CHALLAN

MTR Form Number-6

GRN	MH010398539202223U	BARCODE		Date	10/11/2022-16:30:03	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 SANDEEP NAGPURE		
Location	NAGPUR						
Year	2022-2023 From 01/11/1992 To 10/11/2022			Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE		750.00		Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				30 YEARS SEARCH FOR KH NOI 55 MAUZA DHAMNA TAH AND DIST NAGPUR			
				Amount In Words	Seven Hundred Fifty Rupees Only		
Total		750.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572022111094348	CPACEYDUE1
Cheque/DD No.				Bank Date	RBI Date	10/11/2022-16:24:31	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9860093576

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 10-11-2022 04:31:26

Sandeep Nagpure
Advocate
Tel No:- 9860093576
Email :- sandeepnagpure@live.com
Office:- 14A C.A. Tower, Dev Nagar, Nagpur- 15.

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To,
Maharera
Nagpur

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to plot no. CTS/C.S. No/KH No 55, Mauza Dhamna Situated at Village Dhamna, The. Nagpur (Gramin) Dist. Nagpur. (hereinafter referred as the said Land)

I have investigated the title of the said plot/Land on the request of (M/s Jai Gurudev Builders & Land Developers thru Partner Shri. Waman Marotrao Balpande and others) and following documents i. e:-

1) Description of the property
2) The documents of allotment of plot/Land
3) 7/12 extract or property card issued by Land Revenue Department dated 30.06.2022 mutation entry no.2033
4) Search report for 30 years from 10 Nov.1992 till 09 Nov. 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 /promoter / developer/ company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owner of the land

M/s Jai Gurudev Builders & Land Developers thru Partner Shri. Waman Marotrao Balpande and others

3/- The report reflecting the flow of the title of the M/s Jai Gurudev Builders & Land Developers thru Partner Shri. Waman Marotrao Balpande and others on the said land is enclosed herewith as annexure

Encl :- Annexure

Date :- 10/11/2022

Advocate

(Sandeep Nagpure)

SANDEEP ADVOCATE NAGPURE

R.No: MAH/5456/2022

Sandeep Nagpure
Advocate
Tel No:- 9860093576
Email :- sandeepnagpure@live.com
Office:- 14A C.A. Tower, Dev Nagar, Nagpur- 15.

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FORMAT-A
(Circular No.28 /2021)

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.2033

3) Search Report for 30 years from 10/Nov/1992 Taken from Sub – Registrar Nagpur- 7

4) Any other relevant title -NIL

5) Litigations if any-NIL

Date :-10/11/2022

Advocate.

SANDEEP ADVOCATE NAGPURE

(Sandeep Nagpure)
R. No. MAH/5453/2022

Adv. Sandeep Nagpure
Nagpur.
Ph no. 9860093576

Date – 10/11/2022

TITLE SEARCH & VERIFICATION REPORT

As per the instructions of M/s Jai Gurudev Builders & Land Developers thru Partner Shri. Waman Marotrao Balpande and others.

NAME OF THE TITLE HOLDER M/s Jai Gurude Builders & Developers thru Partner Shri. Waman Marotrao Balpande and others.
Hereinafter referred to as the owners

I. DESCRIPTION OF THE PROPERTY

Kh. No 55, P.H.No.36,Mauza- Dhamna,,Tahsil- Nagpur (Gramin)Dist- Nagpur.

Bounded As:

ON East	Khasara No. 74/A
ON West	Pandhan Road
ON North	Khasara No. 56
ON South	Road

II. DEVOLUTION OF TITLE

On the basis documents provided by the M/s Jai Gurudev Builders & Land Developers thru Partner Shri. Waman Marotrao Balpande the search taken by me, I submit my report as under;

After verification and careful perusal of the relevant document, I found that M/s Jai Gurudev Builders & Land Developers thru Partner Shri. Waman Marotrao Balpande is the R/O Nagpur is the absolute owner of the said property in the possession of **Kh. No 55, P.H.No.36,Mauza- Dhamna,,Tahsil- Nagpur (Gramin)Dist- Nagpur.**

SANDEEP ADVOCATE NAGPURE

History

Whereas said land bearing **Kh. No 55, P.H.No.36,Mauza- Dhamna,,Tahsil- Nagpur (Gramin)Dist- Nagpur** originally belong to Shri Prahlad Akre,Smt.Meghna Sherlekar, Shri,Vansheel Akre, and Surekha Akre.

Sr no	Date and no. of document	Document type	From	To	Property address
1.	17/03/2020 Sr.No–NGP-2171-2020 SUB REG 7	Sale Deed on Stamp Duty 3,00,000/-	Ku.Surekha Akhre	M/s Jai Gurudev Builders & Land Developers, a partnership Firm	**Kh. No 55, P.H.No.36, Mauza- Dhamna, Tahsil-Nagpur (Gramin) Dist-Nagpur.**
2.	04/11/2020 Sr.No–NGP-6731-2020 SUB REG 7	Sale Deed on Stamp Duty 7,65,000/-	Shri.Prahlad Akre and Smt.Meghna Sherlekar.	M/s Jai Gurudev Builders & Land Developers, a partnership Firm	**Kh. No 55, P.H.No.36, Mauza- Dhamna, Tahsil-Nagpur (Gramin) Dist-Nagpur.**
3.	18/10/2021 Sr.No–NGP-11989-2021 SUB REG 7	Sale Deed on Stamp Duty 7,60,000/-	Shri.Vansheel Akre.	M/s Jai Gurudev Builders & Land Developers, a partnership Firm	**Kh. No 55, P.H.No.36, Mauza- Dhamna, Tahsil-Nagpur (Gramin) Dist-Nagpur.**
4.	18/10/2021 Sr.No–NGP-11989-2021 SUB REG 7	Sale Deed on Stamp Duty 7,60,000/-	Shri.Vansheel Akre.	M/s Jai Gurudev Builders & Land Developers, a partnership Firm	**Kh. No 55, P.H.No.36, Mauza- Dhamna, Tahsil-Nagpur (Gramin) Dist-Nagpur.**
5.		7/12		M/s Jai Gurudev Builders & Land Developers, a partnership Firm	**Kh. No 55, P.H.No.36, Mauza- Dhamna, Tahsil-Nagpur (Gramin) Dist-Nagpur.**
6.	25/04/2022 NMRDA-6850		NMRDA Letter		
7.	23/08/2022 COL-1392/2022	N A ORDER	COLLECTOR OFFICE, NAGPUR	M/s Jai Gurudev Builders & Land Developers, a partnership Firm	**Kh. No 55, P.H.No.36, Mauza- Dhamna, Tahsil-Nagpur (Gramin) Dist-Nagpur.**



Kh.No-55, adm 3.37 Hec.

- And Whereas **Ku. Surekha Prahlad Akre** sold her portion out of Kh.No 55, admeasuring 1.00 Hec to M/s Jai Gurudev Builders & Land Developers vide sale deed dated 17/03/2020, registered at Sub Registrar office No-7 Sr. No. NGP- 2171-2020.
- And Whereas **Shri. Prahlad Akre** and **Smt. Meghna Shelrekar** sold their portion out of Kh.No 55, admeasuring 0.50 Hec and 0.25 Hec respectively to M/s Jai Gurudev Builders & Land Developers vide sale deed dated 04/11/2020, registered at Sub Registrar office No-7 Sr. No. NGP-6731-2020.
- And Whereas **Shri. Vansheel Akre** sold his portion out of Kh.No 55, admeasuring 0.81 Hec to M/s Jai Gurudev Builders & Land Developers vide sale deed dated 18/10/2021, registered at Sub Registrar office No-7 Sr. No. NGP- 11989-2021.
- And Whereas **Shri. Vansheel Akre** sold his portion out of Kh.No 55, admeasuring 0.81 Hec to M/s Jai Gurudev Builders & Land Developers vide sale deed dated 19/04/2022, registered at Sub Registrar office No-7 Sr. No. NGP- 3165-2022.
- And Whereas Name of M/s Jai Gurudev Builders & Land Developers duly muted in 7/12.

  I have gone through the following document pertaining to the above described property provided by the M/s Jai Gurudev Builders & Land Developers thru Partner Shri. Waman Marotrao Balpande.

Photocopies of document

III. **Minor's Interest / HUF Property:**

In this Property there is not the question of Minor's interest.

IV. **Possession:**

M/s Jai Gurudev Builders & Land Developers thru Partner Shri. Waman Marotrao Balpande acquired title and interest over the property under Search.

V. **Applicability of Local Laws:**

Here I can say that the above said Property is not subjected to any local laws which prevents for creation of Mortgage.

SANDEEP ADVOCATE NAGPURE

VI. Final Opinion and Recommendation (Encumbrance Certificate & Legal Opinion):

For the Purpose of this report I had done online search with IGR Web site & verify records available in the Sub Registrar Office at Nagpur. The above entries of Docs. Supplied are also verified online for inspection by the office of sub registrar on IGR Web Site. On-line Search for 2002 to 2022 is done in all the offices.

Since the Search for entire period somehow could not be done and the charges or rights created by unregistered documents cannot be ascertained and known from the entries of GOVT. record. Hence by way of abundant precaution an affidavit from the owner be taken stating on oath that his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.

On the basis of searches taken of the records of Sub Registrar Office for 30 years by paying requisite charges vide, Receipt No. MH010398539202223U dt. 10/11/2022 and the documents produced before me, I am the opinion That, M/s Jai Gurudev Builders & Land Developers thru Partner Shri. Waman Marotrao Balpande. is having clear and marketable title over said property and said property is free from encumbrances and is not alienated or transferred in any manner whatsoever.

VII. **CERTIFICATE:**

The link in the chain of the title has been properly established. All the transactions have been duly verified from the relevant records. The documents, which I have verified latest Tax Receipt etc from the relevant records. On the basis of the search made by me and the documents place before me, I certify that the property referred in the schedule by M/s Jai Gurudev Builders & Land Developers thru Partner Shri. Waman Marotrao Balpande is the R/O Nagpur is clear and hence I certify that the property is free from all type of encumbrances, charges, lien and mortgages or order claim affecting the clear title, as on the date.

SANDEEP ADVOCATE NAGPURE

In the Result, I have to state that I have made necessary search at the concerned Sub – Register office up to date as the result of searches and on the basis of the same I hereby state that the said property is free from all charges and has got the clear and marketable title.



Place -: Nagpur

Date:- 10/11/2022

Adv. Sandeep Nagpure

R.N.: MAH/5458/2022.