



CHALLAN
MTR Form Number-6



GRN		MH000414315202425E		BARCODE				Date		09/04/2024-17:05:46		Form ID																	
Department						Inspector General Of Registration						Payer Details																	
Type of Payment						Search Fee						TAX ID / TAN (If Any)																	
												PAN No.(If Applicable)																	
Office Name						NGP7_JT NAGPUR NO 7 SUB REGISTRAR						Full Name						P S DONGAONKAR ADV											
Location						NAGPUR						Flat/Block No.						ITWARI											
Year						2024-2025 From 08/04/1994 To 07/04/2024																							
Account Head Details						Amount In Rs.						Premises/Building																	
0030072201						SEARCH FEE						750.00						Road/Street						LADPURA					
												Area/Locality						NAGPUR											
												Town/City/District																	
												PIN																	
												Remarks (If Any)																	
												MOUZA - UMARGAON KH NO 114/4 PH NO 36 KHATA NO 88																	
												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.		00040572024040958395				IK0CSEQQX1									
Cheque/DD No.												Bank Date		RBI Date		09/04/2024-17:24:06				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 :

Mobile No. : 9373044666

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.



Pranjal S. Dongaonkar
Advocate

Off. : Global Computers Building
1st Floor, Ruikar Road, Opp.
Axis Bank, Mahal Br.,
Nagpur - 18
(M) 9373044666 ; 9075096437

FORMAT – A
(CIR. NO 28/2021)

To,

MAHA RERA,
6 & 7th 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 The Property Situated At
Mouza – Umargaon, Kh. No. 114/4, PH No. 36, Tah. Nagpur Gramin, Dist.
Nagpur, including all other easementary rights appurtenant belonging thereto.

(1) I have investigated the title of the immovable property hereby described on the request of **SHREE REALTORS, a Partnership Firm**, having its registered office @ Plot No. 75, Ram Nagar, Hill Top, Nagpur– 440033, acting through its authorized Partners, **Shri Mansukhlal V. Saglani & Shri Sushant S. Khengar, Both R/o. Nagpur**, and following documents i.e. :-

- i) ALL THAT Piece & Parcel Of Non-Agricultural Land Bearing **KH. NO. 114/4**, having an area admeasuring 8400 Sq. Mtrs., (0.84 H.R.), having PH No. 36, Khata No. 88, of **Mouza – Umargaon**, situated within the limits of Grampanchayat Umargaon, Tah. Nagpur Gramin, Dist. Nagpur.
- ii) The Documents of Ownership of Kh. No. 114/4 of Mouza – Umargaon, Tah. Nagpur Gramin,
 - a. Copy of Sale Deed dated 03.07.2023 registered at Sr. No. 6829 before the Sub-registrar No. 7, Nagpur, executed between Shree Realtors a Partnership Firm & Shri Bhojraj D. Sheware.
 - b. Copy of 7/12 abstract issued by Gram Adhikari on dated 19.01.2024
 - c. Copy of Adhikar Abhilekh issued by Gram Adhikari on dated 19.01.2024.
 - d. Copy of Patwari Map issued by Gram Adhikari on dated 19.01.2024.
 - e. Copy of tentative Layout Sanctioned Letter along with Map issued by NMRDA, Nagpur on dated 23.03.2024.
 - f. Copy of Partition Deed registered at Sr. No. 3263 on dated 27.06.1975 before the Sub-registrar No. 3 Nagpur.

(2) On perusal of the above mentioned documents and all other relevant documents related to the title of the said property I am of the opinion that, the title of owner i.e. **SHREE REALTORS, a Partnership Firm**, is clear, marketable and without any encumbrances.



Owner of the land :

ALL THAT Piece & Parcel Of Non-Agricultural Land Bearing **KH. NO. 114/4**, having an area admeasuring 8400 Sq. Mtrs., (0.84 H.R.), having PH No. 36, Khata No. 88, of **Mouza - Umargaon**, situated within the limits of Grampanchayat Umargaon, Tah. Nagpur Gramin, Dist. Nagpur.

SHREE REALTORS, a Partnership Firm

Qualifying comments / remarks if any

The title of SHREE REALTORS, a Partnership Firm on the said land is good, valid, marketable, clear and salable.

- (3) The report reflecting the flow of the title of the said SHREE REALTORS, a Partnership Firm with respect to the said plot of land/s is enclosed herewith as annexure.

Encl : Annexure

Date : 10.04.2024


(P. S. Dongaonkar)
Adv.

ANNEXTURE
FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 abstract issued by Gram Adhikari on dated 19.01.2024 as on date of application for registration –

ALL THAT Piece & Parcel Of Non-Agricultural Land Bearing **KH. NO. 114/4**, having an area admeasuring 8400 Sq. Mtrs., (0.84 H.R.), having PH No. 36, Khata No. 88, of **Mouza – Umargaon**, situated within the limits of Grampanchayat Umargaon, Tah. Nagpur Gramin, Dist. Nagpur.

- 2) Mutation Entry :-

The 7/12 abstract issued by Gram Adhikari on dated 19.01.2024 reveal that the name of present title holder is recorded as Owner of the said land/s.

- 3) Search report for 30 years from 1994 to 2024 taken from Sub-registrar Nagpur Gramin Office, at Nagpur.

a) That, after verification of revenue records I found that, the immovable property bearing **KH. NO. 114/4**, admeasuring 0.84 H.R., was originally owned and occupied by Shri Dhivaru Bhojraj Sheware who acquired the same by virtue of registered Partition Deed dated 27.06.1975 registered at Sr. No. 3263 before the Sub-registrar Nagpur.

b) That, consequently, Shri Dhivaru Bhojraj Sheware decided to sell the said land admeasuring 0.84 H.R. and accordingly sold the same to Shree Realtors, Partnership Firm acting through its authorized partners Shri Mansukhlal V. Saglani & Shri Sushant S. Khangar vide registered sale deed registered at Sr. No. 6829 on dated 03.07.2023 before the Sub-registrar No. 7 Nagpur, as a result of which then Shree Realtors, a Partnership Firm then became the absolute legal owner of the same and its name was also recorded on all the Government, Semi-Government records as absolute legal owner thereof.

c) Further, the title holder decided to develop the aforesaid land having an area admeasuring 0.84 H.R. of Mouza – Umargaon by carving layout scheme therein and for the same obtained tentative Layout Sanctioned Letter from Executive Engineer, NMRDA, Nagpur on dated 23.03.2024 bearing Permit No. 53736.

k) That, for the purpose of verification of title, the following documents relating to said property are provided to me,

- a) Copy of Sale Deed dated 03.07.2023 registered at Sr. No. 6829 before the Sub-registrar No. 7, Nagpur, executed between Shree Realtors a Partnership Firm & Shri Bhojraj D. Sheware.
- b) Copy of 7/12 abstract issued by Gram Adhikari on dated 19.01.2024
- c) Copy of Adhikar Abhilekh issued by Gram Adhikari on dated 19.01.2024.
- d) Copy of Patwari Map issued by Gram Adhikari on dated 19.01.2024.
- e) Copy of tentative Layout Sanctioned Letter along with Map issued by NMRDA, Nagpur on dated 23.03.2024.
- f) Copy of Partition Deed registered at Sr. No. 3263 on dated 27.06.1975 before the Sub-registrar No. 3 Nagpur.

THAT, all the aforesaid documents produce before me by Shree Realtors to me for examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owner. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that they have not executed any unregistered deed or document whereby their ownership rights are affected, diluted or third party interest is created.

- i) That, I have taken online search in respect of the said property from the web portal www.igrmaharashtra.gov.in by giving inputs of Kh. No. 114/4 of Mouza - Umargaon, TA. Nagpur Gramin, Dist. Nagpur, for the period of 30 years from 1994 to 2024 in Sub-Registrar Nagpur Gramin No. 7 Nagpur, by paying necessary Search fee online with the department of Registration vide Receipt No. MH000414315202425E on dated 09.04.2024. (Original enclosed herewith).



m) That, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant Title :-

We observed that the said land is Freehold property.

5) Litigations if any :-

During our online search we did not come across any entry of lispendence recorded relating to aforesaid property.

Nagpur

Dated : 10.04.2024

Yours Faithfully,

(P. S. Dongaonkar)
Adv.

