



CHALLAN
MTR Form Number-6



GRN	MH014553766202324E	BARCODE			Date	25/01/2024-18:46:22		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 KMT_KAMTHI SUB REGISTRAR					Full Name		ADV NISHANT V POTDAR			
Location NAGPUR					Flat/Block No.					
Year 2023-2024 From 01/01/1995 To 25/01/2024					Premises/Building					
Account Head Details					Amount In Rs.					
0030072201 SEARCH FEE					450.00		Road/Street		Manewada Road Nagpur	
					Area/Locality		Nagpur			
					Town/City/District					
					PIN		4 4 0 0 2 4			
					Remarks (If Any)					
					Khasra No 74/1 PH No 18 Of Mouza Pawangaon					
					Amount In		Four Hundred Fifty Rupees Only			
Total					450.00		Words			
Payment Details UNION BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		02901792024012507370 522480929	
Cheque/DD No.					Bank Date		RBI Date		25/01/2024-18:47:04 Not Verified with RBI	
Name of Bank					Bank-Branch		UNION 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
संदर्भ चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Mobile No. : 9923002964

MH014099800202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Jan 2024	Receipt	Receipt no.: 1113281686
	Name of the Applicant :	NISHANT VILASRAO POTDAR
	Details of property of which document has to be searched :	Dist :Nagpur Village :Pavangaon S.No/CTS No/G.No. : 74
	Period of search :	From :2013 To :2024
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH014099800202324E		
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 '.		

NISHANT V. POTDAR
ADVOCATE

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School, Dhantoli, Nagpur-440010.
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Dated : 25.01.2024

LEGAL TITLE REPORT

Format – A

(Circular No. 28/2021)

TO,
MAHARERA
NAGPUR DIVISION NAGPUR

Subject : Title Clearance Certificate with respect to ALL That Piece and Parcel of Non-Agricultural land of Khasra No. 74/1 about area admeasuring 1.21 Hecter R, land Revenue Rs 783.00 with Occupant Class-I Bhumiswami rights situated at at MOUZA-PAWANGAON, P.H. No. 18, within the limit of Gat-Grampanchayat Pawangaon Dhargaon and NMRDA, Tahsil Kamptee and District Nagpur.

I have investigated the title of the said plot on the request -1. **SHRI PRAFULLA CHANDRAKANT ITKLWAR, aged about 48 years, Occ. Business, R/o -Bungalow No. 45,H.B. Yown, Bhandara Road, Near Old, Pardi Naka, Pardi, Bhandewadi, Nagpur-440035. [PAN: AAJPI 4460 D] [AADHAR NO: 5034-2297-1780] [MOB: 9890081001]** 2. **SHRI ASHUTOSH CHANDRAKANT ITKLWAR, aged about 45 years, Occ. Business, R/o A-16, Vaishnavi Orchids, Sarjapur Main Road, Near Bata Showroom, Kasavanahalli Carmelaram, Bangalore South, Bangalore, Karnataka-560035. [PAN: AAGPI 9487 B] [AADHAR NO. 9757-7109-2678] [MOB: 9686570509]** and following documents i.e.:-

1. Description of the property :-

SCHEDULE OF PROPERTY

ALL That Piece and Parcel of Non-Agricultural land of **Khasra No. 74/1 about area admeasuring 1.21 Hecter R**, land Revenue Rs.783.00 with Occupant Class-I Bhumiswami rights situated at at **MOUZA-PAWANGAON**, P.H. No. 18, within the limit of Gat-Grampanchayat Pawangaon Dhargaon, Tahsil : Kamptee and District Nagpur and the entire land is bounded as under:-

Towards East	:	Khasra No. 73
Towards West	:	Road
Towards North	:	Khasra No. 75
Towards South	:	Remaining portion of Khasra No. 74 (Kh.No.74/2)

Note : Description of property is as per the Sale Deed dated 31.05.2022 as well as on the basis of documents supplied to me.

2. THE DOCUMENTS OF ALLOTMENT OF KHASRA:-

- Copy of Adhikar Abhilekh Panji
- Copy of Seven-Twelve extract for the year 1986-1987
- Copy of Ferfar Panji No. 163 regarding Deleted name
- Copy of Sale Deed dated 31.05.2022 and Ferfar Panji No. 5604
- Copy of Power of Attorney dated 31.05.2022
- Copy of NA Order dated 23.08.2023
- Copy of Agreement of Development dated 26.12.2023
- Copy of Sanctioned Layout Plan dated 26.12.2023
- Copy of Release Letter of the NMRDA dated 09.01.2024
- Copy of Statement of HDFC Bank Ltd. Nagpur



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3. 7/12 extract From Online It revealed that the Present titleholder names are
duly mutated in the record of rights

4. Search report for 30 years from 1995 to 2024

On perusal of the abovementioned documents and all other relevant documents
relating to title of the said property I am of the opinion that the title of - Shri Prafulla
Chandrakant Itklwar and Shri Ashutosh Chandrakant Itklwar is clear, marketable and
without any encumbrances and having right to develop said property by Sale Deed.

Owners of the land

- Land bearing Khasra Nos. 74/1 of Mouza: Pawangaon, owned by Shri Prafulla
Chandrakant Itklwar and Shri Ashutosh Chandrakant Itklwar.

The report reflecting the flow of the title of the owner/company on the said land is
enclosed herewith as annexure.

Encl. Annexure

Date : 25.01.2024



**Nishant V Potdar
Advocate**

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Format - A
(Circular No. 28/2021)
FLOW OF THE TITLE OF THE SAID LAND

TRACING OF TITLE
(History of Khasra No. 74/1 admeasuring 1.21 Hector R.)

ORIGINAL OWNERSHIP

1. It seen from the records as well as on the basis of documents supplied to me for verification, originally land of Old Khasra No. 49/1 admeasuring 2.43 H.R. had purchased by Shri. Hiranman Sadashiv Kale from Shri Smt. Mainabai Alias Radhabai Shamrao Walokar by virtue of **Sale Deed dated 30.03.1954**, which is duly registered with the Sub-Registrar Office, Nagpur in Book No. 1 of its Vol. No. 174 at Sr. No. 895 from Pages 57 to 58 on 09.04.1954 and name of Shri. Hiranman Sadashiv Kale has been duly mutated in the record of right. It is submitted that during life time of Shri. Hiranman Sadashiv Kale, Land of Old Khasra No. 49/1 admeasuring 2.43 H.R. has been partitioned amongst (i) Shri. Vasanta Hiranman Kale and (ii) Shri. Ramji Hiranman Kale in view of Oral Partition, Land Khasra No. 49/1 admeasuring 2.43 H.R. came to share of Shri. Vasanta Hiranman Kale and mutation to that effect has been done in the record of right. I have verified Adhikar Abhilekh Panji (Record maintained by the Revenue Authority for the year 1954-1955 to 1976-1977). I have also verified Seven Twelve extract for the year 1979-1980.

Resurvey and Re-measurement & Ekatrikaran

2. It is submitted that, thereafter, during the time, resurvey and re-measurement has been conducted by the revenue authority and after completing all formalities, said land of Old Khasra No. 49/1, admeasuring 2.43 H.R. has been renumbered as new Khasra No. 74, admeasuring 2.43 H.R. and name of Shri. Vasanta Hiranman Kale was continued as the owner of the said property. **I have verified Seven Twelve extract for the year 1986-1987**

Deleted Name

3. It is submitted that, during the while mutation in Seven Twelve Extract (1986-1987), inadvertently Shri. Waman Hiranman Kale was mentioned actually said per partition said land has acquired by Shri. Vasanta Hiranman Kale hence he has applied for doing correction in Seven Twelve Extract and after detail inquiry and after recording evidence (Say) of Shri. Ramji Kisan Ingole & Shri. Madhukar Deoraj Ughade and after obtaining NOC from Shri. Vasanta Hiranman Kale, the Revenue Authority has deleted wrongly mutated name "Shri. Waman Hiranman Kale" and accordingly said land has continued in the name of Shri. Vasanta Hiranman Kale and the revenue authority has took mutation with respect to that. **I have verified Ferfar Panji No. 163 with respect to that.**

Sale Deed in the name of Shri Prafulla Chandrakant Itklwar and Shri Ashutosh Chandrakant Itklwar

[Northern Portion of Khasra No. 74, admeasuring 1.21 Hector R out of the entire land admeasuring 2.43 Hector R]

4. Thereafter, Shri. Vasanta Hiranman Kale has sold Northern Portion of land of Khasra No. 74, admeasuring 1.21 Hector R out of the entire land admeasuring 2.43 Hector R of Mouza-Pawangaon to Shri Prafulla Chandrakant Itklwar and



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Shri Ashutosh Chandrakant Itklwar by virtue of **Sale Deed dated 31.05.2022**, and the same is duly registered with the Sub Registrar Office, Kamptee in Book No. 1 at Sr. No. 2115. It is submitted that after execution of said Deed, land admeasuring 1.21 HR has been renumbered as Khasra No. 74/1. I have verified Ferfar Panji No.5604 with respect to that. I have verified Original Deed on 24.01.2024.

[said Sale Deed has been executed on Post Dated Cheques however said Cheques has been cleared. I have verified Statement account of the HDFC Bank Ltd. Nagpur with respect to that].

Power of Attorney in the name of Shri Prafulla Chandrakant Itklwar

5. It is further relevant that, Shri Ashutosh Chandrakant Itklwar has executed **Power of Attorney dated 31.05.2022** in favour of Shri Prafulla Chandrakant Itklwar regarding sign and execution in respect of Northern Portion of Khasra No. 74, admeasuring 1.21 Hectar R out of the entire land admeasuring 2.43 Hectar R of Mouza-Pawangaon and the same is duly registered with the Sub Registrar Office, Nagpur- 5 in Book No. 4 at Sr. No. 3385. *I have verified Original Deed on 24.01.2024.*

Non-Agriculture Order

6. Thereafter on application made by 1. Shri Prafulla Chandrakant Itklwar and 2. Shri Ashutosh Chandrakant Itklwar acting through Power of attorney holder Shri Prafulla Chandrakant Itklwar, Land admeasuring 1.21 H.R. i.e. 12100.00 Sq. Mtrs. bearing Khasra No. 74/1 has been converted from Agriculture to Non-Agricultural use i.e. for Residential purpose by virtue of an **Order dated 23.08.2023** passed by the Tahsildar, Nagpur in **Revenue Case No. 07/NAP-34/Mouza-Pawangaon/2023-24** (in View of Power vested to him by virtue of Letter dated 19.09.2022 issued by the Collector, Nagpur) on various terms and conditions mentioned therein. *I have verified Original NA verified on 24.01.2024.*

Sanctioned Layout Plan/Agreement between the NMRDA & 1. Shri Prafulla Chandrakant Itklwar and 2. Shri Ashutosh Chandrakant Itklwar acting through Power of attorney holder Shri Prafulla Chandrakant Itklwar

7. Thereafter, layout prepared by the Land Owners - (i) Shri Prafulla Chandrakant Itklwar and (ii) Shri Ashutosh Chandrakant Itklwar acting through Power of attorney holder Shri Prafulla Chandrakant Itklwar in the said Khasra land, has been duly approved/sanctioned by the Executive Engineer, Nagpur Metropolitan Region Development Authority by virtue of an **Development Agreement dated 26.12.2023** which has been executed between the Nagpur Metropolitan Region Development Authority AND (i) Shri Prafulla Chandrakant Itklwar and (ii) Shri Ashutosh Chandrakant Itklwar acting through Power of attorney holder Shri Prafulla Chandrakant Itklwar on various terms and conditions mentioned therein in respect of land admeasuring 12100.00 Sq. Mtrs. of Khasra No. 74/1 of Mouza-Pawangaon on various terms and conditions mentioned therein. That the said layout consist of total 42 Plots. *I have verified Original Agreement & Layout Plan on 24.01.2024.*



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Release Letter

8. Thereafter, on application made by the Land Owners (i) Shri Prafulla Chandrakant Itklwar and (ii) Shri Ashutosh Chandrakant Itklwar acting through Power of attorney holder Shri Prafulla Chandrakant Itklwar, after completing all formalities, the Nagpur Metropolitan Region Development Authority, Nagpur has released various plots i.e. Plot Nos. 6, 10, 15, 25, 26, 27, 29, 37 to 41, total plots, admeasuring 1559.63 Sq. Mtr from and out of the said layout vide **Letter No. EE/NMRDA/DPC/RL/1424 dated 09.01.2024**. I have verified Original Release verified on 24.01.2024.

Revenue Records

9. I have verified **Seven-Twelve Extract (from online Portal) dt. 12.01.2024** regarding Kh.No.74/1 it revealed that the names of the present titleholders are duly mutated in the record of right. However individual Plot wise Seven Twelve Extract is not done till today. I have verified N.A. Tax Receipt dated 16.01.2024 and Tax paid for the year 2023-2024. It is advisable to obtain latest tax receipt of Grampanchayat in the name of the purchaser after execution of proposed Sale Deed.

1. 7/12 Extract / P.R. Card from online portal
2. Mutation Entry No. as mentioned in the History
3. Search report for 30 years from 1995 to 2024 taken from Sub-Registrar Office at Nagpur
4. Any other relevant title- No
5. Litigations if any.- No.

Date :-25.01.2024



**NISHANT V POTDAR
ADVOCATE**