

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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97-2425-3288

FORMAT – A

(Circular No: - 28 / 2021)

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to the project to be known as "**MAXX REGALIA**" proposed on ALL THAT Piece and Parcel of Non-Agricultural land bearing Survey / Khasra / Gut No. 56/2/3 of MOUZA – BELTARODI, having an area of 1.62 Hectare, (i.e. 16200 Sq. Mtrs.), held in Occupancy Class – 1 Rights, situated at Village – Beltarodi, within the limits of Nagar Panchayat Besa-Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR.

1} I have investigated the title of the said property on the request of **M/S. MAXX BUILDER AND DEVELOPERS**, A Partnership Firm, having its Registered Office at Plot No. 171, Opp. Basketball Ground, Bajaj Nagar, Nagpur, acting through its Partners (1) **SHRI. SANDEEP GIRISH SINGH**, (2) **MRS. VARSHA MADHAV SHEMBEKAR**, (3) **MRS. DEVYANI VIJAY UMALKAR** and (4) **MRS. KETAKI VISHAL UMALKAR** and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and Parcel of Non-Agricultural land bearing Survey / Khasra / Gut No. 56/2/3 of MOUZA – BELTARODI, having an area of 1.62 Hectare, (i.e. 16200 Sq. Mtrs.),



held in Occupancy Class – 1 Rights, situated at Village – Beltarodi, within the limits of Nagar Panchayat Besa-Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR.

- ii) The Document of Ownership of Kh. Nos. 56/2 & 56/3.
- (a) 7/12 Extracts issued by Talathi, Nagpur (Rural).
- (b) Copy of Sale Deed of Khasra No. 56 dated 15-06-2006.
- (c) Copy of Correction Deed of Khasra No. 56 dated 16-05-2007.
- (d) Copy of Sale Deed of Kh. No. 56 dated 15-05-2007.
- (e) Copy of Death Certificate of Shri. Pravinkumar Amrutlal Vasani.
- (f) Copy of Sale Deed of Kh. No. 56/2 & 56/3 dated 31-12-2013.
- (g) Copy of Sale Deed of Kh. No. 56/2 dated 13-07-2020.
- (h) Copy of Sale Deed of Kh. No. 56/3 dated 13-07-2020.
- (i) Copy of Sale Deed Kh. Nos 56/2 & 56/3 dated 22-08-2023.
- (j) Copy of NA Order for Kh. Nos.56/2 & 56/3 dated 29-12-2023.
- (k) Copy of Building Sanction Plan dated 08-01-2025.

iii) Search report for 30 years from 1996 to 2025.

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 owner and Developer is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the land:

ALL THAT Piece and Parcel of Non-Agricultural land bearing Survey / Khasra / Gut No. 56/2/3 of MOUZA – BELTARODI, having an area of 1.62 Hectare, (i.e. 16200 Sq. Mtrs.), held in Occupancy Class – 1 Rights, situated at Village – Beltarodi, within the limits of Nagar Panchayat Besa-Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR.

M/S. MAXX BUILDER AND DEVELOPERS, A Partnership Firm, having its Registered Office at Plot No. 171, Opp. Basketball Ground, Bajaj Nagar, Nagpur, acting through its Partners (1) SHRI. SANDEEP SINGH GIRISH SINGH, (2) MRS. VARSHA MADHAV SHEMBEKAR, (3) MRS. DEVYANI VIJAY UMALKAR & (4) MRS. KETAKI VISHAL UMALKAR.

Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **M/S. MAXX BUILDER AND DEVELOPERS**, A Partnership Firm, having its Registered Office at Plot No. 171, Opp. Basketball Ground, Bajaj Nagar, Nagpur, acting through its Partners (1) **SHRI. SANDEEP GIRISH SINGH**, (2) **MRS. VARSHA MADHAV SHEMBEKAR**, (3) **MRS. DEVYANI VIJAY UMALKAR** and (4) **MRS. KETAKI VISHAL UMALKAR**, is the owner of the said land.



3} The report reflecting the flow of the title of the said **M/S. MAXX BUILDER AND DEVELOPERS**, A Partnership Firm, having its Registered Office at Plot No. 171 , Opp. Basketball Ground, Bajaj Nagar, Nagpur, acting through its Partners (1) **SHRI. SANDEEP GIRISH SINGH**, (2) **MRS. VARSHA MADHAV SHEMBEKAR**, (3) **MRS. DEVYANI VIJAY UMALKAR** and (4) **MRS. KETAKI VISHAL UMALKAR**, on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 14-01-2025




(SANDEEP SHASTRI)
Advocate

SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card as on date of application for registration –

The name of **M/S. MAXX BUILDER AND DEVELOPERS**, A Partnership Firm, having its Registered Office at Plot No. 171, Opp. Basketball Ground, Bajaj Nagar, Nagpur, acting through its Partners (1) **SHRI. SANDEEP GIRISH SINGH**, (2) **MRS. VARSHA MADHAV SHEMBEKAR**, (3) **MRS. DEYANI VIJAY UMALKAR** and (4) **MRS. KETAKI VISHAL UMALKAR**, is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the properties comprising (i) ALL THAT Piece and Parcel of land bearing Survey / Khasra / Gut No. 56/2 of MOUZA – BELTARODI, having an area of 0.81 Hectare, held in Occupancy Class – 1 Rights, situated at Village – Beltarodi, within the limits of Nagar Panchayat Besa-Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR and (ii) ALL THAT Piece and Parcel of Non-Agricultural land bearing Survey / Khasra / Gut No. 56/3 of MOUZA – BELTARODI, having an area of 0.81 Hectare, held in Occupancy Class – 1 Rights, situated at Village – Beltarodi, within the limits of Nagar Panchayat Besa-Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR.

2} Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Nagpur-(Rural) of Kh. Nos. 56/2 & 56/3 reveal that vide Mutation / Ferfar Entry No. 4234 dated 28-12-2023, the name of **M/S. MAXX BUILDER AND DEVELOPERS**, A Partnership Firm, having its Registered Office at Plot No. 171, Opp. Basketball Ground, Bajaj Nagar, Nagpur, is recorded as Owner of the said property.

3} Search report for 30 years from 1996 to 2025 taken from Sub-Registrar office at Nagpur.

(i) THAT, ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 56 of MOUZA – BELTARODI, having an area of 4.05 Hectare, Rental Rs. 26.50, held in Occupancy Class – 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Beltarodi, in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to Shri Mahaguji Sathawane.

(ii) THAT, said Shri Mahaguji Sathawane left for his heavenly abode on 22-01-1975 and consequent upon his demise the aforesaid property devolved upon his widow Smt. Dhondabai Mahaguji Sathawane, six sons namely (i) Shri Bapurao Mahaguji Sathawane, (ii)



Shri Manikrao Mahaguji Sathawane, (iii) Shri Bhaurao Mahaguji Sathawane, (iv) Shri Narayanrao Mahaguji Sathawane, (v) Shri Laxmanrao Mahaguji Sathawane, and (vi) Shri Udaram Mahaguji Sathawane and daughter Smt. Indubai Hirderam Jivankar, by intestate succession being the only heirs of the deceased.

(iii) THAT, said Smt. Dhondabai Mahaguji Sathawane left for her heavenly abode on 27-12-1998 and consequent upon her demise her share in the aforesaid property devolved upon her six sons namely (i) Shri Bapurao Mahaguji Sathawane, (ii) Shri Manikrao Mahaguji Sathawane, (iii) Shri Bhaurao Mahaguji Sathawane, (iv) Shri Narayanrao Mahaguji Sathawane, (v) Shri Laxmanrao Mahaguji Sathawane, and (vi) Shri Udaram Mahaguji Sathawane and daughter Smt. Indubai Hirderam Jivankar, by intestate succession being the only heirs of the deceased.

(iv) THAT, out of the aforesaid legal heirs Smt. Indubai Hirderam Jivankar, later on relinquished all their rights, title and interests in the said property in favour of the remaining Co-owners by a Deed of Release/Relinquishment dated 16-06-2006, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur- 7 in Book No. 1, at Sr. No. 2925 on even date.

(v) THAT, the aforesaid (i) Shri Bapurao Mahaguji Sathawane, (ii) Shri Manikrao Mahaguji Sathawane, (iii) Shri Bhaurao Mahaguji Sathawane, (iv) Shri Narayanrao Mahaguji Sathawane, (v) Shri Laxmanrao Mahaguji Sathawane, and (vi) Shri Udaram Mahaguji Sathawane lateron jointly transferred/sold ALL THAT Piece and Parcel of Agricultural land containing by admeasurement 0.81 Hectares being a portion of the entire land bearing Survey / Khasra / Gut No. 56 of MOUZA – BELTARODI, P.S.K. 38, having an area of 4.05 Hectare, Rental Rs. 26.50, held in Occupancy Class - I Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Beltarodi, in Tahsil – Nagpur Rural and District – NAGPUR, in favour of (i) Shri Rakesh Babulal Patni, (ii) Shri Ramdeo Pralhadrai Agrawal, (iii) Shri Lokesh Gangaprasad Mishra, (iv) Shri Pravinkumar Amrutlal Vasani, (v) Shri Gopal Pralhadrai Agrawal and (vi) Shri Sunil Gangasahay Sharma by Sale Deed dated 15-06-2006 which is duly registered at the Office of Joint Sub-Registrar, Nagpur -7 in Book No. 1 at Sr. No. 2927 on 16-06-2006 and the said portion of land admeasuring about 0.81 Hectares was renumbered as Kh. No. 56/2.

(vi) THAT, due to inadvertence the names of (i) Shri. Pravinkumar Amrutlal Vasani, (ii) Shri. Gopal Pralhadrai Agrawal and (iii) Shri. Sunil Gangasahay Sharma remained to be mentioned in the aforesaid Sale Deed dated 15-06-2006 and the said mistake was rectified by incorporation their names by executed a Correction Deed dated 16-05-2007, which is duly registered at the Office of Joint Sub-Registrar, Nagpur -7 in Book No. 1 at Sr. No. 2927 on even date.

(vii) THAT, the aforesaid (i) Shri Bapurao Mahaguji Sathawane, (ii) Shri Manikrao Mahaguji Sathawane, (iii) Shri Bhaurao Mahaguji Sathawane, (iv) Shri Narayanrao Mahaguji



Sathawane, (v) Shri Laxmanrao Mahaguji Sathawane, and (vi) Shri Udaram Mahaguji Sathawane lateron jointly transferred/sold ALL THAT Piece and Parcel of Agricultural land containing by admeasurement 0.81 Hectares being a portion of the remaining part of said land bearing Survey / Khasra / Gut No. 56 of MOUZA – BELTARODI, P.S.K. 38, having an area of 4.05 Hectare, Rental Rs. 26.50, held in Occupancy Class - I Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Beltarodi, in Tahsil – Nagpur Rural and District – NAGPUR, in favour of (i) Shri Pravin Turhate, (ii) Shri Pradeep Mangturm Goyal, (iii) Shri Harshad Himmatbhai Dawada, (iv) Shri. Dilip Pralhadrai Agrawal, (v) Shri Laxminarayan Dwarkaprasad Agrawal and (vi) Shri Suresh Vehromal Balani by Sale Deed dated 15-05-2007 which is duly registered at the Office of Joint Sub-Registrar, Nagpur -7 in Book No. 1 at Sr. No. 2914 on even date and the said portion of land admeasuring about 0.81 Hectares was renumbered as Kh. No. 56/3.

(viii) THAT, one of the co-owner Shri Pravinkumar Amrutlal Vasani, left for his heavenly abode on 15-02-2008 and consequent upon his demise his share in the aforesaid property devolved upon his widow Smt. Jyoti Pravinkumar Vasani, son namely Shri Nishant Pravinkumar Vasani and daughter Smt. Vidhi Sunilkumar Sugandh, by intestate succession being the only heirs of the deceased.

(ix) THAT, the aforesaid owners of Kh. No. 56/2 namely (i) Shri Rakesh Babulal Patni, (ii) Shri Ramdeo Pralhadrai Agrawal, (iii) Shri Lokesh Gangaprasad Mishra, (iv) Smt. Jyoti Pravinkumar Vasani, (v) Shri Nishant Pravinkumar Vasani, (vi) Smt. Vidhi Sunilkumar Sugandh, (vii) Shri Gopal Pralhadrai Agrawal and (viii) Shri Sunil Gangasahay Sharma AS WELL AS the Owners of Kh. No. 56/3 namely (i) Shri. Pravin Turhate, (ii) Shri. Pradeep Mangturm Goyal, (iii) Shri. Harshad Himmatbhai Dawada, (iv) Shri. Dilip Pralhadrai Agrawal, (v) Shri. Laxminarayan Dwarkaprasad Agrawal and (vi) Shri. Suresh Vehromal Balani lateron jointly transferred ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut No. 56/2 & 56/3 of MOUZA – BELTARODI, having an area of 0.81 Hectare & 0.81 Hectare respectively, Rental Rs. 5.30 & Rs. 5.30 , both held in Occupancy Class – 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Beltarodi, in Tahsil – Nagpur (Rural) and District – NAGPUR in favour of (i) Shri Brindesh S/o Goverdhandas Agrawal, (ii) Shri Sanjay S/o Puralal Agrawal and (iii) Shri Rajesh Amrutlal Vasani by a Sale Deed dated 31-12-2013 which is duly registered at the Office of Joint Sub-Registrar, Nagpur – 7 in Book No. 1 at Sr. No. 2102 on 04-04-2014.

(x) THAT, the aforesaid (i) Shri Brindesh S/o Goverdhandas Agrawal, (ii) Shri. Sanjay S/o Puralal Agrawal and (iii) Shri Rajesh Amrutlal Vasani in their turn jointly transferred ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 56/2 of MOUZA – BELTARODI, having an area of 0.81 Hectare, Rental Rs. 5.30, held in Occupancy Class – 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at



Village – Beltarodi, in Tahsil – Nagpur (Rural) and District – NAGPUR in favour of M/s. Square Infra, A Partnership Firm having its Office at Shop No. B5, Ganga Complex, Bhide Road, Sitabuldi, Nagpur, by a Sale Deed dated 13-07-2020, which is duly registered at the Office of Joint Sub-Registrar, Nagpur – 10 in Book No. 1 at Sr. No. 4668 on 15-07-2020.

(xi) THAT, the aforesaid (i) Shri Brindesh S/o Goverdhandas Agrawal, (ii) Shri Sanjay S/o Puralal Agrawal and (iii) Shri Rajesh Amrutlal Vasani in their turn jointly transferred ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 56/3 of MOUZA – BELTARODI, having an area of 0.81 Hectare, Rental Rs. 5.30, held in Occupancy Class – 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Beltarodi, in Tahsil – Nagpur (Rural) and District – NAGPUR in favour of M/s. Square Infra, A Partnership Firm having its Office at Shop No. B5, Ganga Complex, Bhide Road, Sitabuldi, Nagpur, by a Sale Deed dated 13-07-2020 which is duly registered at the Office of Joint Sub-Registrar, Nagpur – 10 in Book No. 1 at Sr. No. 4669 on 15-07-2020.

(xii) THAT, the aforesaid M/s. Square Infra decided to develop the aforesaid land of Kh. No. 56/3 of Mouza – BELTARODI into a Residential Scheme. Accordingly they got the Building Plan of Residential (Group Housing) Scheme sanctioned from the Nagpur Metropolitan Region Development Authority for the aforesaid land bearing Survey / Khasra / Gut No. 56/3 of MOUZA – BELTARODI, having an area of 0.81 Hectare vide Letter bearing No. E.E./NMRDA/DPC/Agree321 dated 09-11-2021.

(xiii) THAT, the aforesaid M/s. Square Infra got the Project registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 under the name and styled as SQUARE PARK with the Maharashtra Real Estate Regulatory Authority and the said Authority granted the registration of the Project bearing No. P50500046425.

(xiv) THAT, for cogent reasons and good causes the said M/s. Square Infra later on dropped the idea of developing the said property and further decided to sell the aforesaid property comprising Khasra No. 56/2 and 56/3 of MOUZA – BELTARODI, each having an area of 0.81 Hectare, thus totaling 1.62 Hectares, to any interested buyer and to utilise the sale proceeds thereof in its best interest.

(xv) THAT, the aforesaid M/s. Square Infra later on transferred/sold the property comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut No. 56/2 & 56/3 of MOUZA – BELTARODI, having an area of 0.81 Hectare & 0.81 Hectare respectively, both held in Occupancy Class – 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Beltarodi, in Tahsil – Nagpur (Rural) and District – NAGPUR, in favour of M/s. Maxx Builders and Developers, A Partnership Firm, having its Registered Office at Plot No.171, Opp. Basketball Ground, Bajaj Nagar, Nagpur, by a Sale Deed dated 22-08-2023, which is duly registered at the Office of Joint Sub-Registrar, Nagpur – 10 in Book No. 1 at Sr. No. 6121 on even date. As result therefore



the M/s. Maxx Builders and Developers has now become an exclusive, absolute Owner of the aforesaid land bearing Survey / Khasra / Gut No. 56/2 & 56/3 of MOUZA – BELTARODI, having a total area of 1.62 Hectare, having heritable and transferable rights therein and the name of M/s. Maxx Builders and Developers is mutated in 7/12 Extract vide Ferfar Entry No. 4234 dated 28-12-2023. Accordingly the said land is amalgamated and identified as Kh. No. 56/2/3 having an area of 1.62 Hectares (i.e. 16200 Sq. Mtrs).

(xvi) THAT, the aforesaid land bearing Khasra No. 56/2/3 of MOUZA – BELTARODI having an area of 1.62 Hectares (i.e. 16200.00 Sq. Mtrs.) are converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural) vide its Order Dated 29-12-2023 passed in Revenue Case No. 93/NAP-34/Mouza-Beltarodi/2023-2024.

(xvii) THAT, the aforesaid M/s. Maxx Builders and Developers lateron decided to develop the aforesaid lands into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various separate Apartments therein and shall be known and styled as "MAXX REGALIA" and the same is sanctioned and approved by Chief Officer of Besa-Pipla Nagar Panchayat vide its Building Permit No. BPNM/B/2024/APL/00375 Dated 08-01-2025.

(xviii) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us :-

- (a) 7/12 Extracts issued by Talathi, Nagpur (Rural).
- (b) Copy of Sale Deed of Khasra No. 56 dated 15-06-2006, executed by Shri Bapurao Mahaguji Sathawane and others in favour of Shri. Rakesh Babulal Patni and others, Registration No. 2927, SRO-7.
- (c) Copy of Correction Deed of Khasra No. 56 dated 16-05-2007, executed by Shri. Bapurao Mahaguji Sathawane and others in favour of Shri. Rakesh Babulal Patni and others, Registered at SRO-7.
- (d) Copy of Sale Deed of Kh. No. 56 dated 15-05-2007, executed by Shri. Bapurao Sathavane and others in favour of Shri. Pravin Turhate and others, Registration No. 2914, SRO-7.
- (e) Copy of Death Certificate of Shri. Pravinkumar Amrutlal Vasani.
- (f) Copy of Sale Deed of Kh. No. 56/2 & 56/3 dated 31-12-2013, executed by Shri. Rakesh Babulal Patni & 9 others and Shri. Pravin Turhate and 5 others in favour of Shri. Brindesh Agrawal and others, Registration No. 2102, SRO-7.
- (g) Copy of Sale Deed of Kh. No. 56/2 dated 13-07-2020, executed by Shri. Brindesh Agrawal and others in favour of M/s. Square Infra, Registration No. 4668, SRO-10.
- (h) Copy of Sale Deed of Kh. No. 56/3 dated 13-07-2020, executed by Shri. Brindesh Agrawal and others in favour of M/s. Square Infra, Registration No. 4669, SRO-10.
- (i) Copy of Sale Deed Kh. Nos. 56/2 & 56/3 dated 22-08-2023, executed by M/s. Squar Infra in favour of M/s. Maxx Builders and Developers, Reg. No. 6121, SRO-10.
- (j) Copy of NA Order for Kh. Nos. 56/2 & 56/3 dated 29-12-2023.
- (k) Copy of Building Sanction Plan dated 08-01-2025.



(xix) THAT, all the aforesaid documents produced before me for Scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present owner. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or third party interest is created.

(xx) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Kh. No. 56 MOUZA - BELTARODI, for the period of 30 (Thirty) years (i.e. from 1996 to 2025 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH014146993202425E, dated 10-01-2025 i.e. for the period of 1996 to 2007 and GRN No. MH014143613202425E, dated 10-01-2025 i.e. for the period of 2008 to 2025. The receipts of the same are enclosed herewith.

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

4} Any other relevant Title: - NIL

5} Litigations if any: - NIL

Date: 14-01-2025



A blue ink handwritten signature, appearing to be "Sandeep Shastri", written over a horizontal line.

(SANDEEP SHASTRI)
ADVOCATE

MH014143613202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 Jan 2025	Receipt	Receipt no.: 1113854414
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Belatarodi S.No/CTS No/G.No. : 56
	Period of search :	From :2008 To :2025
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH014143613202425E		
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 '.		





CHALLAN
MTR Form Number-6



GRN	MH014146993202425E	BARCODE	Date		10/01/2025-16:03:43	Form ID
Department			Inspector General Of Registration			
Type of Payment			Payer Details			
Search Fee			TAX ID / TAN (If Any)			
Other Items			PAN No.(If Applicable)			
Office Name			Full Name		SANDEEP ANANT SHASTRI	
NAGPUR NO10 RURAL SUB REGISTRAR						
Location			Flat/Block No.			
NAGPUR						
Year			Premises/Building			
2024-2025 One Time						
Account Head Details		Amount In Rs.	Road/Street		MOUZA BELTARODI	
0030072201 SEARCH FEE		300.00	Area/Locality		NAGPUR	
			Town/City/District			
			PIN		4 4 0 0 3 4	
			Remarks (If Any)			
			SEARCH FEES FOR 12 YEARS 1996 TO 2007 KHASRA NO 56			
			Amount In			
			Three Hundred Rupees Only			
Total		300.00	Words			
Payment Details			FOR USE IN RECEIVING BANK			
IDBI BANK						
Cheque-DD Details			Bank CIN	Ref. No.	69103332025011017020	2908836982
Cheque/DD No.			Bank Date	RBI Date	10/01/2025-16:04:22	Not Verified with RBI
Name of Bank			Bank-Branch		IDBI BANK	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9850361454

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

खदर चलन "टाइप ऑफ पैमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

