

CHALLAN
MTR Form Number-6



GRN MH008284260202425E		BARCODE		Date 14/09/2024-19:17:04	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 KMT_KAMTHI SUB REGISTRAR				Full Name	DWIVEDI AND KHEDKAR ADVOCATES
Location NAGPUR				Flat/Block No.	SHRINIWAS CENTRAL AVENUE
Year 2024-2025 One Time				Premises/Building	WARDHAMAN NAGAR SQ
Account Head Details			Amount In Rs.	Road/Street	NAGPUR
0030072201 SEARCH FEE			350.00	Area/Locality	
				Town/City/District	
				PIN	4 4 0 0 0 8
				Remarks (If Any)	
				Mauza Pandhurna Kh No 79/1 Tahsil Kamptee District Nagpur Ganesh	
				Nagari - 27	
				Amount In	Three Hundred Fifty Rupees Only
				Words	
Total			350.00		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK	
Cheque-DD Details				Bank CIN	Ref. No. 00040572024091478949 CK00DRSYW0
				Bank Date	RBI Date 14/09/2024-19:24:18 Not Verified with RBI
Cheque/DD No.				Bank-Branch	STATE BANK OF INDIA
Name of Bank				Scroll No. , Date	Not Verified with Scroll
Name of Branch					

Department ID :
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 नोंदणी न करता याच्या दस्तांसाठी लागू नाही.
 Mobile No. : 9373103103



CHALLAN
MTR Form Number-6



GRN	MH008404739202425E	BARCODE			Date	18/09/2024-16:39:17	Form ID	
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Search Fee				TAX ID / TAN (If Any)			
	Other Items				PAN No.(If Applicable)			
Office Name	KMT_KAMTHI SUB REGISTRAR				Full Name		DWIVEDI AND KHEDKAR ADVOCATES	
Location	NAGPUR				Flat/Block No.		SHRINIWAS CENTRAL AVENUE	
Year	2024-2025 One Time				Premises/Building		WARDHAMAN NAGAR SQ	
Account Head Details		Amount In Rs.		Road/Street		Area/Locality		
0030072201 SEARCH FEE		400.00		NAGPUR		Town/City/District		
				PIN		4 4 0 0 0 8		
				Remarks (If Any)				
				KH NO 79-1-2 MAUZA PANDHURNA, TAHSIL KAMPTEE DIST				
				NAGPUR GANESH NAGARI 26				
Total		400.00		Amount In Words		Four Hundred Rupees Only		
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN		Ref. No.		00040572024091882375 CK00DTECW7		
Cheque/DD No.		Bank Date		RBI Date		18/09/2024-16:24:40 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 : 18-09-2024

FORMAT - A
(Circular No. 28/2021)

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

FLOW OF THE TITLE OF THE SAID LAND
LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THOSE pieces and parcels of lands bearing (i) land bearing Kh. Survey No. 79/1, {ULPIN : 22647953802}, admeasuring about 1.71.00 He.Aar.Sq.Mtrs. (17100.00 Sq. Mtrs.) and (ii) land bearing Kh. Survey No. 79/2, {ULPIN : 14468140124}, admeasuring about 1.71.00 He.Aar.Sq.Mtrs. (17100.00 Sq. Mtrs.) both lands jointly together admeasuring about 3.42.00 He.Aar.Sq.Mtrs. (i.e. 34200.00 Sq.Mtrs.) {Plotable Area 18832.718 Sq. Mtrs.} with Occupant Class I Bhumiswami rights, situated at MAUZA : PANDHURNA, P. H. No. 33A, Tahsil : KAMPTEE, District : NAGPUR (here-in-after referred as the "GANESH NAGARI - 26")



I/We have investigated the title of the said land on the request of SHRI NANDKISHOR PREMCHAND CHAKOLE, {PAN : AUYP5778M} {UID : 4241 3183 5149}, Resident of House No. 1800, Mahajanpura, Near Ghatate Wada, Pardi, Bhandara Road, Nagpur - 440035 and following documents i.e. :-

01. Description of the property.

ALL THOSE pieces and parcels of lands bearing (i) land bearing Kh. Survey No. 79/1, {ULPIN : 22647953802}, admeasuring about 1.71.00 He.Aar.Sq.Mtrs. (17100.00 Sq. Mtrs.) and (ii) land bearing Kh. Survey No. 79/2, {ULPIN : 14468140124}, admeasuring about 1.71.00 He.Aar.Sq.Mtrs. (17100.00 Sq. Mtrs.) both lands jointly together admeasuring about 3.42.00 He.Aar.Sq.Mtrs. (i.e. 34200.00 Sq.Mtrs.) {Plotable Area 18832.718 Sq. Mtrs.} with Occupant Class I Bhumiswami rights, situated at MAUZA : PANDHURNA, P. H. No. 33A, Tahsil : KAMPTÉE, District : NAGPUR and bounded as under :

ON THE NORTH : LAND OF KH. NO.80,82
ON THE EAST : SHIV PANDHAN PANDHURNA-KHEDI
ON THE WEST : LAND OF KH. NO. 83,84,78
ON THE SOUTH : SHIV PANDHAN PANDHURNA-KHEDI

02. Title documents for allotment of plot.

(i) Sale Deed dt. 09.10.2023 executed by (i) Smt. Yashoda Yemaji Umredkar, (ii) Shri Rahul Yemaji Umredkar and (iii) Smt. Kalabai Nilkanth Dharmik in favour of Shri Siddharth Sureshrao Datar registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 5408 dated 09.10.2023 in respect of land admeasuring about 1.71 He.Aar. of Kh. No. 79/1.

(ii) Sale Deed dt. 27.05.2024 executed by Shri Siddharth Sureshrao Datar in respect of land admeasuring about 1.71 He.Aar. of Kh. No. 79/1, in favour of Shri Nandkishor Premchand Chakole registered with Sub Registrar, Kamptee in Book No. 1 at Serial No. 4283 dated 27.05.2024.

(iii) Sale Deed dt. 09.05.2011 executed by (i) Shri Dnyaneshwar Gajanan Bhandakkar, (ii) Shri Ramesh Dnyaneshwar Bhandakkar, (iii) Smt. Narmada Gopal Meshram, (iv) Smt. Pushpa Deorao Khapekar and (v) Smt. Asha Vijay Thumbarikar in respect of land admeasuring about 1.71 He.Aar. of Kh. No. 79/2, in favour of Shri Vijay Govindrao Ghodmare and M/s Satyata Real Estate registered with Sub Registrar, Kamptee in Book No. 1 at Serial No. 1616 dated 09.05.2011.



(iv) Deed of Correction dt. 03.06.2011 executed by Shri Vijay Govindrao Ghodmare and M/s Satyata Real Estate in respect of land admeasuring about 1.71 He.Aar. of Kh. No. 79/2, in favour of Smt. Asha Vijay Thumbarikar registered with Sub Registrar, Kamptee in Book No. 1 at Serial No. 1927 dated 03.06.2011 in respect of land bearing Kh. No. 79/2, admeasuring about 1.71 He.Aar.

(v) Sale Deed dated 01.09.2022 executed by (i) Smt. Asha Vijay Thumbarikar (ii) Shri Vijay Govindrao Ghodmare and (iii) M/s Satyata Real Estate in favour of (i) Shri Sanket Santosh Sahu, (ii) Smt. Deepika Sanket Sahu (iii) Shri Siddharth Sureshrao Datar and (iv) Smt. Sona Siddharth Datar registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 3563 dated 01.09.2022 in respect of land bearing Kh. No. 79/2, admeasuring about 1.71 He.Aar.

(vi) Sale Deed dated 07.09.2024 executed by (i) Shri Sanket Santosh Sahu, (ii) Smt. Deepika Sanket Sahu (iii) Shri Siddharth Sureshrao Datar and (iv) Smt. Sona Siddharth Datar in favour of Shri Nandkishor Premchand Chakole registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 4643 dated 07.06.2024 in respect of land bearing Kh. No. 79/2, admeasuring about 1.71 He.Aar.

(vii) sanctioned residential Lay Out carved on the lands of Kh. No. 79/1 and 79/2, jointly admeasuring about 3.42 Hectares i.e. 34200.00 Sq. Mtrs. by Bidgaon-Tarodi (Khurd)-Pandhurna Nagar Panchayat vide Letter bearing No. जा.क्र./न.प.वि./मू.अ./न.र./अभि. रे. /मौजा-पांदूरना/गट क्र. 79/1,2/1672/2024 दिनांक 16.08.2024

(viii) Sanad / Order u/s 42 A of the Maharashtra Land Revenue Code, 1966 granted by the Tahsildar Kamptee in Rev. Case No. 57/NAP-34/Mauza : Pandhurna/Kamptee/2023-24 dated 11.07.2024.



03. 7/12 issued by Patwari bearing Halka No. 33A, vide Ferfar No. 1465 and 1470.
04. Search report for more than 30 years from 1984 till 2024.

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 NANDKISHOR PREMCHAND CHAKOLE, {PAN : AUYP5778M} {UID : 4241 3183 5149}, Resident of House No. 1800, Mahajanpura, Near Ghatate Wada, Pardi, Bhandara Road, Nagpur - 440035 is clear, marketable and without any encumbrances.

Description of property	Owner of the land
ALL THOSE pieces and parcels of lands bearing (i) land bearing Kh. Survey No. 79/1, {ULPIN : 22647953802}, admeasuring about 1.71.00 He.Aar.Sq.Mtrs. (17100.00 Sq. Mtrs.) and (ii) land bearing Kh. Survey No. 79/2, {ULPIN : 14468140124}, admeasuring about 1.71.00 He.Aar.Sq.Mtrs. (17100.00 Sq. Mtrs.) both lands jointly together admeasuring about 3.42.00 He.Aar.Sq.Mtrs. (i.e. 34200.00 Sq.Mtrs.) {Plotable Area 18832.718 Sq. Mtrs.} with Occupant Class I Bhumiswami rights, situated at MAUZA : PANDHURNA, P. H. No. 33A, Tahsil : KAMPTEE, District : NAGPUR.	SHRI NANDKISHOR PREMCHAND CHAKOLE, Resident of House No. 1800, Mahajanpura, Near Ghatate Wada, Pardi, Bhandara Road, Nagpur - 440035

Qualifying comments/ remarks if any

The Title of SHRI NANDKISHOR PREMCHAND CHAKOLE, Resident of House No. 1800, Mahajanpura, Near Ghatate Wada, Pardi, Bhandara Road, Nagpur - 440035 is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of SHRI NANDKISHOR PREMCHAND CHAKOLE, Resident of House No. 1800, Mahajanpura, Near Ghatate Wada, Pardi, Bhandara Road, Nagpur - 440035 on the said lands of Kh. No. 79/1 and 79/2, in all admeasuring about 3.42.00 He.Aar.Sq.Mtrs. of Mauza : PANDHURNA, Tahsil : KAMPTEE and District : NAGPUR is enclosed herewith as annexure.

Encl : Annexure
Date: 18.09.2024




Adv. Sandeep Khedkar
Advocate



M/S DWIVEDI AND KHEDKAR ADVOCATES

Ground Floor, "Shriniwas", Plot No. 10, Central Avenue, Wardhaman
Nagar Square, Nagpur – 440008

Phone No. 0712-2767995

Email : msdkadvocates@gmail.com, msdkadvocates@yahoo.com

Dt. 18.09.2024

**FORMAT – A
(Circular No.: 28/2021)**

ANNEXURE

1. 7/12 Extract of lands bearing Kh. Survey No. 79/1 and Kh. Survey No. 79/2, issued by Patwari as on the date of application for registration.
2. Mutation Entry: The name of SHRI NANDKISHOR PREMCHAND CHAKOLE is in revenue records as the sole and exclusive owner of the said lands vide Ferfar No. 1465 and 1470.
3. Search Report for 30 years from 1984-2024 taken from Sub-Registrar's office at Nagpur City/Kamptee

**PROPERTY DESCRIPTION FOR WHICH SEARCH HAS BEEN
CARRIED OUT:**

ALL THOSE pieces and parcels of lands bearing (i) land bearing Kh. Survey No. 79/1, {ULPIN : 22647953802}, admeasuring about 1.71.00 He.Aar.Sq.Mtrs. (17100.00 Sq. Mtrs.) and (ii) land bearing Kh. Survey No. 79/2, {ULPIN : 14468140124}, admeasuring about 1.71.00 He.Aar.Sq.Mtrs. (17100.00 Sq. Mtrs.) both lands jointly together admeasuring about 3.42.00 He.Aar.Sq.Mtrs. (i.e. 34200.00 Sq.Mtrs.) with Occupant Class I Bhumiswami rights, situated at MAUZA : PANDHURNA, P. H. No. 33A, Tahsil : KAMPTEE, District : NAGPUR



**FLOW OF THE TITLE OF THE SAID LAND
TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This is to certify that we have verified the titles of the entire sanctioned plotted Development project known as "GANESH NAGARI - 26" to be developed on ALL THOSE pieces and parcels of lands bearing (i) land bearing Kh. Survey No. 79/1, {ULPIN : 22647953802}, admeasuring about 1.71.00 He.Aar.Sq.Mtrs. (17100.00 Sq. Mtrs.) and (ii) land bearing Kh. Survey No. 79/2, {ULPIN : 14468140124}, admeasuring about 1.71.00 He.Aar.Sq.Mtrs. (17100.00 Sq. Mtrs.) both lands jointly together admeasuring about 3.42.00 He.Aar.Sq.Mtrs. (i.e. 34200.00 Sq.Mtrs.) {Plotable Area 18832.718 Sq. Mtrs.} with Occupant Class I Bhumiswami rights, situated at MAUZA : PANDHURNA, P. H. No. 33A, Tahsil : KAMPTEE, District : NAGPUR owned by SHRI NANDKISHOR S/O PREMCHAND CHAKOLE, {PAN : AUYP5778M} {UID : 4241 3183 5149}, Resident of Plot No. 1800, Mahajanpura, Near Ghatate Wada, Pardi, Nagpur - 440035. Our Findings are as under:

01. That, originally the said land being portion of Old Survey No. 59, admeasuring about 3.42 Hectares was owned by Shri Yemaji Bhikaram Umredkar having been purchased from Shri Chindhya Tanu Gawandhe by Sale Deed dated 16.04.1962 as per revenue records of Jama Bandhi and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

02. That, under the re-survey, re-measurement and consolidation of the lands carried out by the Govt. under the Consolidation and Fragmentation, the said old Field Survey Number 59 have been allotted / changed as New Survey No. 79, admeasuring about 3.42 H.R.

03. That, sister of said Shri Yemaji Bhikaram Umredkar namely Smt. Shakun Dnyaneshwar Bhandakkar claiming the said land having been purchased from the family funds claimed her rights over the said land and by virtue of the Order of Civil Judge, Senior Division, Nagpur in Misc. Judicial Case No. 446/2021 arising out of R.C.S. No. 4146/2012 and under the Compromise vide Order dated 26.04.2022 and also under the Order of Tahsildar Kamptee in Rev. Case No. 01/S.R.V./43/2010/11 dated 18.04.2011 and legal heirs of said Smt. Shakun Dnyaneshwar Bhandakkar got the 50% share in the said land i.e. 1.71 H.R. and the said land was renumbered as New Kh. No. 79/2 and Shri Yemaji Bhikaram Umredkar remained the owner of 50% share in the said land i.e. 1.71 H.R. and the said land was renumbered as New Kh. No. 79/1 and the same was recorded in revenue records vide Ferfar No. 339.



04. That, Shri Yemaji Bhikaram Umredkar expired on 16.02.2013 and on his death, the said land of Kh. No. 79/1 came to be inherited by legal heirs, widow Smt. Yashoda Yemaji Umredkar, son Shri Rahul Yemaji Umredkar and married daughter Smt. Kalabai Nilkanth Dharmik and the names of legal heirs were mutated in revenue records as the co-owners of the said land vide Ferfar No. 1361 dated 14.09.2023.

05. That, said Smt. Yashoda Yemaji Umredkar, Shri Rahul Yemaji Umredkar and Smt. Kalabai Nilkanth Dharmik sold the said land of Kh. No. 79/1 to Shri Siddharth Sureshrao Datar by Sale Deed dated 09.10.2023 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 5408 dated 09.10.2023 and by virtue of the said Sale Deed, the name of Shri Siddharth Sureshrao Datar was mutated as the sole and exclusive owner of land of Kh. No. 79/1 in revenue records vide Ferfar No. 1372 dated 30.10.2023.

06. That, said Shri Siddharth Sureshrao Datar sold the said land of Kh. No. 79/1 to Shri Nandkishor Premchand Chakole by Sale Deed dated 27.05.2024 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 4283 dated 27.05.2024 and by virtue of the said Sale Deed, the name of Shri Nandkishor Premchand Chakole is mutated as the sole and exclusive owner of land of Kh. No. 79/1 in revenue records vide Ferfar No. 1465.

07. That, the owner of land of Kh. No. 79/2 Smt. Shakun Dnyaneshwar Bhandakkar expired on 14.06.2008 and on her death, the rights in the said land of Kh. No. 79/2 came to be inherited by legal heirs, husband Shri Dnyaneshwar Gajanan Bhandakkar, son Shri Ramesh Dnyaneshwar Bhandakkar and married daughters Smt. Narmada Gopal Meshram, Smt. Pushpa Deorao Khapekar and Smt. Asha Vijay Thumbarikar and the names of legal heirs were mutated in revenue records as the co-owners of the said land of Kh. No. 79/2 vide Ferfar No. 342 dated 21.04.2011.

08. That, said (i) Shri Dnyaneshwar Gajanan Bhandakkar, (ii) Shri Ramesh Dnyaneshwar Bhandakkar, (iii) Smt. Narmada Gopal Meshram, (iv) Smt. Pushpa Deorao Khapekar and (v) Smt. Asha Vijay Thumbarikar sold the said land of Kh. No. 79/2 to Shri Vijay Govindrao Ghodmare and M/s Satyata Real Estate by Sale Deed dated 09.05.2011 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 1616 dated 09.05.2011 and the same was rectified by Deed of Correction dated 03.06.2011 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 1927 dated 03.06.2011 (by retaining the name of (v) Smt. Asha Vijay Thumbarikar) and by virtue of the said Sale Deed and Deed of Correction, the names of Smt. Asha Vijay Thumbarikar, Shri Vijay Govindrao Ghodmare and M/s Satyata Real Estate were mutated as the owners of land of Kh. No. 79/2 in revenue records vide Ferfar No. 344 dated 10.05.2021.



09. That, said (i) Smt. Asha Vijay Thumbarikar (ii) Shri Vijay Govindrao Ghodmare and (iii) M/s Satyata Real Estate by Sale Deed dated 01.09.2022 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 3563 dated 01.09.2022 sold the said land of Kh. No. 79/2 to (i) Shri Sanket Santosh Sahu, (ii) Smt. Deepika Sanket Sahu (iii) Shri Siddharth Sureshrao Datar and (iv) Smt. Sona Siddharth Datar and the names of said purchasers were mutated as the co-owners of land of Kh. No. 79/2 in revenue records vide Ferfar No. 1344 dated 10.05.2023.

10. That, said (i) Shri Sanket Santosh Sahu, (ii) Smt. Deepika Sanket Sahu (iii) Shri Siddharth Sureshrao Datar and (iv) Smt. Sona Siddharth Datar sold the said land of Kh. No. 79/2 to Shri Nandkishor Premchand Chakole by Sale Deed dated 07.06.2024 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 4643 dated 07.06.2024 and by virtue of the said Sale Deed, the name of Shri Nandkishor Premchand Chakole is mutated as the sole and exclusive owner of land of Kh. No. 79/2 in revenue records vide Ferfar No. 1470 dated 26.06.2024.

11. That the Urban Development Department in accordance with the Maharashtra Municipal Councils, Nagar Panchayats And Industrial Township Act, 1965 published a Notification dt. 09.10.2023 bearing No. MUN-2023/C.R.380/UD-18 wherein Planning authority called The Bidgaon-Tarodi (Khurd)-Pandhurna Nagar Panchayat has been appointed for the area aforesaid.

12. That The Bidgaon-Tarodi (Khurd)-Pandhurna Nagar Panchayat has sanctioned the residential Lay Out carved on the said land of Kh. No. 79/1 and 79/2, admeasuring about 3.42 Hectares i.e. 34200.00 Sq. Mtrs. vide Letter bearing No. जा.क्र./न.प.वि./मू.अ./न.र./अभि. रे. /मौजा-पांदूरना/गट क्र. 79/1,2/1672/2024 दिनांक 16.08.2024 and the user of the said lands were converted from agricultural into non agricultural i.e. residential purpose and the owner has obtained the Sanad / Order u/s 42 A of the Maharashtra Land Revenue Code, 1966 from the Tahsildar Kamptee in Rev. Case No. 57/NAP-34/Mauza : Pandhurna/Kamptee/2023-24 dated 11.07.2024.

13. We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.



viii. We have taken the search in respect of the aforesaid property from the records of Patwari Registrar of Rights, from the concerned Sub Registrar Office, Nagpur online through website of IGR <https://igrmaharashtra.gov.in/> for the period of 30 years from 1994-2024 vide challan GRN No. MH008284260202425E dated 14.09.2024 and MH008404739202425E dated 18.09.2024. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property / Lay Out known as "GANESH NAGARI - 26" to be developed on land being on ALL THOSE pieces and parcels of lands bearing (i) land bearing Kh. Survey No. 79/1, {ULPIN : 22647953802}, admeasuring about 1.71.00 He.Aar.Sq.Mtrs. (17100.00 Sq. Mtrs.) and (ii) land bearing Kh. Survey No. 79/2, {ULPIN : 14468140124}, admeasuring about 1.71.00 He.Aar.Sq.Mtrs. (17100.00 Sq. Mtrs.) both lands jointly together admeasuring about 3.42.00 He.Aar.Sq.Mtrs. (i.e. 34200.00 Sq.Mtrs.) {Plotable Area 18832.718 Sq. Mtrs.} with Occupant Class I Bhumiswami rights, situated at MAUZA : PANDHURNA, P. H. No. 33A, Tahsil : KAMPTEE, District : NAGPUR owned by SHRI NANDKISHOR S/O PREMCHAND CHAKOLE, {PAN : AUYP5778M} {UID : 4241 3183 5149}, Resident of Plot No. 1800, Mahajanpura, Near Ghatate Wada, Pardi, Nagpur - 440035 as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.


(S.M. KHEDKAR)
ADVOCATE

