



CHALLAN  
MTR Form Number-6



GRN	MH016251076202425E	BARCODE			Date	17/02/2025-10:25:04		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 NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name		ADV HEMANT I TAJNE			
Location NAGPUR										
Year 2024-2025 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality		NAGPUR			
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Mouza waroda kh no. 30 B araji 1.41 h r tah n dist nagpur					
					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.	00040572025021782467		CK00GQSTY9	
Cheque/DD No.					Bank Date	RBI Date	17/02/2025-10:24:25		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. : 0000000000

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 नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

**HEMANT I. TAJNE**

**ADVOCATE**

**MOB. No. 7057723615**

**OFFICE ADD. :- Plot No. 4 & 5, Mire Layout, Bhande Plot Sqare, Nandanwan, Nagpur – 440 009**

**Date :-16.02.2025**

## **LEGAL TITLE REPORT**

Having been engaged by Shri Dilip Vinayakrao Ahirrao, R/o Nagpur, for preparing search report on the mention below property agreed to purchase by him for getting financial assistance from Banks. I Hemant I. Tajne Advocate, R/o Sadar, Nagpur do hereby submits my report as under: -

**SUB :** Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Khasra No. 30 B containing by 1 Hector 41 R and the sanctioned layout carved on the land of Mouza – WARODA, held in Occupant Class I Bhumiswami rights within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

1} I have investigated the title of the said property on the request of Shri Dilip S/o Vinayakrao Ahirrao Residents of 23 & 24, Doye Layout Nagpur – 440030, Tahsil and District – NAGPUR and following documents i.e.

i) Description of the property :-

ALL THAT Piece and Parcel of land bearing Khasra No. 30 B containing by 1 Hector 41 R and the sanctioned layout carved on the land of Mouza – WARODA, held in Occupant Class I Bhumiswami rights within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

ii) The Document of Ownership of Khasra/Survey No. 30 B :-

(a) 7/12 Extracts issued by Talathi, Nagpur-Rural.

(b) Sale Deed of Kh. No. 30 B dated 12.12.2012 Registration No. 6513/12 SRO-10, Nagpur.

iii) Search report for 30 years from 1994 to 2025.

  
**हेमंत ईश्वरजी ताजने**  
अधिवक्ता B.Sc., LL. B.  
न्यायालय परिसर, कळमेश्वर  
मो. 7057723615 पीन-441501

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 is clear, marketable and without any encumbrances.

Owner of the land :-

Land bearing ALL THAT Piece and Parcel of land bearing Khasra No. 30 B containing by 1 Hector 41 R and the sanctioned layout carved on the land of Mouza – WARODA, held in Occupant Class I Bhumiswami rights within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.	Shri Dilip S/o Vinayakrao Ahirrao R/o. 23 & 24, Doye Layout Nagpur – 440030, Tahsil and District – NAGPUR
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Qualifying comments/ remarks If any :-

The title of the above mentioned land is good, valid, marketable, clear and saleable.

3} The report reflecting the flow of the title of the said Shri Dilip S/o Vinayakrao Ahirrao Residents of 23 & 24, Doye Layout Nagpur – 440030, Tahsil and District – NAGPUR on the said land is good, valid, marketable, clear and saleable.

Encl : Annexure

Date :-  
17.02.2025

  
(HEMANT I. TAJNE)  
ADVOCATE

हेमंत ईश्वरजी ताजने  
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मि. हेमंत ईश्वरजी ताजने  
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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 SHRI DILIP VINAYAKRAO AHIRRAO, a Proprietary Firm, is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising of Land bearing ALL THAT Piece and Parcel of land bearing Khasra No. 30 B containing by 1 Hector 41 R and the sanctioned layout carved on the land of Mouza – WARODA, held in Occupant Class I Bhumiswami rights within the limits of Nagpur Metropolitan Region 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. 30 B reveal that vide Mutation/Ferfar Entry No. 498, dated 29.10.2018 in the name of SHRI DILIP VINAYAKRAO AHIRRAO is recorded as Owner of the said land.

- 3} Search report for 30 (Thirty) years from 1995 to 2008 and 2008 to 2025 Taken from Sub-Registrar office at Nagpur :-

(i) THAT the property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 30 B containing by 1 Hector 41 R and the sanctioned layout carved on the land of Mouza – WARODA, held in Occupant Class I Bhumiswami rights within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

(ii) THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 30 B containing by 1 Hector 41 R and the sanctioned layout carved on the land of Mouza – WARODA, held in Occupant Class I Bhumiswami rights within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to Shri. Sukhdev Buti Bageshwar & others R/o Rui Tahsil and Dist Nagpur being his separate property.

(iii) THAT, Originally All Piece and parcel of Agricultural land bearing Kh. No. 9/3, 9/4, admeasuring 6 Acre 14 decimal Rental Rs. 9.75 Yearly, AND Land bearing Kh. No. 9/1, admeasuring 5 Acre 08 decimal Rental Rs. 10.25 Yearly, AND Land bearing Kh. No. 9/2, admeasuring 2 Acre 10 decimal Rental Rs. 3.50 Yearly, AND of MOUZA – WARODA P.H.No. 41 held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, Tahsil – Nagpur (Rural) and District – NAGPUR is owned by Surendra khiklal and he Sale to Shri. Sukhdev Buti Bageshwar on 15-04-1957 and he later on transferred

  
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महाराष्ट्र सरकार  
न्याय विभाग  
न्यायालय परिसर, कलमेश्वर  
पिन-441501

comprising ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 9/3, 9/4, admeasuring 6 Acre 14 decimal Rental Rs. 9.75 Yearly, AND Land bearing Kh. No. 9/1, admeasuring 5 Acre 08 decimal Rental Rs. 10.25 Yearly, AND Land bearing Kh. No. 9/2, admeasuring 2 Acre 10 decimal Rental Rs. 3.50 Yearly, AND of MOUZA – WARODA P.H.No. 41 held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, Tahsil – Nagpur (Rural) and District – NAGUR, by way of Sale to SHRI MANIKRAO BHIKARI MOON, by a Sale Deed Dated 09-03-1966, AND he transferred by way of Sale to SHRI VITHAL TUKARAM KAMBLE, by a Sale Deed Dated 15-03-1967, which is Registered at the Office of the Jt. Sub-Registrar, Nagpur at Sr. No. 995.

(iv) THAT, WHEREAS SHRI VITHAL TUKARAM KAMBLE, out of abovementioned land transferred by way of Sale to SHRI HARIBHAU SHYAMRAO TABHANE admeasuring 1 H 66 R on Dated 30-03-1978 which is Registered at the Office of the Jt. Sub-Registrar, Nagpur at Sr. No. 1099 AND remaining land with him.

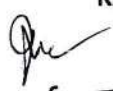
(v) THAT, WHEREAS SHRI VITHAL TUKARAM KAMBLE, expired on Dt. 25.08.1981 and his legal heirs are bought on 7/12 extract on 29.08.1981 they are 1) SHRI MAROTI S/o VITHAL KAMBLE 2) SHRI SURESH S/o VITHAL KAMBLE 3) SHRI RAMESH S/o VITHAL KAMBLE 4) SHRI MANOHAR S/o VITHAL KAMBLE 5) SAU. SUMAN MADHUKAR SAHARE 6) KU. CHAYA D/o VITHAL KAMBLE 7) SMT. GOPABAI Wd/o VITHAL KAMBLE

(vi) THAT, WHEREAS 1) SHRI MAROTI S/o VITHAL KAMBLE 2) SHRI SURESH S/o VITHAL KAMBLE 3) SHRI RAMESH S/o VITHAL KAMBLE 4) SHRI MANOHAR S/o VITHAL KAMBLE 5) SAU. SUMAN MADHUKAR SAHARE 6) KU. CHAYA D/o VITHAL KAMBLE 7) SMT. GOPABAI Wd/o VITHAL KAMBLE, out of abovementioned land they transferred by way of Sale to SHRI MANOJ S/o. V. KARAMCHANDANI admeasuring 2 H 32 R AND remaining land with him.

(vii) THAT, WHEREAS SHRI RAMESH S/o VITHAL KAMBLE, expired in the year 2005 and his legal heirs are bought on 7/12 extract on 15-01-2007 they are 1) SHRI NITESH S/o RAMESH KAMBLE 2) KU. JAISHREE D/o RAMESH KAMBLE 3) SMT. USHABAI Wd/o RAMESH KAMBLE.

(viii) THAT, SMT. GOPABAI Wd/o VITHAL KAMBLE expired on Dt. 19.12.2011. Now all legal heirs who are 1) SHRI MAROTI S/o. VITHAL KAMBLE 2) SHRI SURESH S/o. VITHAL KAMBLE 4) SHRI MANOHAR S/o. VITHAL KAMBLE 5) SAU. SUMAN MADHUKAR SAHARE 6) KU. CHAYA D/o. VITHAL KAMBLE, 7) SHRI NITESH S/o. RAMESH KAMBLE, 8) KU. JAISHREE D/o. RAMESH KAMBLE, 9) SMT. USHABAI Wd/o. RAMESH KAMBLE has become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights thereon.

(ix) THAT, WHEREAS 1) SHRI MAROTI S/o. VITHAL KAMBLE 2) SHRI SURESH S/o. VITHAL KAMBLE 4) SHRI MANOHAR S/o. VITHAL KAMBLE 5) SAU. SUMAN MADHUKAR SAHARE

  
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6) KU. CHAYA D/o. VITHAL KAMBLE, 7) SHRI NITESH S/o. RAMESH KAMBLE, 8) KU. JAISHREE D/o. RAMESH KAMBLE, 9) SMT. USHABAI Wd/o. RAMESH KAMBLE transferred the remaining portion of abovementioned land i.e. Khasra / Survey / Gut No. 30/B by way of Sale to DILIP S/o. VINAYAKRAO AHIRRAO, admeasuring 1 H 41 R on Dated 12.12.2012 which is Registered at the Office of the Jt. Sub-Registrar, Nagpur – 10, Nagpur at Sr. No. 6513 AND

(x) THAT, the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt.04-03-2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 Dated 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Planning Authority for Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

(xi) THAT, Nagpur Metropolitan Region Development Authority has finally/tentative sanctioned & digitally signed by SHRI LALIT YASHWANT RAUT, EXECUTIVE ENGINEER NMRDA NAGPUR, as the residential Lay-out carved on the said entire land of Kh. No. 30/B admeasuring about 1.41 Hectares consisting of various residential Lay-out plots vide Proposal No. 71584 & Proposal Code No. NMRDA-24-79641, vide Certificate No. NMRDA/LT/2025/APL/00472 dated 13.02.2025 and the owner is under the process of obtaining final sanctioned Lay-out as well as to obtain the user of the said land to be converted from agricultural into residential purpose since the said land is under the residential zone under the Development Plan of Nagpur Region sanctioned by the Government. The said layout known as "KUBBEER NAGARI - 1".

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

(a) Property Card (7/12 Extract) Khasra / Survey / Gut No. 30/B.

(b) Sale Deed dated 12.12.2012 between SHRI MAROTI S/o VITHAL KAMBLE & 8 others and DILIP S/o. VINAYAKRAO AHIRRAO, registered at Sr. No. 6513/2012 for Khasra / Survey / Gut No. 30/B.

(c) Sanctioned Layout Dated 13-02-2025.

(d) Affidavit Dated 14-02-2025.

(xiii) THAT, all the aforesaid documents produced by DILIP S/o. VINAYAKRAO AHIRRAO before me for scrutiny and examination & In the like manner i have 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 any third party interest is created.

हमंत ईश्वरजी ताजमे  
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(xiv) THAT, I have taken online search in respect of the aforesaid property form the web portal [www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in) by giving inputs of Survey / Gut/ Kh. No. 30/B admeasuring about 1.41 Hectares situated at MOUZA – WARODA in Tahsil – NAGPUR (RURAL) for the period of 30 (Thirty) years from 1994 to 2025 by depositing necessary Search Fees online with the depart Office of the Sub-Registrar, Nagpur vide Challan No. MH016251076202425E Dt.17-02-2025 and Paid Rs. 750/- Dt. 17/02/2025 by Challan for the same are enclosed herewith.

(xv) THAT, during my online search I did not come across any adverse entry recorded relating to the aforesaid property.

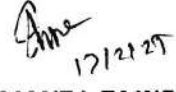
4) Any other relevant Title :- NA

I observed that the said land is Freehold property.

5) There is no Litigations/Pending litigation against the aforesaid property as on today.

During our online search we did not came across any entry of lis-pendence recorded relating to aforesaid property.

Date : -  
17.02.2025

  
(HEMANT I. TAJNE)  
ADVOCATE  
श्री हेमंत ईश्वरजी ताजने  
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