



CHALLAN
MTR Form Number-6



GRN	MH017249218202223E	BARCODE			Date	23/03/2023-13:28:01	Form ID			
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR					Full Name ADV KISHOR SHIVLALJI GAUTAM					
Location NAGPUR					Flat/Block No. ADITYA PLOT NO R 267					
Year 2022-2023 One Time					Premises/Building					
Account Head Details				Amount In Rs.	Road/Street					
0030072201 SEARCH FEE				750.00	RESHIMBAGH					
					Area/Locality					
					NAGPUR					
					Town/City/District					
					PIN					
					4 4 0 0 0 9					
					Remarks (If Any)					
					SEARCH FEE FOR KHASRA NO. 29/2/A ANAND FOREST OF MOUZA					
					GHOGLI FOR THE YEAR 1994 TO 2023					
					Amount In					
					Seven Hundred Fifty Rupees Only					
Total				750.00	Words					
Payment Details					FOR USE IN RECEIVING BANK					
BANK OF INDIA										
Cheque-DD Details										
Cheque/DD No.					Bank CIN	Ref. No.	02202292023032305921	147632381		
Name of Bank					Bank Date	RBI Date	23/03/2023-13:28:01	Not Verified with RBI		
Name of Branch					Bank-Branch		BANK OF INDIA			
					Scroll No. , Date		Not Verified with Scroll			

Department ID :

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

Mobile No. : 9422119476

संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

KISHOR S. GAUTAM
ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

Court : 214, II Floor, Nyaya Mandir, Nagpur.

MOBILE NO. - 09422119476

Email : gautamcourt9@gmail.com

To,

Maha RERA,

LEGAL TITLE REPORT

1) Sub: Title Clearance Certificate with respect to all that piece and parcel of Land bearing **Khasara No. 29/2/A** (Old Khasara No. 29/2) admeasuring **0.38 H. R.** (i.e. 3800.00 Sq. Mtrs.), of Mouza - Ghogli, P. H. No. 38, Class I rights, Land Revenue Rs. 2.52/-, Account No. 1760, within the limits of Nagar Panchayat Besa Pipla, Tah. Nagpur (Rural) and Dist. Nagpur and bounded as under :-

On the East by	:	Road
On the West by	:	D. P. Road
On the North by	:	Khasara No. 29/2
On the South by	:	D. P. Road

(hereinafter referred as the said Property)

I have investigated the title of the said Property on the request of M/s Whitepanda Realities Private Limited through its Directors 1) Shri Sumit S/o Rajkumar Jawale, 2) Shri Sarang S/o Sanjayrao Jawale, 3) Shri Atul S/o Namdeorao Shrirao, 4) Shri Skylab S/o Anand Bhanare & 5) Shri Pankaj S/o Vitthalrao Shrirao and following documents ;

i) Description of Property

All that piece and parcel of Land bearing **Khasara No. 29/2/A** (Old Khasara No. 29/2) admeasuring **0.38 H. R.** (i.e. 3800.00 Sq. Mtrs.), of Mouza - Ghogli, P. H. No. 38, Class I rights, Land Revenue Rs. 2.52/-, Account No. 1760, within the limits of Nagar Panchayat Besa Pipla, Tah. Nagpur (Rural) and Dist. Nagpur and bounded as under :-



On the East by : Road
On the West by : D. P. Road
On the North by : Khasara No. 29/2
On the South by : D. P. Road

ii) The Documents (Sale Deed) of the aforesaid property :

Khasara No.	Date	S.R.O. No.	Registration No.	Type of Document
29/2/A (Old No. 29/2)	15/09/2021	Nagpur No. 8	5050	Will Deed
29/2/A (Old No. 29/2)	14/03/2022	Nagpur No. 10	1453	Sale Deed

iii) 7/12 Extract issued by Revenue Department (Patwari) dated 10/04/2022.

Khasara No.	Mutation No.	Mutation Date
29/2/A (Old No. 29/2)	2280	10/04/2022

iv) Search Report of 30 Years from 01/01/1994 to 25/03/2023.

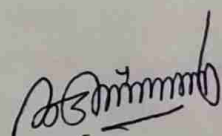
2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the owner M/s Whitepanda Realities Private Limited through its Directors 1) Shri Sumit S/o Rajkumar Jawale, 2) Shri Sarang S/o Sanjayrao Jawale, 3) Shri Atul S/o Namdeorao Shrirao, 4) Shri Skylab S/o Anand Bhanare & 5) Shri Pankaj S/o Vitthalrao Shrirao is clear, marketable and without any encumbrances.

Owner of the Land : M/s Whitepanda Realities Private Limited through its Directors 1) Shri Sumit S/o Rajkumar Jawale, 2) Shri Sarang S/o Sanjayrao Jawale, 3) Shri Atul S/o Namdeorao Shrirao, 4) Shri Skylab S/o Anand Bhanare & 5) Shri Pankaj S/o Vitthalrao Shrirao.

3) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl : Annexure

Dated - 25/03/2023


(ADV. K. S. GAUTAM)

KISHOR S. GAUTAM
ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

Court : 214, II Floor, Nyaya Mandir, Nagpur.

MOBILE NO. - 09422119476

Email : gautamcourt9@gmail.com

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract issued by Revenue Department (Patwari) dated 10/04/2022.

2)

Khasara No.	Mutation No.	Mutation Date
29/2/A (Old No. 29/2)	2280	10/04/2022

3) I have taken the search of records of Registrar office Nagpur for last 30 years, i.e. from 1994 to 2023 vide MTR No. MH017249218202223E dated 23/03/2023 and have inspected the relevant records of the said property.

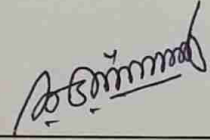
- i) That, M/s Whitepanda Realities Private Limited through its Directors 1) Shri Sumit S/o Rajkumar Jawale, 2) Shri Sarang S/o Sanjayrao Jawale, 3) Shri Atul S/o Namdeorao Shrirao, 4) Shri Skylab S/o Anand Bhanare & 5) Shri Pankaj S/o Vitthalrao Shrirao is the absolute owner of all that piece and parcel of Land bearing **Khasara No. 29/2/A** (Old Khasara No. 29/2) admeasuring **0.38 H. R.** (i.e. 0.939 Acre.), of Mouza - Ghogli, P. H. No. 38, Class I rights, Land Revenue Rs. 2.52/-, Account No. 1760, within the limits of Nagar Panchayat Besa Pipla, Tah. Nagpur (Rural) and Dist. Nagpur.
- ii) That, originally the entire said land bearing Khasara No. 29/2 (New Khasara No. 29/2/A) was belonged to Shri Marotrao Sadashiv Dhawale. Thereafter Shri Marotrao Sadashiv Dhawale expired leaving behind his legal heirs namely 1) Smt. Shantabai Wd/o Marotrao Dhawale, 2) Shri Vasudeo S/o Marotrao Dhawale, 3) Sau.

Chandrakala W/o Shankarrao Gube, 4) Sau. Sushila W/o Ramkisan Bhoyar & 5) Sau. Nalini W/o Manohar Mohod. The legal heirs mutate their names over all the relevant records.

- iii) That, thereafter, 1) Sau. Chandrakala W/o Shankarrao Gube, 2) Sau. Sushila W/o Ramkisan Bhoyar & 3) Sau. Nalini W/o Manohar Mohod release their rights over the said property and hence 1) Smt. Shantabai Wd/o Marotrao Dhawale, 2) Shri Vasudeo S/o Marotrao Dhawale became the absolute owners of the aforesaid property and they mutate their names over all the relevant records.
- iv) That, thereafter Smt. Shantabai Wd/o Marotrao Dhawale executed a Will Deed on 15/09/2021 which is registered on the same date in the Office Of Sub - Registrar Nagpur No. 8 having Registration No. 5050 - 2021. Thereafter Smt. Shantabai Wd/o Marotrao Dhawale expired on 29/10/2021 and hence Shri Vasudeo S/o Marotrao Dhawale became the absolute owner of the aforesaid property and he mutates his names over all the relevant records and has the ownership thereon.
- v) That, Shri Vasudeo S/o Marotrao Dhawale sold the entire aforesaid Khasara No. 29/2/A (Old Khasara No. 29/2) to M/s Whitepanda Realities Private Limited through its Directors 1) Shri Sumit S/o Rajkumar Jawale, 2) Shri Sarang S/o Sanjayrao Jawale, 3) Shri Atul S/o Namdeorao Shrirao, 4) Shri Skylab S/o Anand Bhanare & 5) Shri Pankaj S/o Vitthalrao Shrirao, Nagpur by virtue of registered Sale Deed Dt. 14/03/2022 which is registered on the same date in the Office of Sub Registrar, Nagpur No. 10 having Registration No1453 - 2022. And hence the Owner became the sole and absolute owner of the said property and accordingly it mutated its name in the relevant records of 7/12, 8 A, and all other respective documents.
- vi) That, thereafter M/s Whitepanda Realities Private Limited through its Directors 1) Shri Sumit S/o Rajkumar Jawale, 2) Shri Sarang S/o Sanjayrao Jawale, 3) Shri Atul S/o Namdeorao Shrirao, 4) Shri Skylab S/o Anand Bhanare & 5) Shri Pankaj S/o Vitthalrao Shrirao, Nagpur got sanctioned the entire said land bearing Khasara No. 29/2/A admeasuring 0.38 H. R. (i. e. 3800.00 Sq. Mtrs.) for the purpose of Group Housing vide Building Permit No. न.प.बे.पि. /नरवि/बांध.पर./११९ Dt. 16/03/2023.

- 4) Any other relevant title --- That, the present owners M/s Whitepanda Realities Private Limited through its Directors 1) Shri Sumit S/o Rajkumar Jawale, 2) Shri Sarang S/o Sanjayrao Jawale, 3) Shri Atul S/o Namdeorao Shrirao, 4) Shri Skylab S/o Anand Bhanare & 5) Shri Pankaj S/o Vitthalrao Shrirao, Nagpur issued encumbrance certificate of the aforesaid property and declare that the owners did not create any charge, encumbrance, lien or mortgage in respect of the above property which may affect the title of the said property adversely.

- 5) Litigation , if any --- No



Dated - 25/03/2023

(ADV. K. S. GAUTAM)