MH014145018202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
17 Jan 2024	Receipt	Receipt no.: 1113268988
	Name of the Applicant :	Akash Madhukarrao Raut
	Details of property of which document has to be searched :	Dist :Nagpur Village :Vadadhamana Ta.sa.kra.6 S.No/CTS No/G.No. : 165
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH014145018202324E		
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'.		

(Akash Raut)
Advocate

CHALLAN

MTR Form Number-6

GRN	MH014145018202324E	BARCODE		Date	17/01/2024-17:32:40	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	Akash Madhukarrao Raut
Location	PUNE		
Year	2023-2024 One Time	Flat/Block No.	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	575.00
Total	575.00

Road/Street			
Area/Locality			
Town/City/District			
PIN			
Remarks (If Any)			
Amount In Words	Five Hundred Seventy Five Rupees Only		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024011720116	2849047622
Cheque/DD No.		Bank Date	RBI Date	17/01/2024-17:34:49	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 338785569 Mobile No. : 9823708504

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.

Print Date 17-01-2024 05:35:03

Akash Raut
ADVOCATE AND NOTARY

Residence & Office : Hansapuri, Old Bhandara Road, Opposite Custom Shop, Nagpur-440018.
☎: 9823708504

Date : 17/01/2024

FORMAT- A
(Circular No.:- 28/2021)

To,

Maharashtra Real Estate Regulatory Authority,
Address : R-Block, 7th Floor, Housefin Bhavan,
Near RBI, Bandra-Kurla Complex,
Bandra (East),'Mumbai-400051.

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to Khasra/Survey No.165/1, admeasuring about 0.88 H.R., Land Revenue Rs.2.17/-, Khate No.3613, **Mouza – Waddhamna**, P.H.No.06, Tahsil – Hingna, District – Nagpur.

I have investigated the title of the said Plot on the request of Smmart Realtors through its Partner 1) Shri Shailesh Narayanrao Thorane 2) Shri Sachin Prabhakar Chitrive, 3) Shri Nitesh Narayanrao Thorane, (Name of Owner/Promoter/Developer/Company) and following documents i.e. :-

1. Description of the property:-

ALL THAT piece and parcel of land bearing Khasra/Survey No.165/1, admeasuring about 0.88 H.R., Land Revenue Rs.2.17/-, Khate No.3613, **Mouza – Waddhamna**, P.H.No.06, Tahsil – Hingna, District – Nagpur and the same is bounded as under:

Towards East	–	Survey No.165 Land
Towards West	–	Survey No.166 and 163/2 Land
Towards North	–	Survey No.165/3 Land
Towards South	–	Survey No.165/2 Land

2. The documents of allotment of plot:-

1. That, Smmart Realtors through its Partner 1) Shri Shailesh Narayanrao Thorane 2) Shri Sachin Prabhakar Chitrive, 3) Shri Nitesh Narayanrao Thorane, are absolute owner Khasra/Survey No.165/1, admeasuring about 0.88 H.R., Land Revenue Rs.2.17/-, Khate No.3613, **Mouza – Waddhamna**, P.H.No.06, Tahsil – Hingna, District – Nagpur, and its names are mutuated in 7/12 extract (property card).

2. The said Smmart Realtors through its Partner 1) Shri Shailesh Narayanrao Thorane 2) Shri Sachin Prabhakar Chitrive, 3) Shri Nitesh Narayanrao Thorane, has purchased the entire Khasra/Survey No.165/1, admeasuring about 0.88 H.R., from Shri. Purushottam Krushnaji Rao and Other, and Other, vide Sale Deed, registered at Serial No.1585/2023, Dated 28-02-2023, before Sub-Registrar Hingna.

3. That, Smmart Realtors through its Partner 1) Shri Shailesh Narayanrao Thorane 2) Shri Sachin Prabhakar Chitrive, 3) Shri Nitesh Narayanrao Thorane, submitted the said Khasra No.165/1 for conversion from Agricultural Land to non-Agricultural for Residential use and accordingly the said land is converted to Non-Agriculture Residential use, by the Hon'ble Tahsildar & Taluka Magistrate, Hingna, Dist-Nagpur, has issued the Order vide its Order No.Ra.Ma.Kr.61/N.A.P.-34/Prastu-1/2022-2023, dated 09-08-2023. The Executive Engineer (Metro) Nagpur Improvement Trust/NMRDA, Nagpur, has finally approved the Layout Plan on 12/12/2023 and issued the letter No.9060, Dated 12/12/2023. The competent authority has also release the plot in the layout of Khasra No.165/2.

4. On the basis of the documents placed before me, I certify that the property referred in the Schedule is owned/held by Smmart Realtors through its Partner 1) Shri Shailesh Narayanrao Thorane 2) Shri Sachin Prabhakar Chitrive, 3) Shri Nitesh Narayanrao Thorane, and free from any encumbrances, charges, liens and mortgages or any other claim affecting the clear title, as on the date. I have taken the search of the records of the registrar's office Online and other relevant records by paying necessary search fee of Rs.575/- on 17-01-2024, vide receipt No.1113268988 for the year 2002 to 2024 (22 years). The original search fee receipts are enclosed herewith.

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 Smmart Realtors through its Partner 1) Shri Shailesh Narayanrao Thorane 2) Shri Sachin Prabhakar Chitrive, 3) Shri Nitesh Narayanrao Thorane, is clear, marketable and without any encumbrances.

Owner of the land:-

Smmart Realtors through its Partner 1) Shri Shailesh Narayanrao Thorane 2) Shri Sachin Prabhakar Chitrive, 3) Shri Nitesh Narayanrao Thorane,

Qualifying comments/remarks if any

Smmart Realtors through its Partner 1) Shri Shailesh Narayanrao Thorane 2) Shri Sachin Prabhakar Chitrive, 3) Shri Nitesh Narayanrao Thorane, have valid development rights of the said Property.

The report reflecting the flow of the title of the Owner Smmart Realtors through its Partner 1) Shri Shailesh Narayanrao Thorane 2) Shri Sachin Prabhakar Chitrive, 3) Shri Nitesh Narayanrao Thorane, on the said land is enclosed herewith as **"Annexure".**

Encl :

1) Flow of the Title to the Property as "Annexure".

Date : 17/01/2024
Place : Nagpur

Akash Raut
Advocate

(Akash Raut)
Advocate