



CHALLAN
MTR Form Number-6



GRN	MH001871657202324E	BARCODE			Date	10/05/2023-19:54:24	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 PRAVIN PATIL					
Location NAGPUR					Flat/Block No. 40 GHATATE CHAMBERS					
Year 2023-2024 One Time					Premises/Building					
Account Head Details					Amount In Rs.					
0030072201 SEARCH FEE					750.00					
					Road/Street RAMDASPETH					
					Area/Locality NAGPUR					
					Town/City/District					
					PIN 4 4 0 0 1 0					
					Remarks (If Any)					
					KHASRA NO. 54/A- MOUZA UMARGAON					
					Amount In Seven Hundred Fifty Rupees Only					
Total					Words					
750.00										
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN Ref. No. 00040572023051020378 IK0CFWXC8					
Cheque/DD No.					Bank Date RBI Date 10/05/2023-19:24:56 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 :

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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9822470484

Pravin G. Patil

Advocate

Off : 40, Ghatate Chambers, 3rd Floor

Ramdaspath, Nagpur-10.

(MOB)- 9822470484.

FORMAT-A

(Circular No. 28/2021)

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect to Survey No. 54/A Mouza UMARGAON, Tahsil:- NAGPUR- RURAL, District:- NAGPUR (Herein after referred to as the said **SURVEY NO. 54/A**]

I have investigated the title of the said Land on the request of **M/S. SAIDHAM BUILDERS & DEVELOPERS** and the following documents i.e

ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing Survey No. 54/A admeasuring 0.81 Hectares, P.H. No. 36, Land Revenue Rs. 4.00, held in Bhogwatdar Class-1 rights, TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto situated at Mouza UMARGAON, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR.

1) Following documents of title of the aforesaid property:-

1) 7/12 Extract of Khasra No. 54/A admeasuring 0.81 Hectares, Land Revenue Rs. 4.00 of Mouza Umargaon in the name of (i) Shusrut Shridhar Raut through Natural Guardian mother Vimal Shridhar Raut and (ii) Shri. Vijay Yashwantrao Raut.	Copy
2) Sale Deed dated 23-07-1990 executed by (i) Shri. Kailashchandra Hulaschandra Tapadia (ii) Shri. Vasanta Hiranmanji Churad in favor of Shri. Ghanshyam Suryabhanji Bhende Through Natural Guardian father Shri. Suryabhanji Antuji Bhende which is duly registered in Book No. 1, Volume 302, on	Copy

pages 170 to 174 at Serial No. 4061 (P) in the Office of the Sub Registrar-Nagpur-3 on 23-07-1990.	
3) Sale Deed dated 27-01-1995 executed by Shri. Ghanshyam Suryabhanji Bhende Through Natural Guardian father Shri. Suryabhanji Antuji Bhende in favor of Shusrut Shridhar Raut through Natural Guardian mother Vimal Shridhar Raut which is duly registered in Addl Book No. 1, Volume 1044, on pages 19 to 20 at Serial No. 811 (P) in the Office of the Sub Registrar-Nagpur on 10-02-1995.	Copy
4) Sale Deed dated 15-09-2001 executed by Shri. Ghanshyam Suryabhanji Bhende in favor of Shri. Vijay Yashwantrao Raut which is duly registered in Addl Book No. 1, at Serial No. 2002 in the Office of the Sub Registrar-Nagpur-1 on 15-09-2001.	Copy
5) Sale Deed of Survey No. 54/A of Mouza Umargaon executed by (1) SHRI. SHUSRUT S/O SHRIDHAR RAUT AND (2) SHRI. VIJAY YASHWANTRAO RAUT in favor of M/s SAIDHAM BUILDERS & DEVELOPERS through Partners (i) Shri. Sudhakar Vitthalrao Kohale (ii) Shri. Amol Vishvanathrao Wairale and (iii) Shri. Sandeep Prabhakarrrao Hete which is duly registered in Book No. 1, at Serial No. 810/2023 in the Office of the Joint Sub Registrar-7, Nagpur Rural.	Original
6) 7/12 Extract of Khasra No. 54/S area 0.81 H.R of Mouza UMARGAON in the name of M/s SAIDHAM BUILDERS & DEVELOPERS through Partners (i) Shri. Sudhakar Vitthalrao Kohale (ii) Shri. Amol Vishvanathrao Wairale and (iii) Shri. Sandeep Prabhakarrrao Hete.	Original

- 2) Search Report for 30 years from 1994 till 2023.

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 SAIDHAM BUILDERS & DEVELOPERS** through Partners (i) Shri. Sudhakar Vitthalrao Kohale (ii) Shri. Amol Vishvanathrao Wairale and (iii) Shri. Sandeep Prabhakarrrao Hete is clear, marketable and without any encumbrances.

3) **OWNERS OF THE LAND**

M/s SAIDHAM BUILDERS & DEVELOPERS through Partners (i) Shri. Sudhakar Vitthalrao Kohale (ii) Shri. Amol Vishvanathrao Wairale and (iii) Shri. Sandeep Prabhakarrrao Hete are the Owners of ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing Survey No. 54/A admeasuring 0.81 Hectares, P.H. No. 36, Land Revenue Rs. 4.00, held in Bhogwatdar Class-1 rights, TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto situated at Mouza UMARGAON, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR.

- 4) The report reflecting the flow of title of the Owners namely **M/s SAIDHAM BUILDERS & DEVELOPERS** through Partners (i) Shri. Sudhakar Vitthalrao Kohale (ii) Shri. Amol Vishvanathrao Wairale and (iii) Shri. Sandeep Prabhakarrrao Hete on the said Land is enclosed herewith as ANNEXURE-A

FORMAT-A
(Circular No. 28/2021)

- 1) THAT, ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing Survey No. 54/A admeasuring 1.55 Hectares, P.H. No. 36, Land Revenue Rs. 4.00, held in Bhogwatdar Class-1 rights, situated at Mouza UMARGAON, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR originally belonged to (i) Shri. Kailashchandra Hulaschandra Tapadia and (ii) Shri. Vasanta Hiranmanji Churad being the recorded owner thereof having purchased by them jointly by way of a Sale Deed dated 19-06-1989 from Shri. Kawdu Keshavrao Pawankar; AND

- 2) THAT, (i) Shri. Kailashchandra Hulaschandra Tapadia and (ii) Shri. Vasanta Hiranmanji Churad sold the said Land of Survey No. 54/A of Mouza Umargaon admeasuring 0.81 H.R out of the total land admeasuring 1.55 H.R to Shri. Ghanshyam Suryabhanji Bhende Through Natural Guardian father Shri. Suryabhanji Antuji Bhende which is duly registered in Book No. 1, Volume 302, on pages 170 to 174 at Serial No. 4061 (P) in the Office of the Sub Registrar-Nagpur-3 on 23-07-1990.

- 3) THAT, Shri. Ghanshyam Suryabhanji Bhende Through Natural Guardian father Shri. Suryabhanji Antuji Bhende sold the said Land of Survey No. 54/A of Mouza Umargaon admeasuring 0.60 H.R out of the total land admeasuring 0.81 H.R to Shusrut Shridhar Raut through Natural Guardian mother Vimal Shridhar Raut by way of a Sale Deed dated 27-01-1995 which is duly registered in Addl Book No. 1, Volume 1044, on pages 19 to 20 at Serial No. 811 (P) in the Office of the Sub Registrar-Nagpur on 10-02-1995.

- 4) THAT, Shri. Ghanshyam Suryabhanji Bhende sold the said Land of Survey No. 54/A of Mouza Umargaon admeasuring 0.21 H.R out of the total land admeasuring 0.81 H.R to Shri. Vijay Yashwantrao Raut by way of a Sale Deed dated 15-09-2001 which is duly registered in Addl Book No. 1 at Serial No. 2002 in the Office of the Sub Registrar-Nagpur-1 on 15-09-2001.

- 5) THAT, later on (i) Shri. Shusrut Shridhar Raut and (ii) Shri. Vijay Yashwantrao Raut sold the said land of Survey No. 54/A of Mouza Umargaon to **M/s SAIDHAM BUILDERS & DEVELOPERS** through Partners (i) Shri. Sudhakar Vitthalrao Kohale (ii) Shri. Amol Vishvanathrao Wairale and (iii) Shri. Sandeep Prabhakarrao Hete which is duly registered in Book No. 1, at Serial No. 810/2023 in the Office of the Joint Sub Registrar-7, Nagpur Rural.

- 6) **M/s SAIDHAM BUILDERS & DEVELOPERS** through Partners (i) Shri. Sudhakar Vitthalrao Kohale (ii) Shri. Amol Vishvanathrao Wairale and (iii) Shri. Sandeep Prabhakarrao Hete thus became the absolute and exclusive owners of ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing Survey No. 54/A admeasuring 0.81 Hectares, P.H. No. 36, Land Revenue Rs. 4.00, held in Bhogwatdar Class-1 rights, TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto situated at Mouza UMARGAON, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR with transferable and heritable rights therein and its name is also accordingly mutated in the relevant revenue records; AND

- 7) The links in the chain of title have been property established. All the transactions have been duly verified from the relevant records of -Registrar of Document.
- 8) I have taken the search of Records of Registrar's office for last 30 years by paying the necessary search fee Vide receipt **GRN MH001871657202324E** dated 10/05/2023.

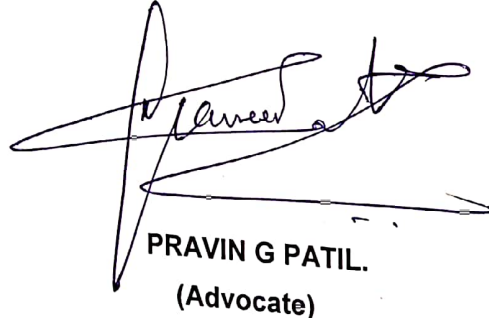
SCHEDULE OF THE DESCRIPTION OF THE AGRICULTURE LAND.

ALL THAT PIECE AND PARCEL OF AGRICULTURE LAND bearing **Survey No. 54/A** admeasuring **0.81 Hectares**, P.H. No. 36, Land Revenue Rs. 4.00, held in Bhogwatdar Class-1 rights, TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto situated at **Mouza UMARGAON**, within the limits of Tahsil:- NAGPUR- RURAL, District:- NAGPUR and bounded as Under:-

EAST:- Khasra No. 54/B/2/ , 54/B/3 & 54/A/1
 WEST:- By Land of Khasra No.47,48 & 49.
 NORTH:- By Land of Khasra No. 54/B/1
 SOUTH:- By Road

NAGPUR

Date:- 10-05-2023


 PRAVIN G PATIL.
 (Advocate)

PRAVIN G. PATIL
 ADVOCATE
 D/S, VANDANA FLATS,
 CANAL ROAD, RAMDASPETH,
 NAGPUR-18.