

MH006892554202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Aug 2023	Receipt	Receipt no.: 1113044369
	Name of the Applicant :	Ashish Madhukar Nagpure
	Details of property of which document has to be searched :	Dist :Nagpur Village :Wana Dongari S.No/CTS No/G.No. : 141
	Period of search :	From :2011 To :2023
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH006892554202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		

ASHISH M. NAGPURE

Advocate

Address :

Plot No. 68,
'Namrata Apartment'
Atrey Layout, Ring Road,
Nagpur.
Mob. No. 9823630809

TITLE REPORT

FORMAT- A

To, Maha RERA,

NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Kh. No. 141

situate at Village – Wanadongri, in Tahsil – Hingna and District – NAGPUR,
(hereinafter referred as the said plot).

I have investigated the title of the said land on the request of (1) **SHRI. MOHAN S/o DIGAMBER SATPUTE**, (2) **SHRI. VIJAY S/o NANAJI SARATKAR**, Both Residents of Jaitala, Nagpur - 440033, Tahsil and District – NAGPUR AND (3) **SHRI. PRAFULLA S/o RAMCHANDRA BOBDE**, Resident of Plot No. 61A/7, Ujwal Nagar, Wardha Road, Nagpur – 440025, Tahsil and District – NAGPUR (All Partners of M/s. Samarthia Developers, AOP) and following documents i.e' :-

1) Description of the property-

ALL THAT Agricultural land bearing Kh. No. 141 of Mouza – WANADONGRI, having an area of 0.85 Hector, Rental Rs. 3.00/- held in Bhogwtdar Class-1 Rights, situate at Village – Wanadongri, P.S.K. 46 TOGETHERWITH all kinds of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto situate at Village – Wanadongri, in Tahsil – Hingna

- 2) The documents of Sale Deed of Land.
- 3) property card i.e. 7/12 issued by Patwari, Wanadongri.
- 4) N.A. Order Dated 25-05-2022
- 5) Layout Plan Dated 15-02-2022
- 6) Search report for 30 years from 1994 to 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 (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land : **(1) SHRI. MOHAN S/o DIGAMBER SATPUTE, (2) SHRI. VIJAY S/o NANAJI SARATKAR, (3) SHRI. PRAFULLA S/o RAMCHANDRA BOBDE (All Partners of M/s. Samartha Developers, AOP)**

Qualifying comments/remarks if any

The Report reflecting the flow of the title of the

(owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

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FLOW OF THE TITLE OF THE SAID LAND

(1) THAT ALL THAT Agricultural land bearing Kh. No. 141 of Mouza – WANADONGRI, having an area of 0.85 Hectar, Rental Rs. 3.00/- held in Bhogwtdar Class-1 Rights, situate at Village – Wanadongri, P.S.K. 46 in Tahsil – Hingna and District – NAGPUR, Originally belonged to Shri. Kawdu S/o Akaram Motghare, being his separate property.

(2) THAT Shri. Kawdu S/o Akaram Motghare lateron transferred the said land to Smt. Manjula W/o Namdeo Potdukhe, by a Sale Deed Dated 18-07-2007, which is duly Registered in the Office of the Joint Sub-Registrar Hingna in Book No. 1, at Sr. No. 4312 on 18-07-2007.

(3) THAT the said Smt. Manjula W/o Namdeo Potdukhe lateron transferred the aforesaid property by way of sale to **(1) SHRI. MOHAN S/o DIGAMBER SATPUTE, (2) SHRI. VIJAY S/o NANAJI SARATKAR, (3) SHRI. PRAFULLA S/o RAMCHANDRA BOBDE (Partners of M/s. Samartha Developers, AOP)**, by a sale Deed Dated 14-05-2017, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 2022 on 14-05-2018. As a result therefore the said Owners are owner of the said property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

(4) THAT the said **1) Shri. Mohan S/o Digamber Satpute, 2) Shri. Vijay S/o Nanaji Saratkar, 3) Shri. Prafulla S/o Ramchandra Bobde (Partners of M/s. Samartha Developers, AOP)** have jointly decided to develop the aforesaid land into a Layout by carving out various Residential Plots of different sizes therein and known and styled as **"Samartha Nagar; AND**

(5) THAT the aforesaid entire land comprising Kh. No. 141 of Mouza – WANADONGRI is converted for Non-Agricultural use vide Order Dated 25-05-2022 passed by the Collector, Nagpur, in Revenue Case No. 31/NAP-34/2021-2022 of Mouza – WANADONGRI.

(6) THAT the Layout Plan of the said Kh. No. 141 of Mouza – WANADONGRI is also duly sanctioned by the Chief Officer, Nagar Parishad, Wanadongri, vide his Letter No. TPD/1256, Dated 15-02-2022.

(7) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar- Hingna by depositing required fees thereon vide Receipt No. 1113044369, Dated 22-08-2023, by Challan Dated 21-08-2023, vide GRN No. MH006892554202324E and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present the aforesaid Owners thereof holds good, valid and marketable title thereto.

(8) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Loan, if any advanced to her/him.

Nagpur

Date : 23-08-2023

(ASHISH M. NAGPURE)

Advocate

ASHISH M. NAGPURE
Advocate