



CHALLAN
MTR Form Number-6



GRN	MH012859639202324E	BARCODE	Date 22/12/2023-19:30:48		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		DWIVEDI AND KHEDKAR ADVOCATES
Location NAGPUR					
Year 2023-2024 One Time			Flat/Block No.		SHRINIWAS CENTRAL AVENUE
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		750.00	Road/Street		WARDHAMAN NAGAR SQ
			Area/Locality		NAGPUR
			Town/City/District		
			PIN		4 4 0 0 0 8
			Remarks (If Any)		
			MZ WELA HARI KH NO 163/1 P H NO 38 TAHASIL NAGPUR RURAL		
			DIST NAGPUR PEAK ORCHARD ESTATE		
			Amount In Seven Hundred Fifty Rupees Only		
Total		750.00	Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref No	00040572023122268186 CKZ0024699
Cheque/DD No.			Bank Date	RBI Da.e	22/12/2023-19:24:33 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 चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9373103103

Date : 22/12/2023

FORMAT - A

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to of ALL THAT piece and parcel of Non Agricultural Land admeasuring about 1.85.00 He.Aar.Sq.Mtrs. (18500.739 Sq. Mtrs.) being eastern portion of land bearing Kh. Survey No. 163/1, {ULPIN : 15824266168}, with Bhumiswami Occupant Class - I rights, situated at Mauza : VELA HARISHCHANDRA, Patwari Halka No. 38 Tahsil : NAGPUR (RURAL), District : NAGPUR (here-in-after referred as the said "PEAK ORCHARD ESTATE")

I/We have investigated the title of the said land on the request of SHRI RAJU S/O OMPRAKASH AGRAWAL, {PAN : AAKPA1662L} {UID : 4803 9990 5830} and SHRI HARSH S/O OMPRAKASH AGRAWAL, {PAN : ABUPA3580G} {UID : 4683 7506 6489}, Both Resident of Plot No. 283, Geeta Sadan, Wardhaman Nagar, Nagpur - 440008 and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of Non Agricultural Land admeasuring about 1.85.00 He.Aar.Sq.Mtrs. (18500.739 Sq. Mtrs.) being eastern portion of land bearing Kh. Survey No. 163/1, {ULPIN : 15824266168}, with Bhumiswami Occupant Class - I rights, situated at Mauza : VELA HARISHCHANDRA, Patwari Halka No. 38 Tahsil : NAGPUR (RURAL), District : NAGPUR.



02. Title documents for allotment of plot.

(i) Sale Deed dt. 29.07.2002 and 12.09.2003 executed by Shri Shankar Gadba Pantawane and Shri Namdeo Gadba Pantawane in respect of land of larger Kh. No. 163, for land of in all admeasuring about 1.60 H.R. in favour of Smt. Seema Harish Suryavanshi registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1 at Sr. No. 3351 dated 29.07.2002 and at Book No. 1 at Sr. No. 3618 dated 15.09.2003.

(ii) Sale Deed dt. 02.08.2006 executed by Shri Shankar Gadba Pantawane and Shri Namdeo Gadba Pantawane in respect of land of Kh. No. 163/1, admeasuring about 1.21 H.R. in favour of Smt. Seema Harish Suryavanshi registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3913 dated 02.08.2006.

(iii) Sale Deed dt. 22.03.2007 executed by Shri Shankar Gadba Pantawane and Shri Namdeo Gadba Pantawane in respect of land of Kh. No. 163/1, admeasuring about 1.21 H.R. in favour of (i) Shri Prashant Prabhakar Kulkarni, (ii) Miss Juhi Prashant Kulkarni, (iii) Smt. Anjali Prabhakar Kulkarni, (iv) Kulkarni Plantation Private Limited, (v) Shri Prabhakar Shankarrao Kulkarni, (vi) Shri Jai Janrao Bhishnurkar (vii) Shri Manish Jay Bhishnurkar, (viii) Shri Ashok Shyamrao Nanotkar and (ix) Shri Alok Girish Agrawal jointly registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 1775 dated 12.03.2007.

(iv) Deed of Partition dated 23.11.2021 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 646 dated 28.01.2022 for land bearing Kh. No. 163/1, admeasuring about 3.70 H.R. executed between (i) Shri Dharmpal Shankar Pantawane, (ii) Smt. Sunanda Dilip Nandagavali, (iii) Smt. Lalita Devanand Ukey, (iv) Smt. Manda Hanumant Ganvir, (v) Smt. Kunda Arun Wankhede, (vi) Smt. Ujwala Liladhar Shende and (vii) Smt. Guntabai Shankar Pantawane of the one Part and (i) Shri Shambhu Namdeo Pantawane, (ii) Shri Ishwar Namdev Pantawane, (iii) Shri Kishor Namdev Pantawane, (iv) Shri Sanjay Namdev Pantawane, (v) Smt. Shanta Ashok Meshram, (vi) Smt. Rekha Milind Pillewar, (vii) Smt. Sangita Chandrashekhar Pillewan (viii) Shri Rohit Madhukar Meshram, (ix) Ms. Khushaboo Madhukar Meshram and (x) Shri Madhukar Raybhan Meshram on the Other Part.



(v) Sale Deed dt. 02.05.2022 executed by (i) Shri Shambhu Namdeo Pantawane, (ii) Shri Ishwar Namdev Pantawane, (iii) Shri Kishor Namdev Pantawane, (iv) Shri Sanjay Namdev Pantawane, (v) Smt. Shanta Ashok Meshram, (vi) Smt. Rekha Milind Pillewar, (vii) Smt. Sangita Chandrashekhar Pillewan (viii) Shri Rohit Madhukar Meshram, (ix) Ms. Khushaboo Madhukar Meshram and (x) Shri Madhukar Raybhan Meshram in respect of land admeasuring about 1.85 H.R. of Kh. No. 163/1, in favour of Shri Raju Omprakash Agrawal and Shri Harsh Omprakash Agrawal jointly registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3629 dated 04.05.2022.

(vi) layout plan approved from Nagpur Metropolitan Region Development Authority on the eastern portion of land of Kh. No. 163/1, admeasuring about 1.85 Hectares i.e. 18500.739 Sq. Mtrs. vide Letter Tentative Approval for demarcation / sub division bearing Permit No. 37532, Proposal Code : NMRDA-23-55873, Approval No. NMRDA/LT/2023/APL/00155 dated 04.09.2023 and also bearing No. का.अभि./नामप्रविप्रा/8813 दि. 18.09.2023.

(v) Non agricultural user order for Residential use by the Tahsildar Nagpur Gramin, in Revenue Case No. 41/NAP-34/2023-24 dated 09.10.2023.

03. 7/12 issued by Patwari bearing Halka No. 38, vide Ferfar No. 3190 dated 28.05.2022.

04. Search report for more than 30 years from 1984 till 2023.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of **SHRI RAJU S/O OMPRAKASH AGRAWAL**, {PAN : AAKPA1662L} {UID : 4803 9990 5830} and **SHRI HARSH S/O OMPRAKASH AGRAWAL**, {PAN : ABUPA3580G} {UID : 4683 7506 6489}, Both Resident of Plot No. 283, Geeta Sadan, Wardhaman Nagar, Nagpur - 440008 and their A.O.P. known as H. R. Associates is clear, marketable and without any encumbrances.



Description of Property	Owners
ALL THAT piece and parcel of Non Agricultural Land admeasuring about 1.85.00 He.Aar.Sq.Mtrs. (18500.739 Sq. Mtrs.) being eastern portion of land bearing Kh. Survey No. 163/1, {ULPIN : 15824266168} , with Bhumiswami Occupant Class - I rights, situated at Mauza : VELA HARISHCHANDRA, Patwari Halka No. 38 Tahsil : NAGPUR (RURAL), District : NAGPUR known as "PEAK ORCHARD ESTATE",	SHRI RAJU OMPRAKASH AGRAWAL, SHRI HARSH OMPRAKASH AGRAWAL Resident of Plot No. 283, Geeta Sadan, Wardhaman Nagar, Nagpur - 440008 and their A.O.P. known as H. R. Associates

Qualifying comments/ remarks if any

The Title of **SHRI RAJU S/O OMPRAKASH AGRAWAL**, {PAN : AAKPA1662L} {UID : 4803 9990 5830} and **SHRI HARSH S/O OMPRAKASH AGRAWAL**, {PAN : ABUPA3580G} {UID : 4683 7506 6489}, Both Resident of Plot No. 283, Geeta Sadan, Wardhaman Nagar, Nagpur - 440008 and their A.O.P. known as H. R. Associates is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of **SHRI RAJU S/O OMPRAKASH AGRAWAL**, **SHRI HARSH S/O OMPRAKASH AGRAWAL**, their A.O.P. known as H. R. Associates on the said land being ALL THAT piece and parcel of Non Agricultural Land admeasuring about 1.85.00 He.Aar.Sq.Mtrs. (18500.739 Sq. Mtrs.) being eastern portion of land bearing Kh. Survey No. 163/1, {ULPIN : 15824266168} , with Bhumiswami Occupant Class - I rights, situated at Mauza : VELA HARISHCHANDRA, Patwari Halka No. 38 Tahsil : NAGPUR (RURAL), District : NAGPUR known as "PEAK ORCHARD ESTATE" is enclosed herewith as annexure.

Encl : Annexure
Date : 22.12.2023

Adv. Sandeep M. Khedkar
Advocate

