



CHALLAN
MTR Form Number-6



GRN	MH012305127202223E	BARCODE			Date	16/12/2022-20:26 28	Form ID	
Department			Inspector General Of Registration					
Type of Payment			Payer Details					
Search Fee			TAX ID / TAN (If Any)					
Other Items			PAN No.(If Applicable)					
Office Name			Full Name		ADV RAHUL R KHARAPKAR			
HGN_HINGNA SUB REGISTRAR								
Location			Flat/Block No.		Block No 103, First Floor, Plot No. 19,			
NAGPUR								
Year			Premises/Bulding		Vaishnavs Inn Sambhaji Nagar Parsodi			
2022-2023 From 16/12/1992 To 16/12/2022								
Account Head Details		Amount In Rs.	Road/Street		Nagpur			
0030072201 SEARCH FEE		750.00						
			Area/Locality		Town/City/District			
			PIN		4 4 0 0 2 2			
			Remarks (If Any)					
			MOUZA - KOTEWADA P. H. No. 72 Kh. Nos. 102 103 AND 104					
			SEARCH FOR 30 YEARS					
			Amount In		Seven Hundred Fifty Rupees Only			
			Words					
Total		750.00						
Payment Details			FOR USE IN RECEIVING BANK					
IDBI BANK			Bank CIN		Ref. No.	69103332022121710132	2782704260	
Cheque-DD Details			Bank Date		RBI Date	16/12/2022-20:27:42	Not Verified with RBI	
Cheque/DD No.			Bank-Branch		IDBI BANK			
Name of Bank			Scroll No. , Date		Not Verified with Scroll			
Name of Branch								

Department ID
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Mobile No. : 0000000000

RAHUL R. KHARAPAKR
ADVOCATE
Block No. 103, First Floor,
Plot No. 19, Vaishnav's Inn, IT Park Road,
Near Raje Sambhaji Square, Sambhaji Nagar,
Parsodi, NAGPUR - 440033,
Mob. : 9890290392 & 9834762819

FORMAT – A
(Circular No. :- 28/2021)

To
MAHA RERA
MUMBAI

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the Land bearing Khasra/Survey/Gut Nos. 102, 103 & 104, Situate at Village - Kotewada, within the limits of the Grampanchayat – Kotewada and the Nagpur Metropolitan Region Development Authority (NMRDA), in Tahsil – Hingana and District – NAGPUR, (hereinafter referred as the said property).

I have investigated the title of the said land on the request of SHRI. DINESH S/o TILAKRAJ CHADDA & 3 OTHERS AND GOMATI ASSOCIATES acting through its Authorized Partner SHRI. DINESH S/o TILAKRAJ CHADDA and following documents i.e.:-

1) **Description of the property**

ALL THOSE Pieces and Parcel of Agricultural Lands bearing Khasra/Survey Nos. 102, 103 and 104, having an area of 0.35 Hector, 0.48 Hector & 0.65 Hector respectively, thus total area of 1.48 Hectors (i.e. 3.65 Acres / 14800.00 Sq. Mtrs.), Land Revenue Rs. 1.31/- Paise, Rs. 1.50/- and Rs. 3.06/- respectively yearly, all held in Bhogwatdar Class-1 Rights of MOUZA – KOTEWADA, P.H. No. 72, including all types of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Kotewada, within the limits of the Grampanchayat – Kotewada and the Nagpur Metropolitan Region Development Authority (NMRDA) in Tahsil – Hingana and District – NAGPUR.

- 2) Photocopy of Sale Deed Dated 29/09/2021.
- 3) Photocopy of Sale Deed Dated 26/06/2008.
- 4) Photocopy of Sale Deed Dated 26/06/2008.
- 5) Photocopy of Sale Deed Dated 23/11/2022.



- 6) 7/12 extract issued by Government of Maharashtra of Revenue Department Dated 21/02/2022, Mutation Entry No. 1836 on Khasra/Survey No. 102.
- 7) Search report for 30 Years from 1992 till 2022.

On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of Shri. Dinesh S/o Tilakraj Chadda & 3 Others And Gomati Associates Acting Through Its Authorized Partner Shri. Dinesh S/o Tilakraj Chadda is clear, markable and without any encumbrances.

Owners of the land

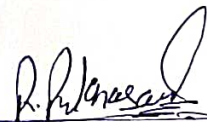
- (1) Shri. Dinesh Tilakraj Chadda & 3 Others of Khasra/Survey No. 102, containing by admeasurements 0.35 Hectors (OR 0.864 Acres) Situate at Village - Kotewada, within the limits of the Nagpur Metropolitan Region Development Authority (NMRDA), in Tahsil - Hingan and District - NAGPUR.
- (2) Gomati Associates Acting Through Its Authorized Partner Shri. Dinesh S/O Tilakraj Chadda of Khasra/Survey Nos. 103 & 104, containing by admeasurements 0.48 Hectors & 0.65 Hector respectively, thus total area of 1.13 Hectors (i.e. 2.79 Acres) Situate at Village - Kotewada, within the limits of the Nagpur Metropolitan Region Development Authority (NMRDA), in Tahsil - Hingan and District - NAGPUR.
- (3) Qualifying comments/ remarks if any Clear Title.

The report reflecting the flow of the title of Shri. Dinesh S/o Tilakraj Chadda & 3 Others And Gomati Associates Acting Through Its Authorized Partner Shri. Dinesh S/o Tilakraj Chadda on the said land is enclosed herewith as annexure.

Encl. Annexure.

NAGPUR.

DATE :- 20/12/2022


RAHUL KHARAPKAR
ADVOCATE

FORMAT – A
(Circular No. :- 28/2021)

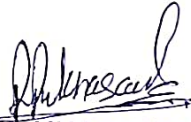
FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract as on date on Khasra/Survey No. 102 of application for registration.
- 2) Mutation Entry No. 1836 on Khasra/Survey No. 102.
- 3) Search report for 30 years from 1992 till 2022 Taken from Sub – Registrar Hingan office at Hingan, Tahsil – Hingna, District - NAGPUR.
- 4) Any other relevant title
- 5) Litigations if any.

NAGPUR.

DATE :- 20/12/2022


RAHUL KHARAPKAR
ADVOCATE