



CHALLAN
MTR Form Number-6

GRN	MH014123658202223E	BARCODE	Date 21/01/2023-19:49:48		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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name	ADV AMOL DAREKAR	
Location	NAGPUR		Flat/Block No.	KH NO. 67 68/1 68/2 69	
Year	2022-2023 From 20/01/1992 To 20/01/2023		Premises/Building		
Account Head Details	Amount In Rs.	Road/Street	MOUZA CHICHOLI		
0030072201 SEARCH FEE	750.00	Area/Locality			
		Town/City/District			
		PIN	4	4	1 5 0 1
		Remarks (If Any)			
		Amount In	Seven Hundred Fifty Rupees Only		
Total	750.00	Words			
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	69103332023012116866	2788922050	
Cheque/DD No.	Bank Date	RBI Date	21/01/2023-19:51:22	23/01/2023	
Name of Bank	Bank-Branch	IDBI BANK			
Name of Branch	Scroll No. , Date	100 , 23/01/2023			

Department ID :

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

Mobile No. : 9767776789

सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

Signature Not
Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023.02.21 16:11:58
IST
Reason: GRAS Secure
Document
Location: India

AMOL DAREKAR, ADVOCATE

OFF: A-17, "Indra-Uma" Apt., 27, Corporation Colony, Nagpu-33. PH.NO. – 9767776789, 8275290741.

DATE –

08/03/2023

FORMAT NO. A
(Circular No. 28 / 2021)

To,
MAHA RERA,
MUMBAI,

LEGAL TITLE REPORT

Having being engaged by M/s PREMIER HERITAGE, a registered partnership firm having its registered office at – 1, Ajanta Society, Chindwara Road, Byramji Town, Nagpur-440013, through its partner MR. AMIT MAGANLAL PANCHMATIYA, for the purpose of search and verification of title in respect of the property described in the schedule given hereinafter, I the undersigned do hereby submit the report and the opinion about the title in respect of the said property described in the schedule given hereunder.

1. DESCRIPTION OF THE PROPERTY:-

ALL THAT piece and parcel of land bearing Survey/Kh. No. 69, admeasuring about 0.85 Hectares, Land Revenue assessments Rs.2.00 per year, with Occupancy Class I Bhumiswami rights, bearing P. H. No. 4, situated at MOUZA: CHICHOLI, Tahsil: Nagpur (Rural) and District: Nagpur and bounded as under.

TO THE EAST : Kh. No. 70,
TO THE WEST : Kh. No. 84,
TO THE NORTH : Kh. No. 67 & 68,
TO THE SOUTH : Kh. No. 83 & 87.

(Hereinafter referred to as, "Said property")

2. DOCUMENTS PERUSED:-

1. Copy of 7/12 extract in the name of M/S PREMIER Heritage.



2. Copy of sale deed dated 20/04/2021.
3. N. A. Order dated 20/12/2022.
4. Layout Sanction Plan 24/11/2022.
5. Development Agreement with NMRDA dated 12/01/2023.

3. OBSERVATION:-

I have perused the documents placed before me and also Inspected the record from the office of Sub-Registrar, Nagpur (Rural), by paying the prescribed fees vide GRN No. MH014123658202223E, on 21/01/2023 for the period from 1992 to 2023 i.e. for 30 Years, of the said Property.

*** Legal History and Tracing of the said property is as follows: -**

WHEREAS the lands bearing i) Kh. No. 68/2 and ii) Kh. No. 69 were originally belonging to Shri Laluram Jeewaji Gujar who sold the same to Shri Rajesh Santoshkumar Advani by way of sale deed dated 30/07/1993 duly registered at Sr. No. 3017 before the Joint Sub Registrar Nagpur - 9 (Rural) in Book No. Add.-1 Volume No. 549 at pages 91 to 106 on 30/07/1993. Thereafter said Shri Rajesh Santoshkumar Advani agreed to Sell the said lands to the firm Premier Heritage by way of an Agreement to Sell dated 24/03/2021 duly registered at Sr. No. 6534 before the Joint Sub Registrar Nagpur - 07 on 20/04/2021 and further sold/transferred the said lands bearing Kh. No. 68/2 and Kh. No.69 to the firm Premier Heritage by way of sale deed duly registered at Sr. No. 6535 before the Joint Sub Registrar Nagpur - 07 on 20/04/2021, as a result thereof the firm Premier Heritage became the absolute owner of the aforesaid agricultural lands bearing Kh. No. 68/2 and Kh. No. 69 with heritable and transferable rights therein, the name of the firm Premier Heritage is also recorded in the revenue record as absolute owner thereof, AND;

WHEREAS, out of the said lands a land bearing Kh. No. 69 having residential zoning under the sanctioned Regional Plan of Nagpur region, the Firm Premier Heritage applied to the Tahsildar, Nagpur (Rural) for change of the user of the said land from agricultural into non-agricultural i.e. residential purposes and the Tahsildar, Nagpur (Rural) granted the permission for change of the user of the



said land bearing Kh. No. 69 from agricultural to non-agricultural i.e. residential purposes vide order dated 20/12/2022 in Revenue Case No. 81/NAP-34/ 2022-2023, Mouza-Chicholi, AND;

WHEREAS, the said land bearing Kh. No. 69 being under the jurisdiction of Nagpur Metropolitan Region Development Authority, Nagpur, the firm Premier Heritage got the final Plan of the residential lay out sanctioned on the said land from Nagpur Metropolitan Region Development Authority, Nagpur under section 45 of Maharashtra Regional & Town Planning (MRTP) Act, 1966 vide order dated 24/11/2022; AND

WHEREAS, on completion of all formalities of getting the said layout sanctioned from the Nagpur Metropolitan Region Development Authority, the NMRDA has executed an Agreement for development of the said layout, between NMRDA and the Firm M/S PREMIER HERITAGE hereinabove named on 12/01/2023, AND

4. Opinion:-

I have verified the entire documents placed before me in respect of the aforesaid property and also inspected the records available in the office of Sub-registrar Nagpur, wherein the links of the said property is established. That after the careful search taken by me and also on the basis of records which were made available to me and the entries therein, I can Say that title of the Firm M/S PREMIER HERITAGE to the said property and plots sanctioned therein is/are clear and marketable without any encumbrances whatsoever.

5. THIS REPORT IS GIVEN SUBJECT TO THE FOLLOWING QUALIFICATIONS:

- (i) I have presumed that the documents perused by me and shown to me is final and has not been amended or modified in any manner.
- (ii) This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally



by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary;

- (iii) This opinion does not cover any litigation, suits etc. filed in any court save and except the case/s which has been brought to my notice in respect of the Said Property.
- (iv) There is no addition/correction/modification made by hand in this entire report at any place.

Nagpur

Date: - 08/03/2023.



AMOL B. DAREKAR
ADVOCATE