CHALLAN

MTR Form Number-6

GRN MH008417360202324E	BARCODE	Date 21/09/2023-15:15:16	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	PRAVIN G PATIL
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	40 GHATATE CHAMBERS
		Premises/Building	
		Road/Street	RAMDASPETH
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 0

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

Remarks (If Any)	SEARCH FEE SURVEY NO. 101/2/A/2 MOUZA BHILGAON
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.	00040572023092166832	IK0CLNXDF9
Cheque/DD No.		Bank Date	RBI Date	21/09/2023-03:16:16	22/09/2023
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		265 , 22/09/2023	

Department ID : Mobile No. : 9822470484

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.10.13 18:28:11 IST
Reason: CRAS Secure Document
Location: India

Print Date 13-10-2023 06:28:11

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PRAVIN G PATIL
Advocate
Email:- pravinpatil2457@gmail.com

Off : 40,Ghatate Chambers, 3rd Floor
Ramdaspeth, Nagpur-10.
(MOB)- 9822470484.

FORMAT-A
(Circular No. 28/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub:-Title Clearance Certificate with respect of ALL THAT Piece and Parcel of land bearing **Survey/Khasra No. 101/2/A/2** having an area of 0.81 **Hectare**, Rental Rs. 1.30 held in Bhogwatdar Class-1 Rights of **Mouza : BHILGAON**, P.S.K. 15, including all other easementary rights appurtenant and belonging thereto, situated at BHILGAON in TAHSIL:- KAMPTEE, DIST:- NAGPUR. (Hereinafter referred to as said Land")

I have investigated the title of the said property on the request of (1) SHRI. AJAY CHANDRAKUMAR SURYAWANSHI (2) SHRI. PRUTHVIRAJ HANSRAJ SHENDE AND (3) SHRI. VISHAL PREMLAL @ PREMDAS BAWISTALE.

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

(i)	7/12 Extract of Khasra No. 101/2/A of Mouza BHILGAON, held in Bhogwatdar Class-II rights in the name of (1) Smt. Chandrabhaga Udaram Khandekar and (2) Shri. Umrao Udaram Khandekar.	Copy
(ii)	Death Certificate of Smt. Chandrabhaga Udaram Khandekar dated 19/04/2021.	Copy
(iii)	Order of the Tahsildar, Kamptee for grant of persmission for deletion of entry of Kotwal Dung and Conversion of Land from Bhogwatdar Class-II rights to Bhogwatdar-Class-I rights in respect of property	Copy

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	Comprising Khasra No. 101/2/A adrea 1.89 H.R, of Mouza Bhilgaon, Tahsil Kamptee **in Case No. 05/L.N.D-18/2021/2022** DATED 14/03/2022.	Copy
(iv)	7/12 Extract of Khasra No. 101/2/A of Mouza BHILGAON, held in Bhogwatdar Class-I rights in the name of Shri. Umrao Udaram Khandekar.	
(v)	Sale Deed of ALL THAT Piece and Parcel of land bearing **Survey/Khasra No. 101/2/A** admeasuring 0.81 H.R out of total area of **1.89 Hectare**, Rental Rs. 3.00 held in Bhogwatdar Class-1 Rights of **Mouza : BHILGAON**, P.S.K. 15, situated at BHILGAON in TAHSIL:- KAMPTEE, DIST:- NAGPUR which is duly registered in Book No.1 at Serial No. 1258 before the Joint Sub Registrar- KAMPTEE on 31/03/2022 executed by Shri. Umrao Udaram Khandekar in favour of (1) Shri. Ajay Chandrakumar Suryawanshi (2) Shri. Pruthviraj Hansraj Shende And (3) Shri. Vishal Premlal @ Premdas Bawistale.	Copy
(vi)	Demarcation and sub division measurement order of the Taluka inspector Land Record, Hingna in respect of land bearing Khasra/Survey No. 101/2/A Admeasuring 1.89 Hectares, of Mouza-BHILGAON.	Copy
(vii)	Land Measurement sheet (K- Prat) of land bearing Kh no. 101/2/A/2 admeasuring 0.81 Hectares dated-1/04/2023 in Measurement Case No. 3896/2023.	Original
(viii)	7/12 Extract of Khasra / Survey No. 101//2/A/2 admeasuring 0.81 Hectares, of Mouza- BHILGAON in the name of (1)	Copy

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	Shri. Ajay Chandrakumar Suryawanshi (2) Shri. Pruthviraj Hansraj Shende And (3) Shri. Vishal Premlal @ Premdas Bawistale.	
(ix)	Letter of the Executive Engineer, Nagpur Metropolitan Region Development Authority bearing No. का.अभि/नामप्रविप्रा/7693 dated 18/10/2022 granting tentative sanction and demarcation of the layout plan of land admeasuring 0.678051 H.R (OR 6780.51 Sq. Mtrs) out of total land admeasuring 0.81 H.R submitted by the land owner for residential use.	Copy
(x)	Layout Plan for Demarcation Purpose only approved by the Assistant Engineer and Executive Engineer, Nagpur Metropolitan Region Development Authority.	Copy
(xi)	Order of the Tahsildar, KAMPTEE in Rev. Case No. 11/N.A.P-34/ Mouja-Bhilgaon/Kamptee/2023-2024 Dated 18/09/2023 for permission to convert land of Kh No. 1101//2/A/2 of MOUZA BHILGAON into Non-Agricultrural Residential use.	

Search Report for 30 years from 1993 till 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 **(1) Shri. Ajay Chandrakumar Suryawanshi (2) Shri. Pruthviraj Hansraj Shende And (3) Shri. Vishal Premlal @ Premdas Bawistale** is clear, marketable and without any encumbrances.

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OWNERS OF THE LAND

(1) Shri. Ajay Chandrakumar Suryawanshi (2) Shri. Pruthviraj Hansraj Shende And (3) Shri. Vishal Premlal @ Premdas Bawistale are the Joint Owners of ALL THAT Piece and Parcel of land bearing **Survey/Khasra No. 101/2/A/2** having an area of **0.81 Hectares**, Rental Rs. 1.30 held in Bhogwatdar Class-1 Rights of **Mouza : BHILGAON**, P.S.K. 15, including all other easementary rights appurtenant and belonging thereto, situated at BHILGAON in TAHSIL:- KAMPTEE, DIST:- NAGPUR.

The report reflecting the flow of title of the Owners **(1) Shri. Ajay Chandrakumar Suryawanshi (2) Shri. Pruthviraj Hansraj Shende And (3) Shri. Vishal Premlal @ Premdas Bawistale** on the said Land is encloased herewith as ANNEXURE-A

NAGPUR
Date:- 12/10/2023.

PRAVIN G PATIL.
(Advocate)

PRAVIN G. PATIL
ADVOCATE
D/5, VANDANA FLATS,
CANAL ROAD, RAMDASPETH,
NAGPUR-10.

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Pravin G. Patil
Advocate

Off : 40,Ghatate Chambers, 3rd Floor
Ramdaspeth, Nagpur-10.
(MOB)- 9822470484.
Email:- pravinpatil2457@gmail.com

FORMAT-A

(Circular No. 28/2021)

FLOW OF TITLE OF THE SAID LAND:-

1) 7/12 Extract dated 5/08/2023.
2) Mutation Entry No. 24467 Dated 06/06/2023
3) Search Report for 30 years from 1993 till 2023 taken from Sub Registrar Office, KAMPTEE by paying the necessary search fee Vide receipt **GRN-MH008417360202324E** dated 21-09-2023.

4) **TITLE HISTORY OF LAND:-**

(i) THAT, ALL THAT Piece and Parcel of land bearing **Survey/Khasra No. 98** having an area of 4.59 **Hectare**, held in Bhogwatdar Class-2 Rights of **Mouza : BHILGAON**, P.S.K. 15, including all other easementary rights appurtenant and belonging thereto, situated at BHILGAON in TAHSIL:- KAMPTEE, DIST:- NAGPUR originally belonged to Shri. Dama Laxman Khandekar being the recorded owner thereof and his name was also accordingly mutated in the 7/12 Extract; AND

(ii) THAT, after remeasurement and amalgamation of lands, the old Survey No.98 has been renumbered as Survey No. 101 admeasuring 4.59 Hectatres in the name of Shri. Dama Laxman Khandekar and after his death the said land of Survey No. 101 has been partitioned between his two sons (i) Shri. Udaram Dama Khandekar and (ii) Shri. Pandurang Dama Khandekar as such Land bearing Survey No. 101/2 admeasuring 2.29 Hectares came in the share of Shri. Udaram Dama Khandekar. After the death of Shri. Udaram Dama Khandekar on 19/05/2000, land admeasuring 0.40 Hectares has been acquired by the Government and the remaining land admeasuring 1.89 Hectares bearing Survey No. 101/2/A held in Bhogwardar Class-2 rights with the remark of Kotwal Dung came to be mutated in the name of legal heris of Shri. Udaram Dama Khandekar namely his widow (i) Smt. Chandrabhaga Udaram Khandekar and son (ii) Shri. Umrao Udaram Khandekar and their names were also accordingly mutated in the relevant revenue records; AND

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(iii) THAT, Smt. Chandrabhaga Udaram Khandekar also expired on 19/04/2021 and her entire share and interest in the said property comprising Survey No. 101/2/A of Mouza Bhilgaon devolved upon her only son Shri. Umrao Udaram Khandekar by way of intestate succession and his name is also accordindly mutated in the relevant 7/12 Extract.

(iv) THAT, later on the Tahsildar, Kamptee has granted persmission for deletion of entry of Kotwal Dung and Conversion of Land from Bhogwatdar Class-II rights to Bhogwatdar- Class-I rights in respect of property Comprising Khasra No. 101/2/A area 1.89 H.R, of Mouza Bhilgaon, Tahsil Kamptee **vide its Order in Case No. 05/L.N.D-18/2021/2022** DATED 14/03/2022.

(i) THAT, later on Shri. Umrao Udaram Khandekar executed Sale Deed of ALL THAT Piece and Parcel of land bearing **Survey/Khasra No. 101/2/A** admeasuring 0.81 H.R out of total area of **1.89 Hectare**, Rental Rs. 3.00 held in Bhogwatdar Class-1 Rights of **Mouza : BHILGAON**, P.S.K. 15, situated at BHILGAON in TAHSIL:- KAMPTEE, DIST:- NAGPUR in favour of (1) Shri. Ajay Chandrakumar Suryawanshi (2) Shri. Pruthviraj Hansraj Shende And (3) Shri. Vishal Premlal @ Premdas Bawistale which is duly registered in Book No.1 at Serial No. 1258 before the Joint Sub Registrar- KAMPTEE on 31/03/2022.

(v) THAT, (1) Shri. Ajay Chandrakumar Suryawanshi (2) Shri. Pruthviraj Hansraj Shende And (3) Shri. Vishal Premlal @ Premdas Bawistale thus became the absolute and exclusive owners of ALL THAT Piece and Parcel of land bearing **Survey/Khasra No. 101/2/A/2** having an area of **0.81 Hectare**, Rental Rs. 1.30 held in Bhogwatdar Class-1 Rights of **Mouza : BHILGAON**, P.S.K. 15, including all other easementary rights appurtenant and belonging thereto, situated at BHILGAON in TAHSIL:- KAMPTEE, DIST:- NAGPUR with transferable and heritable rights therin and their names are also accordingly mutated in the relevant revenue records vide FERFAR Entry No. 24467 dated 6/06/2023; AND

(vi) THAT, later on (1) Shri. Ajay Chandrakumar Suryawanshi (2) Shri. Pruthviraj Hansraj Shende And (3) Shri. Vishal Premlal @ Premdas Bawistale applied for Demarcation, sub division and measurement of land bearing Khasra/Survey No. 101/2/A/2 Admeasuring 0.81 Hectares, of Mouza- Bhilgaon to the Taluka inspector Land Record, Kamptee.

(vii) THAT, Taluka inspector Land Record, Kamptee have issued Land Measurement sheet (K- Prat) of land bearing Kh No. 101/2/A/2 admeasuring 0.81 Hectares dated- 1/04/2023 in Measurement Case No. 3896/2023.

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(viii) THAT, name of (1) Shri. Ajay Chandrakumar Suryawanshi (2) Shri. Pruthviraj Hansraj Shende And (3) Shri. Vishal Premlal @ Premdas Bawistale has been mutated in the separate 7/12 Extract bearing Khasra / Survey No. 101/2/A/2 admeasuring 0.81 Hectares, of Mouza- BHILGAON.

(ix) THAT, (1) Shri. Ajay Chandrakumar Suryawanshi (2) Shri. Pruthviraj Hansraj Shende And (3) Shri. Vishal Premlal @ Premdas Bawistale applied for conversion of said land for Non- Agricultural Residential use to the Tahsildar, Kamptee and the permission is granted by the Tahsildar Kamptee vide its order in Rev. Case No. 11/N.A.P-34/ Mouja- Bhilgaon/Kamptee/2023-2024 Dated 18/09/2023.

5) Any other relevant title------ Not Applicable.

6) Litigation, if any:- There are no litigations pertaining to the said land.

NAGPUR
Date: - 12/10/2023

PRAVIN G PATIL.
(Advocate)

PRAVIN G. PATIL
ADVOCATE
D/5,VANDANA FLATS,
CANAL ROAD, RAMDASPETH,
NAGPUR-10.

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