED is recorded as Owner of the said land.

3} Search report for 30 years from 1993 to 2022 taken from Sub-Registrar office at Nagpur.

**KHASRA NOS. 117 & 139**

**(i)** THAT, ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 117** of MOUZA – WARANGA, P.S.K. 74, having an area of 1.22 Hectare, Rental Rs. 2.65 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to (i) Shri. Namdeo Shamrao Satpute, (ii) Shri. Vasanta Shamrao Satpute, (iii) Shri. Ashok Shamrao Satpute, (iv) Shri. Gopal Shamrao Satpute, (v) Shri. Bhaiyya Shamrao Satpute, (vi) Smt. Kamlabai Santoshrao Bende, (vii) Smt. Vimlabai Shamrao Zade and (viii) Smt. Sundarbai Shamrao Satpute, as recorded owners thereof.

SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

(ii) THAT, the aforesaid (i) Shri. Namdeo Shamrao Satpute, (ii) Shri. Vasanta Shamrao Satpute, (iii) Shri. Ashok Shamrao Satpute, (iv) Shri. Gopal Shamrao Satpute, (v) Shri. Bhaiyya Shamrao Satpute, (vi) Smt. Kamlabai Santoshrao Bende, (vii) Smt. Vimlabai Shamrao Zade and (viii) Smt. Sundarbai Shamrao Satpute lateron jointly transferred/sold the aforesaid property in favour of Shri. Vyankatesh Tryambakrao Kunawar, by a Sale Deed Dated 14-03-2007, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1582 on even date and the said Deed is signed by Ved Associates through its Partner Shri. Dheeraj Mohan Jaiswal in the capacity of Consentor.

(iii) THAT, ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 139** of MOUZA – WARANGA, P.S.K. 74, having an area of 1.21 Hectare, Rental Rs. 2.60 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to (i) Shri. Umarao Hiraman Satpute, (ii) Smt. Kausalyabai Laxman Gaidhane, (iii) Shri. Namdeo Shamrao Satpute, (iv) Shri. Vasanta Shamrao Satpute, (v) Shri. Ashok Shamrao Satpute, (vi) Shri. Gopal Shamrao Satpute, (vii) Shri. Bhaiyya Shamrao Satpute, (viii) Smt. Kamlabai Santoshrao Bende, (ix) Smt. Vimlabai Shamrao Zade and (x) Smt. Sundarbai Shamrao Satpute, being their joint property.

(iv) THAT, the aforesaid to (i) Shri. Umarao Hiraman Satpute, (ii) Smt. Kausalyabai Laxman Gaidhane, (iii) Shri. Namdeo Shamrao Satpute, (iv) Shri. Vasanta Shamrao Satpute, (v) Shri. Ashok Shamrao Satpute, (vi) Shri. Gopal Shamrao Satpute, (vii) Shri. Bhaiyya Shamrao Satpute, (viii) Smt. Kamlabai Santoshrao Bende, (ix) Smt. Vimlabai Shamrao Zade and (x) Smt. Sundarbai Shamrao Satpute, lateron jointly transferred/sold the aforesaid property in favour of Shri. Vyankatesh Tryambakrao Kunawar, by a Sale Deed Dated 14-03-2007, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1583 on even date.

(v) THAT, the aforesaid Shri. Vyankatesh Tryambakrao Kunawar lateron in his turn transferred the aforesaid properties comprising Khasra Nos. 117 and 139 of Mouza – Waranga having an area of 1.22 Hectares and 1.21 Hectares respectively, both held in Bhogwatdar Class-1 Rights, situated at Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri Anjaneya Developers Private Limited, by a Sale Deed Dated 31-03-2022, which is Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 4536 on 10-08-2022.

(vi) THAT by a Sale Deed Dated 31-03-2022, Which is adjudicated by the Collector of Stamps, Nagpur City vide Adj. Case No. 28/2022 on 02-03-2022 and Full Stamp Duty of Rs. 21,83,250/- which is paid vide e-Challan No. MH015932645202122E dated 31-03-2022, and



SANDEEP SHASTRI * ADVOCATE * NAGPUR

registered at the Office of Sub Registrar Nagpur-4, in Book No. 1 at Sr. No. 4535 on 10-08-2002,

**KHASRA NOS. 118 & 135**

(i) THAT, ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 118** of MOUZA – WARANGA, P.S.K. 74, having an area of 2.43 Hectare, Rental Rs. 5.25 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to (i) Shri. Dnyaneaswar Ramchandra Satpute, (ii) Shri. Ramesh Ramchandra Satpute, (iii) Shri. Madhukar Ramchandra Satpute, (iv) Smt. Devakabai Ramchandra Satpute and (v) Smt. Umabai V. Ramchandra Satpute, being their joint property; AND

(ii) THAT the aforesaid (i) Shri. Dnyaneaswar Ramchandra Satpute, (ii) Shri. Ramesh Ramchandra Satpute, (iii) Shri. Madhukar Ramchandra Satpute, (iv) Smt. Devakabai Ramchandra Satpute and (v) Smt. Umabai V. Ramchandra Satpute executed General Power of Attorney in favour of Shri. Satyanarayan Omprakash Agrawal on 18-05-2007, which is registered at the Sub-Registrar-Nagpur-10 (Rural) in Book No. 1 at Sr. No. 2133 on even date; AND

(iii) THAT, the aforesaid (i) Shri. Dnyaneaswar Ramchandra Satpute, (ii) Shri. Ramesh Ramchandra Satpute, (iii) Shri. Madhukar Ramchandra Satpute, (iv) Smt. Devakabai Ramchandra Satpute and (v) Smt. Umabai V. Ramchandra Satpute lateron jointly transferred/sold the aforesaid property in favour of M/s. Ganapati Builders and Developer, by a Sale Deed Dated 26-06-2007, which is Registered at the Office of the Sub-Registrar, Nagpur-10 (Rural) in Book No. 1 at Sr. No. 2876 on even date.

(iv) THAT, ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 135** of MOUZA – WARANGA, P.S.K. 74, having an area of 1.42 Hectare, Rental Rs. 4.33 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to (i) Shri. Sanjay Punaji Farkade, (ii) Shri. Prashant Vinayakrao Bharti and (iii) Shri. Dheeraj Mohan Jaiswal, being their joint property.

(v) THAT, the aforesaid (i) Shri. Sanjay Punaji Farkade, (ii) Shri. Prashant Vinayakrao Bharti and (iii) Shri. Dheeraj Mohan Jaiswal, lateron jointly transferred/sold the aforesaid property in favour of M/s. Ganapati Builders and Developers, by a Sale Deed Dated 06-12-2006, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 6832 on even date.



SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

(vi) THAT, the aforesaid M/s. Ganpati Builders and Developers lateron in its turn transferred the aforesaid properties comprising Khasra Nos. 118 and 135 of Mouza – Waranga having an area of 2.43 Hectares and 1.42 Hectares respectively, both held in Bhogwatdar Class-1 Rights, situated at Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri Anjaneya Developers Private Limited, by a Sale Deed Dated 31-03-2022, which is Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 4535 on 10-08-2022.

**KHASRA NO. 119/2**

(i) THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 119/2 of MOUZA – WARANGA, P.S.K. 74, having a total area of 1.42 Hectare, Rental Rs. 3.98 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Dhiran Dondaba Madavi, being his separate property, having acquired the same by him by virtue of Partition Deed.

(ii) THAT, the aforesaid Shri. Dhiran Dondaba Madavi lateron transferred the aforesaid property by way of Sale to Shri. Vinod Ramesh Dongre, by a Sale Deed Dated 31-12-2012, which is Registered at the Office of the Sub-Registrar, Nagpur-7in Book No. 1 at Sr. No. 510 on 23-01-2013. The said Sale Deed is Consented by the said Mrs. Mamta Diran Madavi, Mrs. Nirmala Laxman Parteki, Mrs. Sushila Sukhlal Warthi, Mrs. Ushamta Narayan Tekam, Smt. Nalubai Madhukar Kidhram and Mrs. Niranjana Hansraj Sahkate, as a Consentor Capacity.

(iii) THAT, the aforesaid Shri. Vinod Ramesh Dongre lateron transferred/sold the aforesaid property comprising Khasra No. 119/2 of Mouza – Waranga having an area of 1.42 Hectares, held in Bhogwatdar Class-1 Rights, situated at Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR in favour of Shri Anjaneya Developers Private Limited, by a Sale Deed Dated 22-03-2022, which is Registered at the Office of the Sub-Registrar, Nagpur-10 (Rural) in Book No. 1 at Sr. No. 1644 on even date.

**KHASRA NO. 125**

(i) THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 125 of MOUZA – WARANGA, P.S.K. 74, having an area of 3.29 Hectare, Rental Rs. 4.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to (i) Shri. Umarao Hiraman Satpute, (ii) Smt. Kausalyabai Laxman

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

Gaydhane, (iii) Shri. Namdeo Shamrao Satpute, (iv) Shri. Vasanta Shamrao Satpute, (v) Shri. Ashok Shamrao Satpute, (vi) Shri. Gopal Shamrao Satpute, (vii) Shri. Bhaiyya Shamrao Satpute, (viii) Smt. Kamlabai Santoshrao Bende, (ix) Smt. Vimlabai Shamrao Zade and (x) Smt. Sunderbai Shamrao Satpute, as recorded owners thereof.

(ii) THAT, the (i) Shri. Umarao Hiraman Satpute, (ii) Smt. Kausalyabai Laxman Gaydhane, (iii) Shri. Namdeo Shamrao Satpute, (iv) Shri. Vasanta Shamrao Satpute, (v) Shri. Ashok Shamrao Satpute, (vi) Shri. Gopal Shamrao Satpute, (vii) Shri. Bhaiyya Shamrao Satpute, (viii) Smt. Kamlabai Santoshrao Bende, (ix) Smt. Vimlabai Shamrao Zade and (x) Smt. Sunderbai Shamrao Satpute, lateron jointly transferred/sold the aforesaid property in favour of Shri. Diwakar Sambhashiv Yamsanwar, by a Sale Deed Dated 14-03-2007, which is Registered at the Office of the Sub-Registrar, Nagpur-7 (Rural) in Book No. 1 at Sr. No. 1612 on even date and the said Deed is signed by Ved Associates through its Partner Shri. Dheeraj Mohan Jaiswal in the capacity of the Consentor.

(iii) THAT, the aforesaid Shri. Diwakar Sambhashiv Yamsanwar lateron executed General Power of Attorney on 08-02-2006 thereby appoint Shri. Umesh Sadashiv Thakre as his Constituted Attorney to execute the Sale Deed. The said General Power of Attorney is registered at the Sub-Registrar-Ghatanji in Book No. 4 at Sr. No. 137 on even date.

(iv) THAT, the aforesaid Shri. Diwakar Sambhashiv Yamsanwar lateron in his turn transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 125of MOUZA – WARANGA, P.S.K. 74, having an area of 3.29 Hectare, Rental Rs. 4.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR in favour of (i) Shri. Vyankatesh Trimbakrao Kunawar, (ii) Shri. Chandrakant Bhauraoji Padmawar, (iii) Shri. Atul Manoharrao Yamsanwar and (iv) Shri. Neelesh Gajananrao Chandawar, by a Sale Deed dated 05-03-2021, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4906 on 17-03-2021.

**KHASRA NO. 126**

(i) THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 126 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.42 Hectare, Rental Rs. 5.75 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Umarao Hiraman Satpute, being his separate property.



SANDEEP SHASTRI NAGPUR ADVOCATE

(ii) THAT, the aforesaid Shri. Umarao Hiraman Satpute lateron transferred/sold the aforesaid property in favour of Shri. Diwakar Sambhashiv Yamsanwar, by a Sale Deed Dated 14-03-2007, which is Registered at the Office of the Sub-Registrar, Nagpur-7 (Rural) in Book No. 1 at Sr. No. 1611 on even date and the said Deed is signed by Ved Associates through its Partner Shri. Dheeraj Mohan Jaiswal in the capacity of the Consentor.

(iii) THAT, the aforesaid Shri. Diwakar Sambhashiv Yamsanwar lateron executed General Power of Attorney in favour of Shri. Umesh Sadashiv Thakre on 08-02-2006, which is registered at the Sub-Registrar-Ghatanji in Book No. 4 at Sr. No. 137 on even date; AND

(iv) THAT, the aforesaid Shri. Diwakar Sambhashiv Yamsanwar lateron in his turn transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 126 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.42 Hectare, Rental Rs. 5.75 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR in favour of (i) Shri. Atul Manoharrao Yamsanwar (ii) Shri. Chandrakant Bhauraoji Padmawar, (iii) Shri. Neelesh Gajananrao Chandawar and (iv) Shri. Vyankatesh Trimbakrao Kunawar, by a Sale Deed dated 05-03-2021, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4907 on 17-03-2021.

(v) THAT, the aforesaid (i) Shri. Atul Manoharrao Yamsanwar (ii) Shri. Chandrakant Bhauraoji Padmawar, (iii) Shri. Neelesh Gajananrao Chandawar and (iv) Shri. Vyankatesh Trimbakrao Kunawar lateron transferred/sold the aforesaid property comprising Khasra Nos. 125 & 126 of Mouza – Waranga having an area of 3.29 hectares and 1.42 Hectares respectively, held in Bhogwatdar Class-1 Rights, situated at Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR in favour of Shri Anjaneya Developers Private Limited, by a Sale Deed Dated 22-02-2022, which is Registered at the Office of the Sub-Registrar, Nagpur-10 (Rural) in Book No. 1 at Sr. No. 1039 on even date.

**KHASRA NOS. 134/1 & 134/2**

(i) THAT, ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 134/1** of MOUZA – WARANGA, P.S.K. 74, having an area of 0.81 Hectare, Rental Rs. 2.38 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to (i) Shri. Dhanaraj Sheshrao Dabhekar, (ii) Shri. Ashok Sheshrao Dabhekar, (iii) Mrs. Kusum Manohar Shende, (iv) Smt. Sindu Chandrabhan Bagde and (v) Smt. Manjulabai Sheshrao Dabhekar, as a recorded owners thereof.



SANDEEP SHASTRI NAGPUR ADVOCATE

(ii) THAT, the aforesaid (i) Shri. Dhanaraj Sheshrao Dabhekar, (ii) Shri. Ashok Sheshrao Dabhekar, (iii) Mrs. Kusum Manohar Shende, (iv) Smt. Sindu Chandrabhan Bagde and (v) Smt. Manjulabai Sheshrao Dabhekar, lateron jointly transferred/sold the aforesaid property in favour of M/s. Ganapati Builders and Developers, by a Sale Deed Dated 02-03-2007, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1326 on even date and the said Deed is signed by Ved Associates through its Partner Shri. Dheeraj Mohan Jaiswal in the capacity of the Consentor.

(iii) THAT, ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 134/2** of MOUZA – WARANGA, P.S.K. 74, having an area of 0.74 Hectare, Rental Rs. 2.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Girdhar Pujaram Waghmare, being his separate property; AND

(iv) THAT, the aforesaid Shri. Girdhar Pujaram Waghmare lateron jointly transferred/sold the aforesaid property in favour of M/s. Ganapati Builders and Developers, by a Sale Deed Dated 12-02-2007, which is Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 0609 on even date and the said Deed is signed by Ved Associates through its Partner Shri. Dheeraj Mohan Jaiswal in the capacity of the Consentor.

(v) THAT, the aforesaid M/s. Ganpati Builders and Developers lateron in its turn transferred the aforesaid properties comprising Khasra Nos. 134/1 and 134/2 of Mouza – Waranga having an area of 0.81 Hectares and 0.74 Hectares respectively, both held in Bhogwatdar Class-1 Rights, situated at Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri Anjaneya Developers Private Limited, by a Sale Deed Dated 22-02-2022, which is Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 1040 on even date and the same is also accordingly mutated in the Revenue Records vide Ferfar Entry No. 1248 dated 19-04-2022.

**KHASRA NO. 127/1**

(i) THAT, ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 127/1** of MOUZA – WARANGA, P.S.K. 74, having an area of 0.83 Hectare, Rental Rs. 2.92 Yearly, held in Occupancy Class-II Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Yadavrao Kisan Nistane, as his separate property.



SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

(ii) THAT, the aforesaid Shri. Yadavrao Kisan Nistane lateron transferred the said property comprising ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 127/1** of MOUZA – WARANGA, P.S.K. 74, having an area of 0.83 Hectare, Rental Rs. 2.92 Yearly, held in Occupancy Class-II Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s. Ganapati Builders and Developer, by a Sale Deed Dated 31-10-2007, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at sr. no. 6328 on even date. The said Sale Deed is singed by the said Shri. Shankarrao Yadaorao Nistane, as a Consentor Capacity.

(iii) THAT the aforesaid Agricultural Land bearing Kh. No. 127/1 is held in Occupancy Class-II Rights i.e. Bhumidhari Rights, and M/s. Ganapati Builders and Developer has obtained necessary permission from competent Authority by paying requisite Charges of Rs. 1,01,26,168/- for sale of the said property vide its Order passed in the Revenue Case No. 1/MRC-81/22-23 dated 19-10-2022.

(iii) THAT, the aforesaid M/s. Ganapati Builders and Developer lateron transferred the said property comprising **Khasra No. 127/1** by way of sale to Shri Anjaneya Developers Private Limited, by a Sale Deed Dated 18-11-2022, which is Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at sr. No. 6559 on even date.

As a result therefore the said SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED has now become an exclusive, absolute and full owners of the aforesaid property comprising ALL THOSE Pieces and Parcels of land bearing Khasra Nos. 117, 118, 119/2, 125, 126, 134/1, 134/2, 135 and 139 held in Occupancy Class - I Rights & Kh. No. 127/1 held in Occupancy Class- II Rights, of MOUZA – WARANGA, Patwari Halka No. 41, having a total area of 14.79 Hectares, (i.e. 147900 Sq. Mtrs.), including all other easementary rights appurtenant and belonging thereto, situated at Waranga within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR with heritable and transferable rights therein and the same is also accordingly mutated in its name in 7/12 Extracts.

(i) THAT, the aforesaid SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as "**ANJANEYA NAGAR-V**" and the said layout is tentatively sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur has recommended and approved the



SANDEEP SHASTRI NAGPUR ADVOCATE

layout Plan of said land vide its Letter No. E.E./NMRDA/7188 Dated 07-07-2022.

(ii) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us

(a) 7/12 Extract of Khasra Nos. 117, 118, 119/2, 125, 126, 127/1, 134/1, 134/2, 135 and 139.

(b) Sale Deed dated 31-03-2022 between Shri. Vyankaresh Tryambakrao Kunawar in favour of Shri. Anjaneya Developers Private Limited, registered at Sr. No. 4536 for Khasra / Survey / Gut Nos. 117 & 139.

(c) Sale Deed dated 31-03-2022 between Ganpati Builders and Developers in favour of Shri. Anjaneya Developers Private Limited, registered at Sr. No. 4535 for Khasra / Survey / Gut Nos.118 & 135.

(d) Sale Deed dated 22-03-2022 between Shri. Vinod Ramesh Ingle in favour of Shri. Anjaneya Developers Private Limited, registered at Sr. No. 1644 for Khasra / Survey / Gut No. 119.

(e) Sale Deed dated 22-02-2022 between Shri. Vinod Ramesh Ingle in favour of Shri. Anjaneya Developers Private Limited, registered at Sr. No. 1039 for Khasra / Survey / Gut Nos. 125 & 126.

(f) Sale Deed dated 22-02-2022 between Ganpati Builders and Developers in favour of Shri. Anjaneya Developers Private Limited, registered at Sr. No. 1040 for Khasra / Survey / Gut Nos. 134/1 & 134/2.

(g) Sale Deed dated 18-11-2022 between Ganpati Builders and Developers in favour of Shri. Anjaneya Developers Private Limited, registered at Sr. No. 6559 for Khasra / Survey / Gut No. 127/1.

THAT, all the aforesaid documents produced before by Shri Anjaneya Developers Private Limited to me for scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or third party interest is created.



SANDEEP SHASTRI NAGPUR ADVOCATE

(iv) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 139** MOUZA- WARANGA, NAGPUR – RURAL for the period of 12 (TWELVE) years from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH006932678202223E dated 26-08-2022 & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH006974030202223E dated 27-08-2022. The receipt of the same is enclosed herewith.

(v) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 117** MOUZA- WARANGA, NAGPUR – RURAL for the period of 12 (TWELVE) years from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH006932355202223E dated 26-08-2022 & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH006973824202223E dated 27-08-2022. The receipt of the same is enclosed herewith.

(vi) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 135** MOUZA- WARANGA, NAGPUR – RURAL for the period of 12 (TWELVE) years from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH006932060202223E dated 26-08-2022 & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH006973631202223E dated 27-08-2022. The receipt of the same is enclosed herewith.

(vii) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 118** MOUZA- WARANGA, NAGPUR – RURAL for the period of 12 (TWELVE) years from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH006931749202223E dated 26-08-2022 & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH006864034202223E dated 25-08-2022. The receipt of the same is enclosed herewith.

(viii) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 134** MOUZA- WARANGA, NAGPUR – RURAL for the period of 12 (TWELVE) years from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH006930460202223E dated 26-08-2022 & 18 (EIGHTEEN) years from 2005 to 2022



SANDEEP SHASTRI NAGPUR ADVOCATE

by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH006973237202223E dated 27-08-2022. The receipt of the same is enclosed herewith.

(x) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 119** MOUZA- WARANGA, NAGPUR – RURAL for the period of 12 (TWELVE) years from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH006929350202022223E dated 26-08-2022 & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH006972078202223E dated 27-08-2022. The receipt of the same is enclosesd herewith.

(xi) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 125** MOUZA- WARANGA, NAGPUR – RURAL for the period of 12 (TWELVE) years from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH006932986202022223E dated 26-08-2022 & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH00697131702223E dated 27-08-2022. The receipt of the same is enclosed herewith.

(xii) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 126** MOUZA- WARANGA, NAGPUR – RURAL for the period of 12 (TWELVE) years from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH006930118202022223E dated 26-08-2022 & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH006972895022223E dated 27-08-2022. The receipt of the same is enclosed herewith.

(xiii) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Khasra No. 127/1** MOUZA- WARANGA, NAGPUR – RURAL for the period of 12 (TWELVE) years from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH012494991202223E dated 21-12-2022 & 18 (EIGHTEEN) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH012493318202223E dated 21-12-2022. The receipt of the same is enclosed herewith.





(xiii) THAT, during our online search we did not come across any subsisting adverse entry recorded relating to the aforesaid property.

**4}Any other relevant Title. – N.A.**

**5}Litigations if any. – N.A.**

**Date: 21-12-2022**




**(SANDEEP SHASTRI)**
**ADVOCATE**

# CHALLAN
## MTR Form Number-6

| GRN | MH006973824202223E | BARCODE | | Date | 27/08/2022-14:03:25 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | PND1_JT DISTT REGISTRAR PUNE URBAN | Full Name | SANDEEP ANANT SHASTRI |
| Location | PUNE | | |
| Year | 2022-2023 One Time | Flat/Block No. | |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 450.00 | Road/Street | |
| | | Area/Locality | |
| | | Town/City/District | |
| | | PIN | |
| | | Remarks (If Any) | |
| Total | 450.00 | Amount In Words | Four Hundred Fifty Rupees Only |

| | | | | | |
|---|---|---|---|---|---|
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332022082713218 | 2763724414 |
| Cheque/DD No. | | Bank Date | RBI Date | 27/08/2022-14:04:29 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : 656808462 Mobile No. : 9850361454

**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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE



Print Date 27-08-2022 02:04:41

| | | |
|---|---|---|
| MH006973824202223E | Government of Maharashtra | Regn. 39 M |
| Department of Registration and Stamps | | |
| | | |
| 27 Aug 2022 | Receipt | Receipt no.: 1112534786 |
| | | |
| | Name of the Applicant : | SANDEEP ANANT SHASTRI |
| | Details of property of which document has to be searched : | Dist :Nagpur Village :Varanga S.No/CTS No/G.No. : 117 |
| | Period of search : | From :2005 To :2022 |
| | Received Fee : | 450 |
| The above mentioned Search fee has been credited to government vide GRN no :MH006973824202223E | | |
| 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'. | | |
| | | |



# CHALLAN
## MTR Form Number-6

| GRN | MH006932355202223E | BARCODE | | Date | 26/08/2022-13:50:49 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NGR_NAGPUR NO10 RURAL SUB REGISTRAR | Full Name | SANDEEP ANANT SHASTRI |
| Location | NAGPUR | | |
| Year | 2022-2023 One Time | Flat/Block No. | |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 300.00 | Road/Street | MOUZA WARANGA |
| | | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 1 1 0 8 |
| | | Remarks (If Any) | SEARCH FEES FOR 12 YEARS 1993 TO 2004 KHASRA NO 117 |
| Total | 300.00 | Amount In Words | Three Hundred Rupees Only |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320220826157 80 | 2763568942 |
| Cheque/DD No. | | Bank Date | RBI Date | 26/08/2022-13:51:48 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :
Mobile No. : 9850361454

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 नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE



Print Date 26-08-2022 01:51:59

# CHALLAN
## MTR Form Number-6

| GRN | MH006864034202223E | BARCODE | | Date | 25/08/2022-12:32:37 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | PND1_JT DISTT REGISTRAR PUNE URBAN | Full Name | SANDEEP ANANT SHASTRI |
| Location | PUNE | | |
| Year | 2022-2023 One Time | Flat/Block No. | |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 450.00 | Road/Street | |
| | | Area/Locality | |
| | | Town/City/District | |
| | | PIN | |
| | | Remarks (If Any) | |
| Total | 450.00 | Amount In Words | Four Hundred Fifty Rupees Only |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320220825142301 | 2763371506 |
| Cheque/DD No. | | Bank Date | RBI Date | 25/08/2022-12:35:21 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : 588993725 Mobile No. : 9850361454

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

सदर चलन "टाप ऑफ पेमेंट" साठी मंजूर कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही .

SANDEEP SHASTRI
NAGPUR
ADVOCATE



Print Date 25-08-2022 12:35:33

| | | |
|---|---|---|
| MH006864034202223E | Government of Maharashtra | Regn. 39 M |
| Department of Registration and Stamps | | |
| | | |
| 27 Aug 2022 | Receipt | Receipt no.: 1112534922 |
| | | |
| | Name of the Applicant : | SANDEEP ANANT SHASTRI |
| | Details of property of which document has to be searched : | Dist :Nagpur Village :Varanga S.No/CTS No/G.No. : 118 |
| | Period of search : | From :2005 To :2022 |
| | Received Fee : | 450 |
| The above mentioned Search fee has been credited to government vide GRN no :MH006864034202223E | | |
| 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'. | | |
| | | |



# CHALLAN
## MTR Form Number-6

| GRN | MH006931749202223E | BARCODE | | Date | 26/08/2022-13:44:19 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NGR_NAGPUR NO10 RURAL SUB REGISTRAR | Full Name | SANDEEP ANANT SHASTRI |
| Location | NAGPUR | | |
| Year | 2022-2023 One Time | Flat/Block No. | - |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 300.00 | Road/Street | MOUZA WARANGA |
| | | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 1 1 0 8 |
| | | Remarks (If Any) | SEARCH FEES FOR 12 YEARS 1993 TO 2004 KHASRA NO 118 |
| Total | 300.00 | Amount In Words | Three Hundred Rupees Only |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320220826156S2 | 2763567406 |
| Cheque/DD No. | | Bank Date | RBI Date | 26/08/2022-13:45:17 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : Mobile No. : 9850361454

**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 नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .

SANDEEP SHASTRI
NAGPUR
ADVOCATE



Print Date 26-08-2022 01:45:29

# CHALLAN
## MTR Form Number-6

| GRN | MH006972078202223E | BARCODE | | Date | 27/08/2022-13:28:48 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | PND1_JT DISTT REGISTRAR PUNE URBAN | Full Name | SANDEEP ANANT SHASTRI |
| Location | PUNE | | |
| Year | 2022-2023 One Time | Flat/Block No. | |
| | | Premises/Building | |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030072201 SEARCH FEE | 450.00 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| Total | 450.00 |

| | |
|---|---|
| Road/Street | |
| Area/Locality | |
| Town/City/District | |
| PIN | |
| Remarks (If Any) | |
| Amount In Words | Four Hundred Fifty Rupees Only |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332022082712790 | 2763718348 |
| Cheque/DD No. | | Bank Date | RBI Date | 27/08/2022-13:30:18 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : 710518973 Mobile No. : 9850361454

**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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE



Print Date 27-08-2022 01:43:10

| | | |
|---|---|---|
| MH006972078202223E | Government of Maharashtra | Regn. 39 M |
| Department of Registration and Stamps | | |
| | | |
| 27 Aug 2022 | Receipt | Receipt no.: 1112535101 |
| | | |
| | Name of the Applicant : | SANDEEP ANANT SHASTRI |
| | Details of property of which document has to be searched : | Dist :Nagpur Village :Varanga S.No/CTS No/G.No. : 119 |
| | Period of search : | From :2005 To :2022 |
| | Received Fee : | 450 |
| The above mentioned Search fee has been credited to government vide GRN no :MH006972078202223E | | |
| 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'. | | |
| | | |



# CHALLAN
## MTR Form Number-6

| GRN | MH006929360202223E | BARCODE | | Date | 26/08/2022-13:19:13 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NGR_NAGPUR NO10 RURAL SUB REGISTRAR | Full Name | SANDEEP ANANT SHASTRI |
| Location | NAGPUR | | |
| Year | 2022-2023 One Time | Flat/Block No. | |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 300.00 | Road/Street | MOUZA WARANGA |
| | | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 1 1 0 8 |
| | | Remarks (If Any) | SEARCH FEES FOR 12 YEARS 1993 TO 2004 KHASRA NO 119 |
| Total | 300.00 | Amount In Words | Three Hundred Rupees Only |

| | | | | | |
|---|---|---|---|---|---|
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320220826152 56 | 2763561904 |
| Cheque/DD No. | | Bank Date | RBI Date | 26/08/2022-13:21:29 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :

Mobile No. : 9850361454

**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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE



Print Date 26-08-2022 01:21:51

# CHALLAN

MTR Form Number-6

| GRN | MH006971317202223E | BARCODE | | Date | 27/08/2022-13:14:37 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | PND1_JT DISTT REGISTRAR PUNE URBAN | Full Name | SANDEEP ANANT SHASTRI |
| Location | PUNE | | |
| Year | 2022-2023 One Time | Flat/Block No. | |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 450.00 | Road/Street | |
| | | Area/Locality | |
| | | Town/City/District | |
| | | PIN | |
| | | Remarks (If Any) | |
| Total | 450.00 | Amount In Words | Four Hundred Fifty Rupees Only |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 6910333202208271259 2 | 2763715626 |
| Cheque/DD No. | | Bank Date | RBI Date | 27/08/2022-13:15:38 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : 731565177 Mobile No. : 9850361454

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

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE



Print Date 27-08-2022 01:16:39

| | | |
|---|---|---|
| MH006971317202223E | Government of Maharashtra | Regn. 39 M |
| Department of Registration and Stamps | | |
| | | |
| 27 Aug 2022 | Receipt | Receipt no.: 1112535143 |
| | | |
| | Name of the Applicant : | SANDEEP ANANT SHASTRI |
| | Details of property of which document has to be searched : | Dist :Nagpur Village :Varanga S.No/CTS No/G.No. : 125 |
| | Period of search : | From :2005 To :2022 |
| | Received Fee : | 450 |
| The above mentioned Search fee has been credited to government vide GRN no :MH006971317202223E | | |
| 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'. | | |
| | | |



# CHALLAN
## MTR Form Number-6

| GRN | MH006932986202223E | BARCODE | | Date | 26/08/2022-13:57:49 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NGR_NAGPUR NO10 RURAL SUB REGISTRAR | Full Name | SANDEEP ANANT SHASTRI |
| Location | NAGPUR | | |
| Year | 2022-2023 One Time | Flat/Block No. | |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 300.00 | Road/Street | MOUZA WARANGA |
| | | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 1 1 0 8 |
| | | Remarks (If Any) | SEARCH FEES FOR 12 YEARS 1993 TO 2004 KHASRA NO 125 |
| Total | 300.00 | Amount In Words | Three Hundred Rupees Only |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320220826158 90 | 2763570632 |
| Cheque/DD No. | | Bank Date | RBI Date | 26/08/2022-13:58:49 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :

Mobile No. : 9850361454

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 नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE



Print Date 26-08-2022 01:59:00

# CHALLAN

MTR Form Number-6

| GRN | MH006972895202223E | BARCODE | | Date | 27/08/2022-13:45:14 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | PND1_JT DISTT REGISTRAR PUNE URBAN | Full Name | SANDEEP ANANT SHASTRI |
| Location | PUNE | | |
| Year | 2022-2023 One Time | Flat/Block No. | |
| | | Premises/Building | |
| | | Road/Street | |
| | | Area/Locality | |
| | | Town/City/District | |
| | | PIN | |
| | | Remarks (If Any) | |
| | | Amount In Words | Four Hundred Fifty Rupees Only |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030072201 SEARCH FEE | 450.00 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| Total | 450.00 |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320220827129 62 | 2763721628 |
| Cheque/DD No. | | Bank Date | RBI Date | 27/08/2022-13:47:11 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : 934256359 Mobile No. : 9850361454

**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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

SANDEEP SHASTRI NAGPUR ADVOCATE



Print Date 27-08-2022 01:47:22

| | | |
|---|---|---|
| MH006972895202223E | Government of Maharashtra | Regn. 39 M |
| Department of Registration and Stamps | | |
| | | |
| 27 Aug 2022 | Receipt | Receipt no.: 1112535056 |
| | | |
| | Name of the Applicant : | SANDEEP ANANT SHASTRI |
| | Details of property of which document has to be searched : | Dist :Nagpur Village :Varanga S.No/CTS No/G.No. : 126 |
| | Period of search : | From :2005 To :2022 |
| | Received Fee : | 450 |
| The above mentioned Search fee has been credited to government vide GRN no :MH006972895202223E | | |
| 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'. | | |
| | | |



# CHALLAN

MTR Form Number-6

| GRN | MH006930118202223E | BARCODE | | Date | 26/08/2022-13:26:40 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NGR_NAGPUR NO10 RURAL SUB REGISTRAR | Full Name | SANDEEP ANANT SHASTRI |
| Location | NAGPUR | | |
| Year | 2022-2023 One Time | Flat/Block No. | |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 300.00 | Road/Street | MOUZA WARANGA |
| | | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 1 1 0 8 |
| | | Remarks (If Any) | SEARCH FEES FOR 12 YEARS 1993 TO 2004 KHASRA NO 126 |
| Total | 300.00 | Amount In Words | Three Hundred Rupees Only |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320220826153 68 | 2763563290 |
| Cheque/DD No. | | Bank Date | RBI Date | 26/08/2022-13:27:24 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :

Mobile No. : 9850361454

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE



Print Date 26-08-2022 01:27:36

# CHALLAN

MTR Form Number-6

| GRN | MH006973237202223E | BARCODE | | Date | 27/08/2022-13:51:47 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | PND1_JT DISTT REGISTRAR PUNE URBAN | Full Name | SANDEEP ANANT SHASTRI |
| Location | PUNE | | |
| Year | 2022-2023 One Time | Flat/Block No. | |
| | | Premises/Building | |
| | | Road/Street | |
| | | Area/Locality | |
| | | Town/City/District | |
| | | PIN | |
| | | Remarks (If Any) | |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030072201 SEARCH FEE | 450.00 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| Total | 450.00 |

| | |
|---|---|
| Amount In Words | Four Hundred Fifty Rupees Only |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320220827130S2 | 2763722704 |
| Cheque/DD No. | | Bank Date | RBI Date | 27/08/2022-13:53:29 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : 620556926 Mobile No. : 9850361454

**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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE



Print Date 27-08-2022 01:53:40

| | | |
|---|---|---|
| MH006973237202223E | Government of Maharashtra | Regn. 39 M |
| Department of Registration and Stamps | | |
| | | |
| 27 Aug 2022 | Receipt | Receipt no.: 1112534993 |
| | | |
| | Name of the Applicant : | SANDEEP ANANT SHASTRI |
| | Details of property of which document has to be searched : | Dist :Nagpur Village :Varanga S.No/CTS No/G.No. : 134 |
| | Period of search : | From :2005 To :2022 |
| | Received Fee : | 450 |
| The above mentioned Search fee has been credited to government vide GRN no :MH006973237202223E | | |
| 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'. | | |
| | | |



# CHALLAN
## MTR Form Number-6

| GRN | MH006930460202223E | BARCODE | | Date | 26/08/2022-13:30:07 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NGR_NAGPUR NO10 RURAL SUB REGISTRAR | Full Name | SANDEEP ANANT SHASTRI |
| Location | NAGPUR | | |
| Year | 2022-2023 One Time | Flat/Block No. | . |

| Account Head Details | Amount In Rs. | | |
|---|---|---|---|
| 0030072201 SEARCH FEE | 300.00 | Premises/Building | |
| | | Road/Street | MOUZA WARANGA |
| | | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 1 1 0 8 |
| | | Remarks (If Any) | SEARCH FEES FOR 12 YEARS 1993 TO 2004 KHASRA NO 134 |
| | | Amount In Words | Three Hundred Rupees Only |
| Total | 300.00 | | |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320220826154l8 | 2763564248 |
| Cheque/DD No. | | Bank Date | RBI Date | 26/08/2022-13:31:20 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :
Mobile No. : 9850361454

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 नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE



Print Date 26-08-2022 01:31:32

# CHALLAN

MTR Form Number-6

| GRN | MH009973631202223E | BARCODE | | Date | 27/08/2022-13:59:43 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | PND1_JT DISTT REGISTRAR PUNE URBAN | Full Name | SANDEEP ANANT SHASTRI |
| Location | PUNE | | |
| Year | 2022-2023 One Time | Flat/Block No. | |
| | | Premises/Building | |
| | | Road/Street | |
| | | Area/Locality | |
| | | Town/City/District | |
| | | PIN | |
| | | Remarks (If Any) | |
| Total | 450.00 | Amount In Words | Four Hundred Fifty Rupees Only |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030072201 SEARCH FEE | 450.00 |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320220827131 70 | 2763723924 |
| Cheque/DD No. | | Bank Date | RBI Date | 27/08/2022-14:01:26 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : 678465966 Mobile No. : 9850361454

**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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

SANDEEP SHASTRI NAGPUR ADVOCATE



Print Date 27-08-2022 02:01:37

| | | |
|---|---|---|
| MH006973631202223E | Government of Maharashtra | Regn. 39 M |
| Department of Registration and Stamps | | |
| | | |
| 27 Aug 2022 | Receipt | Receipt no.: 1112534903 |
| | | |
| | Name of the Applicant : | SANDEEP ANANT SHASTRI |
| | Details of property of which document has to be searched : | Dist :Nagpur Village :Varanga S.No/CTS No/G.No. : 135 |
| | Period of search : | From :2005 To :2022 |
| | Received Fee : | 450 |
| The above mentioned Search fee has been credited to government vide GRN no :MH006973631202223E | | |
| 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'. | | |
| | | |



# CHALLAN

MTR Form Number-6

| GRN | MH006932060202223E | BARCODE | | Date | 26/08/2022-13:47:38 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NGR_NAGPUR NO10 RURAL SUB REGISTRAR | Full Name | SANDEEP ANANT SHASTRI |
| Location | NAGPUR | | |
| Year | 2022-2023 One Time | Flat/Block No. | |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 300.00 | Road/Street | MOUZA WARANGA |
| | | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 1 1 0 8 |
| | | Remarks (If Any) | SEARCH FEES FOR 12 YEARS 1993 TO 2004 KHASRA NO 135 |
| Total | 300.00 | Amount In Words | Three Hundred Rupees Only |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320220826157l0 | 2763568110 |
| Cheque/DD No. | | Bank Date | RBI Date | 26/08/2022-13:48:24 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :

Mobile No. : 9850361454

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 नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP SHASTRI NAGPUR ADVOCATE



Print Date 26-08-2022 01:48:35

# CHALLAN
## MTR Form Number-6

| GRN | MH006974030202223E | BARCODE | | Date | 27/08/2022-14:07:31 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | PND1_JT DISTT REGISTRAR PUNE URBAN | Full Name | SANDEEP ANANT SHASTRI |
| Location | PUNE | | |
| Year | 2022-2023 One Time | Flat/Block No. | |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 450.00 | Road/Street | |
| | | Area/Locality | |
| | | Town/City/District | |
| | | PIN | |
| | | Remarks (If Any) | |
| Total | 450.00 | Amount In Words | Four Hundred Fifty Rupees Only |

| | | | | | |
|---|---|---|---|---|---|
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320220827132 70 | 2763725086 |
| Cheque/DD No. | | Bank Date | RBI Date | 27/08/2022-14:08:33 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : 319419118 Mobile No. : 9850361454

**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.

SANDEEP SHASTRI
NAGPUR
ADVOCATE



Print Date 27-08-2022 02:09:47

| | | |
|---|---|---|
| MH006974030202223E | Government of Maharashtra | Regn. 39 M |
| Department of Registration and Stamps | | |
| | | |
| 27 Aug 2022 | Receipt | Receipt no.: 1112534761 |
| | | |
| | Name of the Applicant : | SANDEEP ANANT SHASTRI |
| | Details of property of which document has to be searched : | Dist :Nagpur Village :Varanga S.No/CTS No/G.No. : 139 |
| | Period of search : | From :2005 To :2022 |
| | Received Fee : | 450 |
| The above mentioned Search fee has been credited to government vide GRN no :MH006974030202223E | | |
| 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'. | | |
| | | |



# CHALLAN

## MTR Form Number-6

| GRN | MH006932678202223E | BARCODE | | Date | 26/08/2022-13:54:14 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NGR_NAGPUR NO10 RURAL SUB REGISTRAR | Full Name | SANDEEP ANANT SHASTRI |
| Location | NAGPUR | | |
| Year | 2022-2023 One Time | Flat/Block No. | |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 300.00 | Road/Street | MOUZA WARANGA |
| | | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 1 1 0 8 |
| | | Remarks (If Any) | SEARCH FEES FOR 12 YEARS 1993 TO 2004 KHASRA NO 139 |
| Total | 300.00 | Amount In Words | Three Hundred Rupees Only |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320220826158 36 | 2763569788 |
| Cheque/DD No. | | Bank Date | RBI Date | 26/08/2022-13:54:55 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :

Mobile No. : 9850361454

**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 दस्तांसाठी लागू नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE



Print Date 26-08-2022 01:55:06

# CHALLAN

MTR Form Number-6

| GRN | MH012493318202223E | BARCODE | | Date | 21/12/2022-11:51:17 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | PND1_JT DISTT REGISTRAR PUNE URBAN | Full Name | SANDEEP ANANT SHASTRI |
| Location | PUNE | | |
| Year | 2022-2023 One Time | Flat/Block No. | |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 450.00 | Road/Street | |
| | | Area/Locality | |
| | | Town/City/District | |
| | | PIN | |
| | | Remarks (If Any) | |
| Total | 450.00 | Amount In Words | Four Hundred Fifty Rupees Only |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 691033320221221134O8 | 2783417346 |
| Cheque/DD No. | | Bank Date | RBI Date | 21/12/2022-11:52:29 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : 253327942 Mobile No. : 9850361454

**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 नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE



Print Date 21-12-2022 11:53:44

| MH012493318202223E | Government of Maharashtra | Regn. 39 M |
|---|---|---|
| Department of Registration and Stamps | | |
| 21 Dec 2022 | Receipt | Receipt no.: 1112690284 |
| | Name of the Applicant : | SANDEEP ANANT SHASTRI |
| | Details of property of which document has to be searched : | Dist :Nagpur Village :Varanga S.No/CTS No/G.No. : 127 |
| | Period of search : | From :2005 To :2022 |
| | Received Fee : | 450 |
| The above mentioned Search fee has been credited to government vide GRN no :MH012493318202223E | | |
| 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'. | | |



# CHALLAN

**MTR Form Number-6**

| GRN | MH012494991202223E | BARCODE | | Date | 21/12/2022-12:04:02 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Department** | Inspector General Of Registration | **Payer Details** | |
| **Type of Payment** | Search Fee<br>Other Items | **TAX ID / TAN (If Any)** | |
| | | **PAN No.(If Applicable)** | |
| **Office Name** | NGR_NAGPUR NO10 RURAL SUB REGISTRAR | **Full Name** | SANDEEP ANANT SHASTRI |
| **Location** | NAGPUR | | |
| **Year** | 2022-2023 One Time | **Flat/Block No.** | |
| **Account Head Details** | **Amount In Rs.** | **Premises/Building** | |
| 0030072201 SEARCH FEE | 300.00 | **Road/Street** | MOUZA WARANGA |
| | | **Area/Locality** | NAGPUR |
| | | **Town/City/District** | |
| | | PIN | 4 4 1 1 0 8 |
| | | **Remarks (If Any)** | SEARCH FEES FOR 12 YEARS 1993 TO 2004 KHASRA NO 127 |
| | | **Amount In Words** | Three Hundred Rupees Only |
| **Total** | 300.00 | | |

| **Payment Details** | IDBI BANK | **FOR USE IN RECEIVING BANK** | | | |
|---|---|---|---|---|---|
| **Cheque-DD Details** | | Bank CIN | Ref. No. | 691033320221221137 20 | 2783420866 |
| Cheque/DD No. | | Bank Date | RBI Date | 21/12/2022-12:04:43 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : Mobile No. : 9850361454

**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 नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .






Print Date 21-12-2022 12:04:55