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 Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	ADV AMOL DAREKAR
Location	NAGPUR		
Year	2022-2023 From 20/01/1992 To 20/01/2023	Flat/Block No.	KH NO. 67 68/1 68/2 69
		Premises/Building	
		Road/Street	MOUZA CHICHOLI
		Area/Locality	
		Town/City/District	
		PIN	4 4 1 5 0 1
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Amount In Words	Seven Hundred Fifty Rupees Only

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 :

Mobile No. : 9767776789

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 लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.03.11 16:11:58 IST
Reason: GRAS Secure Document
Location: India

Print Date 11-03-2023 04:11:58

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)

Maha RERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C - zL, E-Block,
Banra Kurla Complex, Bandra (E). Mumbai - 400051.

Maha RERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the Lay-out of plotted upon **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

1. I have investigated the title of the said property on the request of **M/s PREMIER HERITAGE**, a registered partnership firm having its registered office at – 1, Ajanta Society, Chindwara Road, Byramji Town, Nagpur-440013, through its partners A) MR. AMIT MAGANLAL PANCHMATIYA, age - 48 years, Occ. - Business, R/o - 44, Farmland, Ramdaspeth, Nagpur - 440010, B) KISHOR KUMAR HUF Occ. - Business, R/o - 1, Ajanta Society, Chindwara Road, Byramji Town, Nagpur - 440013 AND C) MAYUR HEMCHAND SHAH, age - 55 years, Occ. - Business, R/o - Heritage Apartment, Civil Line, Nagpur - 440013.

ADV. AMOL DAREKAR ★ M: 9767776789 ★

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 issued by Talathi, Nagpur (Rural).
2. Copy of Agreement to Sale dated 24/03/2021 duly registered at Sr. No. 6534 before the Joint Sub Registrar Nagpur - 07 on 20/04/2021, for Kh. No. 69.
3. Copy of Sale Deed dated 20/04/2021 duly registered at Sr. No. 6535 before the Joint Sub Registrar Nagpur - 07 on 20/04/2021. for Kh. No. 69.
4. Order of converting Khasra no. 69 from agricultural filed into non-agricultural/residential purpose dated 20/12/2022 in Revenue Case No. 81/NAP-34/ 2022-2023,passed by the learned Collector, Nagpur.
5. This Lay-out is finally approved by Metropolitan Commissioner Dated 24/11/2022.
6. Copy of Sanction of residential lay-out plan and Agreement for Development between **M/s PREMIER HERITAGE** through its Partner AMIT MAGANLAL PANCHMATIYA dated 12/01/2023, and Nagpur Metropolitan Region Development Authority of Khasra no. 69 under section 45 of Maharashtra Regional Town Planning Act, 1966 by Nagpur Metropolitan Region Development Authority vide no. E.E./NMRDA/DPC/Agree/836, dated 12/01/2023.

ADV. AMOL DAREKAR M.:9767776789

3. **Search report for 30 years from 21/01/2023 for the period from 1992 to 2023 :-**

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 **M/s PREMIER HERITAGE,** a registered partnership firm having its registered office at – 1, Ajanta Society, Chindwara Road, Byramji Town, Nagpur-440013, through its partners A) MR. AMIT MAGANLAL PANCHMATIYA, age - 48 years, Occ. - Business, R/o - 44, Farmland, Ramdaspeth, Nagpur - 440010, B) KISHOR KUMAR HUF, Occ. - Business, R/o - 1, Ajanta Society, Chindwara Road, Byramji Town, Nagpur - 440013 AND C) MAYUR HEMCHAND SHAH, age - 55 years, Occ. - Business, R/o - Heritage Apartment, Civil Line, Nagpur - 440013. is clear, marketable and without any encumbrances as per the available search from the portal. and also Inspected the record from the office of Sub-Registrar, Nagpur. 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.

Owner of the land :

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	**M/s PREMIER HERITAGE**, a registered partnership firm having its registered office at – 1, Ajanta Society, Chindwara Road, Byramji Town, Nagpur-440013, through its partners A) MR. AMIT MAGANLAL PANCHMATIYA, B) KISHOR KUMAR HUF AND C) MAYUR HEMCHAND SHAH.

ADV. AMOL DAREKAR M:9767776789

4. **Opinion:-**

The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

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.

AMOL B. DAREKAR
ADVOCATE

Date: - 08/03/2023.

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND

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 vide Ferfar no. 768 dated 24/05/2021 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

ADV. AMOL DAREKAR M:9767776789

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

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.

AMOL B. DAREKAR
ADVOCATE

Date: - 08/03/2023.