CHALLAN
MTR Form Number-6

GRN	MH012319712202223E	BARCODE		Date	17/12/2022-14:14:31	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	KMT_KAMTHI SUB REGISTRAR	**Full Name**	DWIVEDI AND KHEDKAR ADVOCATES
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	SHRINIWAS WARDHAMAN NAGAR SQ
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	CENTRAL AVENUE
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	KH NO 100/2/A GOVERDHAN NAGARI 1 MZ BIDGAON TAH KAMPTEE 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.	00040572022121763433	CKV6927206
Cheque/DD No.		Bank Date	RBI Date	17/12/2022-14:24:16	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. : 9373103103

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 नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 17-12-2022 02:16:47

S. S. Dwivedi B.A., L.L.B.
S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 17/12/2022

FORMAT - A

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur – 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of land bearing Kh. Survey No. 100/2/A, admeasuring about 1.43.70 He. Aar. Sq. Mtrs. i.e. 14370.00 Sq. Mtrs. with Occupant Class I Bhumiswami rights, situated at MAUZA : BIDGAON, P. H. No. 33, Tahsil : KAMPTEE, District : NAGPUR (here-in-after referred as the said plot **"GOVERDHAN NAGARI - 1"**)

I/We have investigated the title of the said land on the request of **M/S HARODE BUILDERS AND DEVELOPERS**, a proprietary concern acting its sole proprietor SHRI ARUN S/O NAMDEORAO HARODE, Resident of Plot No. 32, Netaji Nagar, Pardi, Nagpur – 440035 and following documents i.e. :-

01. Description of the property.
ALL THAT piece and parcel of land bearing Kh. Survey No. 100/2/A, admeasuring about 1.43.70 He. Aar Sq. Mtrs., with Occupant Class - I Bhumiswami Rights, situated at Mauza : BIDGAON, P. H. No. 33, Tahsil : KAMPTEE, District : NAGPUR.

02. Title documents for allotment of plot.

(i) Sale Deed dt. 28.07.1987 executed by Shri Bapurao Bajirao Jamgade in respect of land bearing old Kh. No. 64/2-G, admeasuring about 1.53 Hec. Aar to Shri Fulchand Deorao Chakole registered with Joint Sub Registrar, Nagpur, City – 1 at Book No. 1, at Sr. No. 2749 dt. 29.07.1987.

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

(ii) Sale Deed dt. 13.09.1994 executed by Shri Fulchand Deorao Chakole for land admeasuring about 1.53 Hectares in favour of Shri Parag Narayanrao Shivankar registered with Sub Registrar, Nagpur – 11 at Book No. Add.1, Volume No. 954 at pages 150 to 162 at Sr. No. 7262 dt. 08.11.1994.

(iii) Sale Deed dt. 01.08.2022 executed by Shri Parag Narayanrao Shivankar in respect of land of 1.43.70 He.Aar.Sq.Mtrs. bearing New Kh. No. 100/2/A in favour of M/s Harode Builders And Developers, a proprietary concern acting its sole proprietor Shri Arun Namdeorao Harode registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 3169 dt. 01.08.2022.

03. 7/12 issued by Patwari bearing Halka No. 33, vide Ferfar No. 1230.

04. Search report for more than 30 years from 1982 till 2022.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of M/s Harode Builders And Developers, a proprietary concern acting its sole proprietor Shri Arun Namdeorao Harode is clear, marketable and without any encumbrances.

Owner of the land
Kh. Survey No. 100/2/1, Mauza : BIDGAON, Tahsil : KAMPTEE, District : NAGPUR } M/S HARODE } BUILDERS & } DEVELOPERS

Qualifying comments/ remarks if any
The Title of M/s Harode Builders And Developers, is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of M/S HARODE BUILDERS AND DEVELOPERS, on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 17.12.2022

Adv. Sandeep Khedkar
Advocate.

M/S. DWIVEDI & KHEDKAR ADVOCATES ★ WARDHANAN NAGAR NAGPUR