CHALLAN
MTR Form Number-6

GRN	MH013544341202223E	BARCODE		Date	10/01/2023-18:10:23	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	ADVOCATE SANDEEP R SONTAKKE
Location	NAGPUR		
Year	2022-2023 From 10/01/1994 To 10/01/2023	Flat/Block No.	6/203 Swaraj Apartment-6
		Premises/Building	
		Road/Street	Swaraj Nagar Opp. Central Bank Omkar Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 2 7
		Remarks (If Any)	Khasra No 9 Mouza CHICHOLI P.S.K. 4 area 0.86 Hectares situated Chicholi District Nagpur
		Amount In Words	Seven Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023011020612	2787011570
Cheque/DD No.		Bank Date	RBI Date	10/01/2023-18:11:22	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. : 9850317071

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 .

10/01/2023
SANDEEP R. SONTAKKE
ADVOCATE

Print Date 10-01-2023 06:11:33

SANDEEP R. SONTAKKE
ADVOCATE
Apartment No. 6/203, Third Floor, Swaraj Apartment-6, Plot No. 6, Swaraj Nagar, Opp. Central Bank, Omkar Nagar, Cement Road, Nagpur -440027.
Mobile No. 9850317071
Email Id. sandeeprsontakke@gmail.com

FORMAT – A

(Circular No.:- 28/2021)

To
MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey/Khasra No. 9 Mouza : CHICHOLI, P.S.K. 4, Khate No. 358, situated at Chicholi, Nagpur, Tahsil : NAGPUR (RURAL) and District : NAGPUR, (hereinafter referred as the said "Plot/land ")

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

1) Description of the property - ALL THAT Piece and Parcel of Non Agricultural land comprising 0.86 Hectares (i.e. 8600 Sq. Mtrs.), bearing Survey/Khasra No. 9, held in Bhogwatdar Class-1 Rights of Mouza : CHICHOLI, P.S.K. 4, Khate No. 358, situated at Village : Chicholi, within the limits of Grampanchayat : Chicholi in Tahsil : NAGPUR (RURAL) and District : NAGPUR

2) The documents of allotment of plot/land -

(a) N.A. Order for Khasra/Survey No. 9 Dated 15/07/2022 issued by Collector, Nagpur.

(b) 7/12 Extract of Khasra/Survey No. 9 of Mouza : Chicholi.

(c) Certificate of Registration of M/s. D.P. Real Estate Dated 10/09/2015.

(d) Deed of Partnership of M/s. D.P. Real Estate Dated 05/05/2015.

(e) Sale Deed of Khasra/Survey No. 9 Dated 28/01/2021 of M/s. D.P. Real Estate..

(f) Sketch of Kh. No. 9.

3) 7/12 extract issued by Gram Adhikari, Tahsil Nagpur (Rural) mutation Entry No. 762.

10/01/2023
SANDEEP R. SONTAKKE
ADVOCATE

4) Search report for 30 Years from 1994 to 2023 by depositing necessary Search Fees online with the concerned Department vide GRN No. MH013544341202223E Dated 10-01-2023 The Original Receipt is enclosed herewith for your ready reference.

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/S. D.P. Real Estate And Acting Through Its Partners 1) Shri Chandrakant Vasantrao Daware, & 2) Mrs. Chhaya Chandrakant Daware is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

(1) Shri Chandrakant Vasantrao Daware (Partner of M/S. D.P. Real Estate) owner of Survey/Khasra No. 9 Mouza : CHICHOLI, P.S.K. 4, Khate No. 358, held in Bhogwatdar Class-1 Rights, situated at Chicholi, Tahsil : NAGPUR (RURAL) and District : NAGPUR.

(2) Mrs. Chhaya Chandrakant Daware (Partner of M/S. D.P. Real Estate) owner of Survey/Khasra No. 9 Mouza : CHICHOLI, P.S.K. 4, Khate No. 358, held in Bhogwatdar Class-1 Rights, situated at Chicholi, Tahsil : NAGPUR (RURAL) and District : NAGPUR.

(3) Qualifying comments/remarks if any Clear Title.

3) The report reflecting the flow of the title of the M/S. D.P. Real Estate And Acting Through Its Partners 1) Shri Chandrakant Vasantrao Daware, & 2) Mrs. Chhaya Chandrakant Daware on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 10-01-2023

10/01/2023

SANDEEP R. SONTAKKE
ADVOCATE

(SANDEEP SONTAKKE)

ADVOCATE

SANDEEP R. SONTAKKE
ADVOCATE
Apartment No. 6/203, Third Floor, Swaraj Apartment-6, Plot No. 6, Swaraj Nagar, Opp. Central Bank, Omkar Nagar, Cement Road, Nagpur -440027.
Mobile No. 9850317071
Email Id. sandeeprsontakke@gmail.com

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. 762.

3) Search report for 30 years from 1994 till 2023 Taken from Sub-Registrar' office Nagpur No. 10

4) Any other relevant title.

5) Litigations if any. No litigations found.

Date: 10-01-2023

10/01/2023
SANDEEP R. SONTAKKE
ADVOCATE

(SANDEEP SONTAKKE)
ADVOCATE