CHALLAN

MTR Form Number-6

GRN	MH004429324202324E	BARCODE		Date	29/06/2023-14:02:11	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	NGP5_JT NAGPUR NO 5 SUB REGISTRAR	**Full Name**	DWIVEDI AND KHEDKAR ADVOCATES
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	SHRINIWAS WARDHAMAN NAGAR SQ
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	CENTRAL AVENUE
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	MAUZA LENDHRA CTS NO 1113 SHEET NO 51-14 WARD NO 72 RAMDASPETH NAGPUR THE VIEW
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023062963773	CKX3042344
Cheque/DD No.		Bank Date	RBI Date	29/06/2023-14:24:03	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. : 9373103103

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 कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Print Date 29-06-2023 02:03:14

S. S. Dwivedi B.A., L.L.B.
S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 29-06-23

FORMAT - A

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to building known as **"THE VIEW"** to be developed on ALL THAT piece and parcel of Free hold land {earlier Nazul Plot No. 41}, admeasuring about 1505.02 Sq. Mtrs. i.e. 16200.00 Sq. Ft., bearing City Survey No. 1113, Sheet No. 52/14, MAUZA: LENDHRA, bearing Corporation House No. 49, Ward No. 72, situated at Farmland Lay Out, Division No. 8, Circle No. 20, Ramdaspeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District: Nagpur by M/S R SANDESH CONSTRUCTION, {PAN : ABTFM1300K}, a partnership concern having Office at House No. 897, Shiv Narayan Bhawan, P. S. Agrawal Marg, Santra Market, Nagpur - 440018, (here-in-after referred as the said Project **"THE VIEW"**)

DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

I/We have investigated the title of the said land on the request of **M/S R SANDESH CONSTRUCTION**, {PAN : ABTFM1300K}, a partnership concern having Office at House No. 897, Shiv Narayan Bhawan, P. S. Agrawal Marg, Santra Market, Nagpur – 440018 and following documents i.e. :-

M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR
R-101, "SHRINIWAS", 10, Central Avenue, Wardhman Nagar Square, Nagpur - 440 008. Ph.: Off. : 0712 - 2767995 Fax : 0712 - 2767409
Sadar Office : FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kamptee Road, Nagpur. Ph.: 0712 - 2556018
E-mail : msdkadvocates@gmail.com

01. DESCRIPTION OF THE PROPERTY.

ALL THAT piece and parcel of Free hold land {earlier Nazul Plot No. 41}, admeasuring about 1505.02 Sq. Mtrs. i.e. 16200.00 Sq. Ft., bearing City Survey No. 1113, Sheet No. 52/14, MAUZA: LENDHRA, bearing Corporation House No. 49, Ward No. 72, situated at Farmland Lay Out, Division No. 8, Circle No. 20, Ramdaspeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District: Nagpur and the same is bounded as under:

ON THE NORTH	:	NAZUL PLOT NO. 40, CTS NO. 1114 AND CONSERVANCY LANE
ON THE EAST	:	BAZAR BACK ROAD & NAZUL PLOT NO.40
ON THE WEST	:	CONSERVANCY LANE
ON THE SOUTH	:	BAZAR BACK ROAD & NAZUL PLOT NO. 42, CTS NO. 1112

02. TITLE DOCUMENTS FOR ALLOTMENT OF UNIT.

a) Property Card (Akhiv Patrika) of land bearing City Survey No. 1113, Sheet No. 52/14 Mauza : LENDHRA, Nagpur City

b) Lease deed dt. 23.11.1967 executed by the Governor of Central Provinces and Berar the Erstwhile Government in respect of the Nazul Plot No. 41, in favour of M/s Associated Insurance Limited.

c) Transfer of Lease dt. 23.11.1967 registered with Sub Registrar, Nagpur at Book No. I at Sr. No. 4871 dt. 23.11.1967 executed by M/s Associated Insurance Limited in favour of (i) Shri Vasantlal Nandlal Parikh, (ii) Shri Pritamlal Nandlal Parikh, (iii) Shri Harish Nandlal Parikh and (iv) Shri Hasmukh Nandlal Parikh jointly.



d) Renewal of Indenture of Lease dt. 15.12.1985 executed by the Governor of Maharashtra in favour of (i) Shri Vasantlal Nandlal Parikh, (ii) Shri Pritamlal Nandlal Parikh, (iii) Shri Harish Nandlal Parikh and (iv) Shri Hasmukh Nandlal Parikh jointly.

e) Indenture of Lease dt. 07.10.2010 executed by the Governor of Maharashtra registered with Sub Registrar, Nagpur - 1 at Book No. 1 at Sr. No. 5092 dt. 08.10.2010 in favour of (i) Shri Pritamlal Nandlal Parikh, (ii) Smt. Kumud Vasantlal Parikh, (iii) Dr. Miss Alka Vasantlal Parikh, (iv) Smt. Chandrika Hasmukh Parikh, (v) Dr. Suhag Hasmukh Parikh, (vi) Shri Hemanshu Hasmukh Parikh, (vii) Dr. Amrita Sunil Desai, (viii) Smt. Usha Harish Parikh, (ix) Dr. Sangita Harendra Koya, (x) Dr. Falguni Ketan Parikh, (xi) Shri Paritosh Bharat Parikh and (xii) Ku. Amishi Bharat Parikh.

f) Order No. MJC No. 484/13 dt. 22.04.2014 passed by 7th Civil Judge, Junior Division, Nagpur.

g) Will and Testament dt. 26.12.2007 registered with Sub Registrar, Nagpur - 3 at Book No. 3 at Sr. No. 5462 dt. 26.12.2007 executed by Shri Pritamlal Nandlal Parikh

h) Govt. Order dt. ०२ मार्च २०१९ bearing No. नझूल २०१६ / प्र. क्र. १८६ (ब) /ज-८ and decided to grant Nazul lands in Malik Makbuza rights in Nagpur & Amravati Region by the Maharashtra State Government, Forest and Revenue Ministry.

i) Order of the Collector, Nagpur in Rev. Case No. रा. मा. क्र. 10/MRC-81/2021-22 मौझा : लेंडरा दि. 29/03/2022 for conversion of Nazul Leasehold into free hold

j) Sale Deed dt. 06.05.2022 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 2824 dt. 06.05.2022 in favour of M/s R SANDESH CONSTRUCTION.

k) Buildings Plan of the proposed building to be nown and styled as "THE VIEW" sanctioned by Deputy Director Of Town Planning, Nagpur Municipal Corporation, vide Permit No. : NMO/B/2023/APL/01575, Building Permit No. 174515 dt. 28.06.2023.

03. Property Card Akhiv Patrika by City Survey Office, Nagpur, vide Mutation Ferfar No. 10622 dt. 21.06.2022

04. Search report for more than 30 years from 1992 till 2023.

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

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 R SANDESH CONSTRUCTION**, {PAN : ABTFM1300K}, a partnership concern having Office at House No. 897, Shiv Narayan Bhawan, P. S. Agrawal Marg, Santra Market, Nagpur – 440018 is clear, marketable and without any encumbrances for **M/S R SANDESH CONSTRUCTION**, for proposed Units/Apartments.

OWNERS OF THE LAND

Details of the land/property	***Ownership***
ALL THAT piece and parcel of Free hold land {earlier Nazul Plot No. 41}, admeasuring about 1505.02 Sq. Mtrs. i.e. 16200.00 Sq. Ft., bearing City Survey No. 1113, Sheet No. 52/14, MAUZA: LENDHRA, bearing Corporation House No. 49, Ward No. 72, situated at Farmland Lay Out, Division No. 8, Circle No. 20, Ramdaspeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District: Nagpur	**M/S R SANDESH CONSTRUCTION**, Office at House No. 897, Shiv Narayan Bhawan, P. S. Agrawal Marg, Santra Market, Nagpur – 440018

Qualifying comments/ remarks if any
The Title of **M/S R SANDESH CONSTRUCTION**, on the said land is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of **M/S R SANDESH CONSTRUCTION**, on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 29.06.2023

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

Adv. Sandeep M. Khedkar

S. S. Dwivedi B.A., L.L.B.
S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 29-06-23

ANNEXURE TO "FORMAT - A"

FLOW OF THE TITLE OF THE SAID LAND

01. Property Card issued by City Survey Officer, Nagpur as on date of application for registration - The name of M/S R SANDESH CONSTRUCTION, {PAN : ABTFM1300K}, a partnership concern having Office at House No. 897, Shiv Narayan Bhawan, P. S. Agrawal Marg, Santra Market, Nagpur - 440018, is recorded in the Property Card issued by City Survey Officer Nagpur in respect of the property comprising of Land being ALL THAT piece and parcel of Free hold land {earlier Nazul Plot No. 41}, admeasuring about 1505.02 Sq. Mtrs. i.e. 16200.00 Sq. Ft., bearing City Survey No. 1113, Sheet No. 52/14, MAUZA: LENDHRA, alongwith Old House standing thereon bearing Corporation House No. 49, Ward No. 72, situated at Farmland Lay Out, Division No. 8, Circle No. 20, Ramdaspeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District: Nagpur.

02. Mutation Entry - The property card (Akhiv Patrika) issued by City Survey Officer, Nagpur for City Survey No. 1113, Sheet No. 52/14 of Mauza : LENDHRA reveal that vide Mutation / Ferfar Entry No. Mutation Ferfar No. 10622 dt. 21.06.2022, the name of R SANDESH CONSTRUCTION acting through its Partner SHRI RAKESH S/O OMPRAKASH HEMRAJANI, is recorded as Owner of the said lands.

03. Search of registered documents for last 30 years i.e. from year 1994 to year 2023 is taken from Sub - Registrar office at Nagpur as well as Revenue Department.

M/S. DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR
R-101, "SHRINIWAS", 10, Central Avenue, Wardhman Nagar Square, Nagpur - 440 008. Ph.: Off. : 0712 - 2767995 Fax : 0712 - 2767409
Sadar Office : FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kamptee Road, Nagpur. Ph.: 0712 - 2556018
E-mail : msdkadvocates@gmail.com

That while taking the search from the Sub Registrar Office as well as Revenue records we observed that :

i) The Governor of Central Provinces and Berar the Erstwhile Government allotted the said Nazul Plot No. 41, admeasuring about 16200.00 Sq. Ft. in Civil Station Expansion Scheme, Ramdaspeth, Nagpur in favour of M/s Associated Insurance Limited and granted a lease of the said plot of land for a term commencing from 01st day of April 1945 and ending on 31st day of March 1975 on a premium of Rs. 8,600/- by an Indenture of Lease dt. 23.11.1967.

ii) That, said M/s Associated Insurance Limited transferred the leasehold Rights in the said plot of land in favour of (i) Shri Vasantlal Nandlal Parikh, (ii) Shri Pritamlal Nandlal Parikh, (iii) Shri Harish Nandlal Parikh and (iv) Shri Hasmukh Nandlal Parikh jointly by Deed of Transfer of Lease dt. 23.11.1967 registered with Sub Registrar, Nagpur at Book No. I at Sr. No. 4871 dt. 23.11.1967.

iii) That, after expiry of lease period, the Governor of Maharashtra renewed the lease of the said Nazul Plot No. 41, for a further term ending on 31st day of March 2005 by Indenture of Lease dt. 15.12.1985 in Rev. Case No. 290/NAA-48/75-76 in favour of (i) Shri Vasantlal Nandlal Parikh, (ii) Shri Pritamlal Nandlal Parikh, (iii) Shri Harish Nandlal Parikh and (iv) Shri Hasmukh Nandlal Parikh jointly.

iv) That, out of owners one of the co-owner Shri Vasantlal Nandlal Parikh expired on 01.06.1986 and on his death his share in the said property was devolved on his legal heirs Smt. Kumud Vasantlal Parikh, Dr. Alka Vasantlal Parikh and Smt. Shobha Bharat Parikh.

v) That, out of the co-owners one of the co-owner Smt. Shobha Bharat Parikh expired on 22.12.1990 and on her death her share was devolved on Shri Paritosh Bharat Parikh and Miss Amishi Bharat Parikh by way of intestate succession.

vi) That, out of co-owners one of the co-owner Shri Harish Nandlal Parikh expired on 04.03.1996 and on his death his share in the said property was devolved on his legal heirs Smt. Usha Harish Parikh, Shri Nikesh Harish Parikh, Dr. Sangita Harendra Koya and Dr. Falguni Ketan Parikh by way of intestate succession, and out of the legal heirs Shri Nikesh Harish Parikh expired on 29.11.2007 leaving behind no legal heirs except his mother and two real sisters named above.

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

vii) That, out of co-owners one of the co-owner Shri Hasmukh Nandlal Parikh expired on 02.04.2006 and on his death his share in the said property devolved on his legal heirs Smt. Chandrikaben Hasmukh Parikh, Dr. Suhag Hasmukh Parikh, Shri. Hemanshu Hasmukh Parikh and Dr. Amrita Sunil Desai by way of intestate succession.

viii) That, after expiry of lease period, the Governor of Maharashtra renewed the lease of the said Nazul Plot No. 41, for a further term ending on 31st day of March 2035 by Indenture of Lease dt. 07.10.2010 in Rev. Case No. /NAA-48/2009-10 registered with Sub Registrar, Nagpur – 1 at Book No. 1 at Sr. No. 5092 dt. 08.10.2010 in favour of (i) Shri Pritamlal Nandlal Parikh, (ii) Smt. Kumud Vasantlal Parikh, (iii) Dr. Miss Alka Vasantlal Parikh, (iv) Smt. Chandrika Hasmukh Parikh, (v) Dr. Suhag Hasmukh Parikh, (vi) Shri Hemanshu Hasmukh Parikh, (vii) Dr. Amrita Sunil Desai, (viii) Smt. Usha Harish Parikh, (ix) Dr. Sangita Harendra Koya, (x) Dr. Falguni Ketan Parikh, (xi) Shri Paritosh Bharat Parikh and (xii) Ku. Amishi Bharat Parikh

ix) That, out of the co-owners Smt. Kumud Vasantlal Parikh expired on 26.05.2012, while Dr. Alka Vasantlal Parikh, a spinster, expired on 26.10.2013 and upon their deaths, their shares devolved on Shri Paritosh Bharat Parikh and Miss Amishi Bharat Parikh, legal heirs of Late Smt. Shobha Bharat Parikh as per Order No. MJC No. 484/13 dt. 22.04.2014 passed by 7th Civil Judge, Junior Division, Nagpur.

x) That, out of owners one of the co-owner Shri Pritamlal Nandlal Parikh expired on 01.02.2012 and on his death his share in the said property bearing Nazul Plot No. 41 was devolved on son Shri Naresh Pritamlal Parikh and Grandson Nirav Naresh Parikh as per his Will and Testament dt. 26.12.2007 registered with Sub Registrar, Nagpur – 3 at Book No. 3 at Sr. No. 5462 dt. 26.12.2007.

xi) That, the Maharashtra State Government, Forest and Revenue Ministry has taken decision to convert the Occupancy of Nazul Leasehold lands into Free hold ownership basis and accordingly by Govt. Order dt. ०२ मार्च २०१९ bearing No. नझूल २०१६ / प्र. क्र. १८६ (ब) /ज-८ and decided to grant Nazul lands in Malik Makbuza rights in Nagpur & Amravati Region.

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

xii) That, the owners accordingly applied to the Collector, Nagpur and processed the matter for their land and accordingly the Collector, Nagpur has directed to pay conversion charges from Nazul leasehold to Free hold and the owners having paid the same, the said land bearing City Survey No. 1113 of Mauza : Lendhra, Nagpur is now Freehold land vide Order of Collector, Nagpur in Rev. Case No. **रा. मा. क्र. 10**/MRC-81/2021-22 **मौझा : लेनधा दिनांक 29/03/2022.**

xiii) That, all the owners sold the said land bearing City Survey No. 1113 of Mauza : Lendhra, Nagpur to M/s R SANDESH CONSTRUCTION a partnership concern having Office at House No. 897, Shiv Narayan Bhawan, P. S. Agrawal Marg, Santra Market, Nagpur – 440018 by Sale Deed dt. 06.05.2022 registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 2824 dt. 06.05.2022 and by virtue of the said Sale Deed the name of M/s R SANDESH CONSTRUCTION was mutated in City Survey property Card vide Ferfar No. 10622 dt. 21.06.2022.

xiv) That R Sandesh Construction, a builder firm desirous to develop the said land submitted a plan of proposed buildings comprising of Seventeen Floors to be known as "THE VIEW" and the same has been sanctioned by Deputy Director Of Town Planning, Nagpur Municipal Corporation, vide Permit No. : NMO/B/2023/APL/01575, Building Permit No. 174515 dt. 28.06.2023.

xvi. That on the basis of the search taken from Sub Registrar of assurances as well as from the Revenue records, we have satisfied that the property is heritable and transferable and the owners have a right to develop as well as 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 is/are duly stamped in accordance with the Maharashtra / Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

That, the relevant document of titles are genuine. We have verified and tallied the said documents 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 property to be known and styled as "THE VIEW" to be developed on land admeasuring about 1505.50 Sq. Mtrs. bearing City Survey No. 1113 of Mauza : Lendhra, the same is owned by R SANDESH CONSTRUCTION as stated here-in-above.

M/S DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

LIST OF DOCUMENTS SCRUTINISED FOR TITLE VERIFICATION

THAT, for the purpose of verification of title, the following documents relating to said property are provided to us

a) Property Card (Akhiv Patrika) of land bearing City Survey No. 1113, Sheet No. 52/14 Mauza : LENDHRA, Nagpur City

b) Lease deed dt. 23.11.1967 executed by the Governor of Central Provinces and Berar the Erstwhile Government in respect of the Nazul Plot No. 41, in favour of M/s Associated Insurance Limited.

c) Transfer of Lease dt. 23.11.1967 registered with Sub Registrar, Nagpur at Book No. I at Sr. No. 4871 dt. 23.11.1967 executed by M/s Associated Insurance Limited in favour of (i) Shri Vasantlal Nandlal Parikh, (ii) Shri Pritamlal Nandlal Parikh, (iii) Shri Harish Nandlal Parikh and (iv) Shri Hasmukh Nandlal Parikh jointly.

d) Renewal of Indenture of Lease dt. 15.12.1985 executed by the Governor of Maharashtra in favour of (i) Shri Vasantlal Nandlal Parikh, (ii) Shri Pritamlal Nandlal Parikh, (iii) Shri Harish Nandlal Parikh and (iv) Shri Hasmukh Nandlal Parikh jointly.

e) Indenture of Lease dt. 07.10.2010 executed by the Governor of Maharashtra registered with Sub Registrar, Nagpur – 1 at Book No. 1 at Sr. No. 5092 dt. 08.10.2010 in favour of (i) Shri Pritamlal Nandlal Parikh, (ii) Smt. Kumud Vasantlal Parikh, (iii) Dr. Miss Alka Vasantlal Parikh, (iv) Smt. Chandrika Hasmukh Parikh, (v) Dr. Suhag Hasmukh Parikh, (vi) Shri Hemanshu Hasmukh Parikh, (vii) Dr. Amrita Sunil Desai, (viii) Smt. Usha Harish Parikh, (ix) Dr. Sangita Harendra Koya, (x) Dr. Falguni Ketan Parikh, (xi) Shri Paritosh Bharat Parikh and (xii) Ku Amishi Bharat Parikh.

f) Order No. MJC No. 484/13 dt. 22.04.2014 passed by 7th Civil Judge, Junior Division, Nagpur.

g) Will and Testament dt. 26.12.2007 registered with Sub Registrar, Nagpur – 3 at Book No. 3 at Sr. No. 5462 dt. 26.12.2007 executed by Shri Pritamlal Nandlal Parikh

DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

h) Govt. Order dt. ०२ मार्च २०१९ bearing No. नझूल २०१६ / प्र. क्र. १८६ (ब) /ज-८ and decided to grant Nazul lands in Malik Makbuza rights in Nagpur & Amravati Region by the Maharashtra State Government, Forest and Revenue Ministry.

i) Order of the Collector, Nagpur in Rev. Case No. रा. मा. क्र. 10/MRC-81/2021-22 मौझा : लेनधा दिनांक 29/03/2022 for conversion of Nazul Leasehold into free hold

j) Sale Deed dt. 06.05.2022 registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 2824 dt. 06.05.2022 in favour of M/s R SANDESH CONSTRUCTION.

k) Buildings Plan of the proposed building to be nown and stled as "THE VIEW" sanctioned by Deputy Director Of Town Planning, Nagpur Municipal Corporation, vide Permit No. : NMO/B/2023/APL/01575, Building Permit No. 174515 dt. 28.06.2023.

to us for scrutiny and examination are photocopies, at is necessary to verify Original copies in the custody of the aforesaid present land owner.

THAT, we have taken online search in respect of the aforesaid property from the web portal www. igrmaharashtra.gov. in by giving inputs of land bearing City Survey No. 336, Sheet No. 234 & 260, of Mouza Nagpur for the period of 30 (Thirty) years (i.e. from 1994 to 2023 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH004429324202324E, dated 29.06.2023 i.e. for the period from 1994 to 2023. The receipt of the same is enclosed herewith.

THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

04. Any other relevant Title :- N.A.

05 Litigations it any:- N. A.

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

(S.M. KHEDKAR)
ADVOCATE
29.06.2023

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR