



CHALLAN
MTR Form Number-6



GRN	MH008135720202526E	BARCODE			Date	05/09/2025-14:44:26		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 PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		SANDEEP ANANT SHASTRI			
Location PUNE										
Year 2025-2026 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE				450.00		Road/Street				
						Area/Locality				
						Town/City/District				
						PIN				
						Remarks (If Any)				
						Amount In		Four Hundred Fifty Rupees Only		
Total				450.00		Words				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		69103332025090511870 2949581666	
Cheque/DD No.					Bank Date		RBI Date		05/09/2025-14:45:24 Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 300058430
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9850361454

MH008135720202526E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 Sep 2025	Receipt	Receipt no.: 1114374350
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Dongargaon S.No/CTS : No/G.No. : 66
	Period of search :	From :2008 To :2025
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH008135720202526E		
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 '.		

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II,
265-A, South Ambazari Road, Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
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G7-2526-1795

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 Lay-out of plotted development to be known as “ANANTA” on ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 66/3 of MOUZA – DONGARGAON, P.S.K. 73, having an area of 0.81 Hectares (i.e. 8100.00 Sq. Mtrs.) held in occupancy Class – 1 Rights, situated at Village – Dongargaon, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR, (hereinafter referred as the said Project “ANANTA”) which is bounded as under:

ON THE EAST	-	BY RAILWAY LINE,
ON THE WEST	-	BY GUMGAON ROAD,
ON THE NORTH	-	BY KHASRA/SURVEY NO. 66/2,
ON THE SOUTH	-	BY KHASRA/SURVEY NO. 64 AND 65.

1} I have investigated the title of the said property on the request of **ELITE EDGE REALTORS**, A Proprietary Concern having its Office at Plot No. 76, Shree Ganesh Chambers, Block No. 107, 1st Floor, Mehadia Square, Opposite Yashwant Stadium, Dhantoli Nagpur-440012, and acting through its Proprietor **MAHENDRA MANOHAR**

SARDA, Resident of Flat No. 301, Le-Prestige Apartments, Plot No. 105-106, Farmland, Ramdaspath, Nagpur-440010, Tahsil and District – NAGPUR and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 66/3 of MOUZA – DONGARGAON, P.S.K. 73, having an area of 0.81 Hectares (i.e. 8100.00 Sq. Mtrs.) held in occupancy Class – 1 Rights, situated at Village – Dongargaon, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

ii) The Document of Ownership of Khasra/Survey No. 66/3.

- (a) 7/12 Extracts issued by Talathi, Nagpur (Rural).
- (b) Copy of Sale Deed dated 25-09-1991, Registration No. 7238(P), SRO, Nagpur (Rural).
- (c) Copy of Sale Deed dated 05-11-1996, Registration No. 10346(P), SRO-11, Nagpur.
- (d) Copy of Sale Deed dated 15-04-2025, Registration No. 3719, SRO-10, Nagpur.
- (e) NA Order dated 27-05-2025.
- (f) Final Sanctioned Layout Plan Dated 10-09-2025.

iii) Search report for 30 year 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 **ELITE EDGE REALTORS**, A Proprietary Concern having its Office at Plot No. 76, Shree Ganesh Chambers, Block No. 107, 1st Floor, Mehadia Square, Opposite Yashwant Stedium, Dhantoli Nagpur-440012, and acting through its Proprietor **MAHENDRA MANOHAR SARDA**, 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 Khasra / Survey No. 66/3 of MOUZA – DONGARGAON, P.S.K. 73, having an area of 0.81 Hectares (i.e. 8100.00 Sq. Mtrs.) held in occupancy Class – 1 Rights, situated at Village – Dongargaon, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.	ELITE EDGE REALTORS , A Proprietary Concern, through its Proprietor MAHENDRA MANOHAR SARDA
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Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **ELITE EDGE REALTORS**, A Proprietary Concern having its Office at Plot No. 76, Shree Ganesh Chambers, Block No. 107, 1st Floor, Mehadia Square, Opposite Yashwant Stedium, Dhantoli Nagpur-440012, and acting through its Proprietor **MAHENDRA MANOHAR SARDA** on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **ELITE EDGE REALTORS**, A Proprietary Concern having its Office at Plot No. 76, Shree Ganesh Chambers, Block No. 107, 1st Floor, Mehadia Square, Opposite Yashwant Stedium, Dhantoli Nagpur-440012, and acting through its Proprietor **MAHENDRA MANOHAR SARDA** on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 12-09-2025



(SANDEEP SHASTRI)

Advocate

FORMAT – A
(Circular No: - 28 / 2021)

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

- 1} Property Card (7/12 Extract) issued by Talathi, Nagpur-(Rural) as on date of application for registration –

The name of **ELITE EDGE REALTORS**, A Proprietary Concern having its Office at Plot No. 76, Shree Ganesh Chambers, Block No. 107, 1st Floor, Mehadia Square, Opposite Yashwant Stadium, Dhantoli Nagpur-440012, and acting through its Proprietor **MAHENDRA MANOHAR SARDA**, is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra/Survey No. 66/3 of MOUZA – DONGARGAON, P.S.K. 73, having an area of 0.81 Hectares, Land Revenue Rs. 1.90 Yearly, held in Occupancy Class-1 Rights, Khate No. 7 including all Types of Trees, Shrubs, Crops, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR.

- 2} Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Nagpur-(Rural) of Survey / Khasra / Gut No. 66/3 reveal that vide Mutation / Ferfar Entry No. 4504 dated 09-05-2025 the name of **ELITE EDGE REALTORS**, is recorded as Owner of the said land.

- 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 Khasra/Survey No. 66 of MOUZA – DONGARGAON, P.S.K. 73, having an area of 4.48 Hectares, Land Revenue Rs. 11.73 Yearly, held in Occupancy Class-1 Rights, including all Types of Trees, Shrubs, Crops, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Pravinbhai Premji Shah, being his separate property.
- (ii) **THAT**, the aforesaid Shri. Pravinbhai Premji Shah lateron transferred ALL THAT Piece and parcel of land having an area of 2.05 Hectares towards Southern Portion of Khasra/Survey No. 66 of MOUZA –

DONGARGAON, P.S.K. 73, having a area of 4.48 Hectares, Land Revenue Rs. 11.73 Yearly, held in Occupancy Class-1 Rights, including all Types of Trees, Shrubs, Crops, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Mrs. Sudhadevi Suresh Agrawal, by a Sale Deed Dated 25-09-1991, which is Registered at the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 433 on Pages 219 to 223 at Sr. No. 7238(P) on even date.

- (iii) **THAT**, the aforesaid Mrs. Sudhadevi Suresh Agrawal lateron transferred ALL THAT Piece and parcel of land having an area of 0.81 Hectares out of 2.05 Hectares towards Southern Portion of Khasra/Survey No. 66 of MOUZA – DONGARGAON, P.S.K. 73, Land Revenue Rs. 5.37 Yearly, held in Occupancy Class-1 Rights, including all Types of Trees, Shrubs, Crops, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to P K L Limited, by a Sale Deed Dated 05-11-1996, which is Registered at the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1634 on Pages 15 to 19 at Sr. No. 10346(P) on even date. The said land having an area of 0.81 Hectares renumbered as Khasra/Survey No. 66/3 of MOUZA – DONGARGAON.
- (iv) **THAT**, the aforesaid **P K L Limited** lateron transferred transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra/Survey No. 66/3 of MOUZA – DONGARGAON, P.S.K. 73, having an area of 0.81 Hectares, Land Revenue Rs. 1.90 Yearly, held in Occupancy Class-1 Rights, Khate No. 7 including all Types of Trees, Shrubs, Crops, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR, in favour of **ELITE EDGE REALTORS**, by a Sale Deed dated 15-04-2025, which is Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 3719 on even date and the same is also accordingly mutated in its name in 7/12 Extract vide Ferfar Entry No. 4504 Dated 09-05-2025.
- (v) **THAT**, the aforesaid land bearing Khasra/Survey No. 66/3 of MOUZA – DONGARGAON is converted for Non-Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural), vide his Order Dated 27-05-2025 passed in Revenue Case No. 147/ NAP-34/2024-2025.

(vi) **THAT**, the aforesaid **ELITE EDGE REALTORS**, later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as “**ANANTA**” and the said layout is Finally sanctioned and approved by the Executive Engineer, Nagpur, Metropolitan Region Development Authority, Nagpur vide its Letter No. E.E./NMRDA/ DPC/Agree/1889 Dated 10-09-2025.

(vii) **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 dated 25-09-1991 executed by Shri. Pravinbhai Premji Shah in favour of Mrs. Sudhadevi Suresh Agrawal, Registration No. 7238(P), SRO, Nagpur (Rural).
- (c) Copy of Sale Deed dated 05-11-1996 executed by Mrs. Sudhadevi Suresh Agrawal in favour of P K L Limited, Registration No. 10346(P), SRO-11, Nagpur.
- (d) Copy of Sale Deed dated 15-04-2025 executed by P K L Limited in favour of ELITE EDGE REALTORS, Registration No. 3719, SRO-10, Nagpur.
- (e) NA Order dated 27-05-2025.
- (f) Final Sanctioned Layout Plan Dated 10-09-2025.

THAT, all the aforesaid documents produced before by **ELITE EDGE REALTORS**, to us 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 he has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or third-party interest is created.

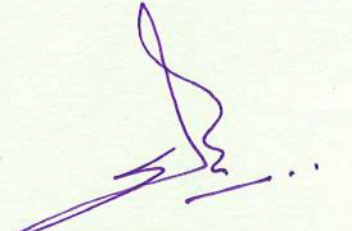
(viii) **THAT**, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra /Survey /Gut No. 66/3 MOUZA : DONGARGAON for the period of 30 (Thirty) years (i.e. from 1996 to 2025 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH008136246202526E, dated 05-09-2025, i.e. for the period of 1996 to 2007 and GRN No. MH008135720202526E, dated 05-09-2025, i.e. for the period of 2008 to 2025. The receipts of the same are enclosed herewith.

(ix) **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: 12-09-2025



(SANDEEP SHASTRI)
ADVOCATE