CHALLAN
MTR Form Number-6

GRN MH004909896202324E	BARCODE	Date 09/07/2023-13:57:56	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	RAJ AHUJA ADVOCATE
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	BLOCK NO 9 BASEMENT DHANSHREE
		Premises/Building	COMPLEX

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

Road/Street	SITABULDI
Area/Locality	NAGPUR
Town/City/District	
PIN	4 4 0 0 1 2
Remarks (If Any)	Kh No 26/1 Class One Mouza Waroda Nagpur Rural District Nagpur
Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023070995233	CKX3947071
Cheque/DD No.		Bank Date	RBI Date	09/07/2023-13:24:58	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9371177727

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 लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

RAJ AHUJA & ASSOCIATES ADVOCATES

RAJ AHUJA AND ASSOCIATES

Advocates

BLOCK NO.9(BASEMENT), DHANASHREE COMPLEX, BESIDES HOTEL HARDEO, SITABULDI, NAGPUR-12 (M) 9371177727

advrajahuja@gmail.com

To,

Maha RERA,

Nagpur.

Format -A

(Circular No. 28/2021)

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to All that piece and parcel of property i.e. 7.63 Acres (3.09 Hec R) of agricultural land out of entire land bearing Kh No. 26/1, Class I, Mouza Waroda, Nagpur Rural, District Nagpur.(Hereinafter referred as the "Said Field)

I have investigated the title of the said land on the request of Mr. Ramsingh Hirasingh Thakur , Mrs. Ragini Ramsingh Thakur and Mr. Riteshsingh Nankishorsingh Dixit , and following documents for property i.e.

Registered Sale Deed dated 05.04.2023, bearing No. NGN-10/2312/2023.

Photocopy of 7/12 extracts

Mutation Entry No. 1245 dated 01.11.2022

1) Description of Property

All that piece and parcel of partial Land of Khasra no 26/1 (Part) P.H. No. 41, Mouza-Waroda, Tah. Nagpur Gramin, Dist Nagpur, admeasuring 7.63 Acres (3.09 Hec R) Bhowag kramank 1 situated at Village Waroda, District Nagpur.

RAJ AHUJA & ASSOCIATES ★ ADVOCATES ★

Bounded as Under(as per Sanctioned Map)

East:- Adjoining Part of Remaining Land of 26/1

West:- Service Road of Outer Ring Road

North:- Khasra No 25 and Adjoining Nallah

South:- Adjoining Layout of Mahalaxmi Nagar No.9

2) **The Documents of ownership of land**

Sale Deed dated 05.04.2023, bearing No. NGN-10/2312/2023in favour of Mr. Riteshsingh Nandkishorsingh Dixit . That by the said sale deed now the portion of 7.63 Acres (3.09 Hec R) out of the entire land of Kh No. 26/1 stands in three names and after ascertaining the ownership ratio, Mr. Ramsingh Hirasingh Thakur and Mrs. Ragini Ramsingh Thakur are owner of 17.5% each and Mr Riteshsingh Nandkishorsingh Dixit is owner of 65% of land.

3) The 7/12 extracts issued by Patwari of Mouza Warora, Tah and District Nagpur.

Search report for 30 years from 1993 till 2023

Necessary search fees of Rs. 750/- paid vide

E-Challan No. MH004909896202324E The original Challen is enclosed herewith.

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 Mr. Ramsingh Hirasingh Thakur and Mrs. Ragini Ramsingh Thakur as owner of 17.5% each and Mr Riteshsingh Nandkishorsingh Dixit as owner of 65% of land is clear, marketable and without any encumbrances.

RAJ AHUJA & ASSOCIATES ADVOCATES

Owners of land:

Mr. Ramsingh Hirasingh Thakur and Mrs. Ragini Ramsingh Thakur along with Mr Riteshsingh Nandkishorsingh Dixit are owners of land bearing Khasra no 26/1 (Part) P.H. No. 41, Mouza-Waroda, Tah. Nagpur Gramin, Dist Nagpur, admeasuring 7.63 Acres (3.09 Hec R) Bhowag kramank 1 situated at Village Waroda, District Nagpur.

Qualifying Comments/remarks if any

Mr. Ramsingh Hirasingh Thakur and Mrs. Ragini Ramsingh Thakur along with Mr Riteshsingh Nandkishorsingh Dixit are owners of land and land is clear, marketable and without any encumbrances.

The report reflecting the flow of the said title of Mr. Ramsingh Hirasingh Thakur and Mrs. Ragini Ramsingh Thakur along with Mr Riteshsingh Nandkishorsingh Dixit of land is enclosed herewith as annexure.

Encl:- Annexure on separate sheet

Place: Nagpur.

Date:- 10.07.2023

RAJ AHUJA & ASSOCIATES ADVOCATES

Raj Ahuja Advocate

RAJ AHUJA AND ASSOCIATES

Advocates

BLOCK NO.9(BASEMENT), DHANASHREE COMPLEX, BESIDES HOTEL HARDEO, SITABULDI, NAGPUR-12 (M) 9371177727

advrajahuja@gmail.com

Feferance

Format A

(Circular No. 28/2021)

(Annexure)

FLOW OF THE TITLE OF THE SAID LAND

That, All that piece and parcel of Land i.e. part of Khasra no 26/1 (Part) P.H. No. 41, Mouza-Waroda, Tah. Nagpur Gramin, Dist Nagpur, admeasuring 7.63 Acres (3.09 Hec R) Bhowag kramank 1 , situated at Village Waroda, District Nagpur was owned by Mr. Ramsingh Hirasingh Thakur and subsequently as per the scheme by name Lakshi Mukti Yojana name of wife of Mr. Ramsingh Hirasingh Thakur i.e. Mrs. Ragini Ramsingh Thakur came to be inserted in the 7/12 extracts.

Whereas subsequently Mr. Ramsingh Hirasingh Thakur and Mrs. Ragini Ramsingh Thakur subsequently sold 5.00 Acres (2.02 Hec R) of agricultural land out of land bearing Kh No. 26/1, Class I, Mouza Waroda, Nagpur Rural, District Nagpur vide Sale Deed dated 05.04.2023, bearing No. NGN-10/2312/2023 to Mr. Riteshsingh Nandkishorsingh Dixit. That subsequently the said land in addition to earlier owners also came to be mutated in the name of Mr. Riteshsingh Nandkishorsingh Dixit as per his sale deed, Mutation Entry No. 1245 dated 01.11.2022

Hence the present transferor are the owners and possessor of the said land described above.

Sr. No.

1) The 7/12 extracts as on date of application for registration are in the name of present owners Mr. Ramsingh Hirasingh Thakur and Mrs. Ragini Ramsingh Thakur along with Mr Riteshsingh Nandkishorsingh Dixit.

2) Mutation Entry No. 1245 dated 01.11.2022

3) Search report for 30 years from 1993 till 2023 online taken vide E-Challan No. MH004909896202324E.

4) Any other relevant title

No.

5) Litigation if any

Not on record. However an undertaking from the owners in this respect be obtained on affidavit.

RAJ AHUJA & ASSOCIATES ★ ADVOCATES ★

Nagpur

Date:- 10.07.2023

Raj Ahuja Advocate