CHALLAN

MTR Form Number-6

GRN	MH005901349202324E	BARCODE		Date	28/07/2023-19:18:49	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	100.00	**Road/Street**	CENTRAL AVENUE NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	CTS NO 213 SHEET NO 177 MAUZA NAGPUR WARD NO. 23 PLOT NO 86 REYANSH APARTMENT
		Amount In Words	One Hundred Rupees Only
Total	100.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023072839444	CKX5701980
Cheque/DD No.		Bank Date	RBI Date	28/07/2023-19:24:19	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 नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 28-07-2023 07:19:55

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

d & k
Advocates

Date : 27-07-2023

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 "REYANSH APARTMENTS", to be erected on ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold land bearing Plot No. 86, admeasuring about 873.93 Sq. Mtrs. i.e. 9407.003 Sq. Ft. (as per City Survey Records 873.40 Sq. Mtrs.) in Central Road Section III Scheme of Nagpur Improvement Trust, Lakadganj Lay Out, Circle No. 11/16, Division 3, bearing City Survey No. 213, Sheet No. 177, Mauza : NAGPUR, bearing Municipal House No. 53, 53/A, 53/1, 53/B, 53/A/1, 53/B/1, Ward No. 23, situated at Lakadganj, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur (here-in-after referred as the said Project "REYANSH APARTMENTS")

M/S DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

M/s DWIVEDI & KHEDKAR ADVOCATES
Ground Floor, "Shriniwas", 10, Central Avenue, Wardhaman Nagar Sq., Nagpur - 440008 Ph. No. 0712-2767995
Email : msdkadvocates@gmail.com , msdkadvocates@yahoo.com

I/We have investigated the title of the said land on the request of M/S SUPPHIRE INFRAVENTURES, {PAN : AELFS9137B}, a Partnership concern having registered Office at Plot No. 210, Timber Bhawan Road, Lakadganj, Nagpur – 440008 and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold land bearing Plot No. 86, admeasuring about 873.93 Sq. Mtrs. i.e. 9407.003 Sq. Ft. (as per City Survey Records 873.40 Sq. Mtrs.) in Central Road Section III Scheme of Nagpur Improvement Trust, Lakadganj Lay Out, Circle No. 11/16, Division 3, bearing City Survey No. 213, Sheet No. 177, Mauza : NAGPUR, bearing Municipal House No. 53, 53/A, 53/1, 53/B, 53/A/1, 53/B/1, Ward No. 23, situated at Lakadganj, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur and bounded as under :

ON THE NORTH	:	ROAD
ON THE EAST	:	PLOT NO. 81
ON THE WEST	:	ROAD
ON THE SOUTH	:	PLOT NO. 85

02. Title documents for allotment of Unit.

(i) Indenture of Lease dt. 21.11.1964 registered with Joint Sub Registrar, Nagpur City at Doc. Sr. No. 2912 at Book No. 1, Volume No. 17 at pages 16 to 18 at Sr. No. 2912 dt. 25.11.1964 executed by Nagpur Improvement Trust, Nagpur in favour of Shri Panchan Narayan Ramani for a term commencing from 24.12.1957 and ending on 31.03.2057.

(ii) Sale Deed dt. 24.01.1974 registered with Joint Sub Registrar, Nagpur – II at Book No. I at Sr. No. 188 dt. 24.01.1974 executed by Shri Pachan Narayan Ramani in respect of Ground Floor Eastern Block in favour of Shri Jivraj Ramji Ramani.

(iii) Sale Deed dt. 03.10.1981 registered with Joint Sub Registrar-III, Nagpur at Book No. I at Sr. No. 4951 dt. 03.10.1981 executed by Shri Jivraj Ramji Ramani in respect of Ground Floor Eastern Block alongwith 1/6th undivided share in land in favour of Shri Kishor Deosi Patel.

(iv) Sale Deed dt. 03.10.1981 registered with Joint Sub Registrar-III, Nagpur at Book No. I at Sr. No. 4952 dt. 03.10.1981 executed by Shri Pachan Narayan Patel in respect of First Floor Eastern Block alongwith 1/6th undivided share in land in favour of Smt. Jethiben Deosi Patel.

(v) Sale Deed dt. 31.01.1984 registered with Joint Sub Registrar-III, Nagpur at Book No. I at Sr. No. 479 dt. 11.06.1984 executed by Shri Ramji Narayan Patel in respect of Ground Floor Western Block alongwith 1/6th undivided share in land in favour of Shri Deosi Kanji Patel.

(vi) Sale Deed dt. 31.01.1984 registered with Joint Sub Registrar-III, Nagpur at Book No. I at Sr. No. 480 dt. 11.06.1984 executed by Shri Ratanshi Narayan Patel in respect of Ground Floor Middle Block alongwith 1/6th undivided share in land in favour of Shri Manilal Kanji Patel.

(vi) Sale Deed dt. 31.01.1984 registered with Joint Sub Registrar - III, Nagpur at Book No. 1 at Sr. No. 481 dt. 11.06.1984 executed by Shri Ramji Narayan Patel in respect of First Floor Western Block alongwith 1/6th undivided share in land in favour of Shri Narsi Deosi Patel and Smt. Narmadaben Narsi Patel.

(vii) Sale Deed dt. 31.01.1984 registered with Joint Sub Registrar - III, Nagpur at Book No. 1 at Sr. No. 482 dt. 11.06.1984 executed by Shri Ratanshi Narayan Patel in respect of First Floor Middle Block alongwith 1/6th undivided share in land in favour of Shri Ratanshi Deoshi Patel and Smt. Gangaben Ratanshi Patel.

(viii) Will & Testament dt. 05.02.2005 registered with Sub Registrar, Nagpur – 2 at Book No. 3 at Sr. No. 782 dt. 05.02.2005 of Shri Deosi Kanji Patel.

(ix) Deed of Declaration dt. 27.06.2022 u/s 2 of the Maharashtra Apartment Ownership Act, 1970 registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 2868 dt. 27.06.2022 in respect of REYANSH APARTMENTS.

M/S DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

(x) Agreement of Development dt. 22.02.2023 registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 1220 dt. 22.02.2023 in respect of REYANSH APARTMENTS.

03. Property Card issued by City Survey Department Nagpur, vide various Mutations inclusive dt. 08.03.2021, 25.03.2021 amongst others vide Ferfar Nos. 12590, 12624.

04. Search report for more than 30 years from 1983 till 2023.

02. 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 Sapphire Infraventures, having its Office at 210, Timber Bhawan Road, Lakadganj, Nagpur – 440008 in the proposed building known as REYANSH APARTMENTS as PROMOTER/DEVELOPER is clear, marketable and without any encumbrances.

PARTICULARS OF LAND	OWNERS
N.I.T. Plot No. 86, admeasuring about 873.93 Sq. Mtrs. in C.R.S. Section III Lakadganj Lay Out, bearing City Survey No. 213, Sheet No. 177, Mauza : NAGPUR, Municipal House No. 53, Ward No. 23, situated at Lakadganj, Nagpur,	SHRI NARSHI DEOSI PATEL, SMT. NARMADABEN NARSHI PATEL, SHRI RATANSHI DEOSI PATEL, SMT. GANGABEN RATANSHI PATEL SMT. VASANTIBEN MANILAL PATEL, SHRI MAHESH MANILAL PATEL, SHRI AJAY MANILAL PATEL, SMT. JETHIBEN DEOSI PATEL, SHRI KISHOR DEOSI PATEL
DEVELOPER	M/S SAPPHIRE INFRAVENTURES

Qualifying comments/ remarks if any
The Title of SHRI NARSHI DEOSI PATEL and Others as Land Owners and M/S SAPPHIRE INFRAVENTURES being Developer having substantial interest on the said land is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of M/S SAPPHIRE INFRAVENTURES, on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 27.07.2023

Adv. Sandeep M. Khedkar

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

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

d & k
Advocates

Date : 27-07-2023

ANNEXURE TO "FORMAT - A"

TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE

This is to certify that we have verified the titles of the entire sanctioned building project Scheme known as "REYANSH APARTMENTS" to be erected on ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold land bearing Plot No. 86, admeasuring about 873.93 Sq. Mtrs. i.e. 9407.003 Sq. Ft. (as per City Survey Records 873.40 Sq. Mtrs.) in Central Road Section III Scheme of Nagpur Improvement Trust, Lakadganj Lay Out, Circle No. 11/16, Division 3, bearing City Survey No. 213, Sheet No. 177, Mauza : NAGPUR, bearing Municipal House No. 53, 53/A, 53/1, 53/B, 53/A/1, 53/B/1, Ward No. 23, situated at Lakadganj, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur owned by M/S SAPPHIRE INFRAVENTURES, {PAN : AELFS9137B} a Partnership Firm having its Office at 210, Timber Bhawan Road, Lakadganj, Nagpur – 440008. Our Findings are as under:

01. That, originally the said plot was allotted by Nagpur Improvement Trust, Nagpur to Shri Panchan Narayan Ramani and Nagpur Improvement Trust, Nagpur executed lease of the said plot of land for a term commencing from 24.12.1957 and ending on 31.03.2057 by Indenture of Lease dt. 21.11.1964 registered with Joint Sub Registrar, Nagpur City at Doc. Sr. No. 2912 at Book No. 1, Volume No. 17 at pages 16 to 18 at Sr. No. 2912 dt. 25.11.1964.

M/S DWIVEDI & KHEDKAR ADVOCATES ★ WARDHANAN NAGAR NAGPUR

02. That, said Shri Pachan Narayan Ramani and brothers constructed a house property on the said Plot of land in accordance with the Building Plan sanctioned by the Building Engineer, Nagpur Improvement Trust, Nagpur and the said property was known as Ramani Bhavan.

Ground Floor, "Shriniwas", 10, Central Avenue, Wardhaman Nagar Sq., Nagpur - 440008 Ph. No. 0712-2767995
Email : msdkadvocates@gmail.com , msdkadvocates@yahoo.com

03. That, though the lease of the said plot was executed in favour of Shri Panchan Narayan Ramani, but the said property alongwith construction was owned by Shri Panchan Narayan Ramani alongwith brothers Ratansi Narayan Patel and Ramji Narayan Patel, and they divided the construction between themselves.

04. That, said Shri Pachan Narayan Ramani sold the said Ground Floor Eastern Block to Shri Jivraj Ramji Ramani by Sale Deed dt. 24.01.1974 registered with Joint Sub Registrar, Nagpur – II at Book No. I at Sr. No. 188 dt. 24.01.1974.

05. That, said Shri Jivraj Ramji Ramani sold Ground Floor Eastern Block alongwith 1/6th undivided share in Plot No. 86 to Shri Kishor Deosi Patel by Sale Deed dt. 03.10.1981 registered with Joint Sub Registrar-III, Nagpur at Book No. I at Sr. No. 4951 dt. 03.10.1981.

06. That, said Shri Panchan Narayan Patel sold First Floor Eastern Block alongwith 1/6th undivided share in Plot No. 86 to Smt. Jethiben Deosi Patel by Sale Deed dt. 03.10.1981 registered with Joint Sub Registrar - III, Nagpur at Book No. I at Sr. No. 4952 dt. 03.10.1981.

07. That, said Shri Ramji Narayan Patel sold Ground Floor Western Block alongwith 1/6th undivided share in Plot No. 86 to Shri Deosi Kanji Patel by Sale Deed dt. 31.01.1984 registered with Joint Sub Registrar - III, Nagpur at Book No. 1 at Sr. No. 479 dt. 11.06.1984.

08. That, said Shri Ratanshi Narayan Patel sold Ground Floor Middle Block alongwith 1/6th undivided share in Plot No. 86 to Shri Manilal Kanji Patel by Sale Deed dt. 31.01.1984 registered with Joint Sub Registrar - III, Nagpur at Book No. 1 at Sr. No. 480 dt. 11.06.1984.

09. That, said Shri Ramji Narayan Patel sold First Floor Western Block alongwith 1/6th undivided share in Plot No. 86 to Shri Narsi Deosi Patel and Smt. Narmadaben Narsi Patel by Sale Deed dt. 31.01.1984 registered with Joint Sub Registrar - III, Nagpur at Book No. 1 at Sr. No. 481 dt. 11.06.1984.

10. That, said Shri Ratanshi Narayan Patel sold First Floor Middle Block alongwith 1/6th undivided share in Plot No. 86 to Shri Ratanshi Deoshi Patel and Smt. Gangaben Ratanshi Patel by Sale Deed dt. 31.01.1984 registered with Joint Sub Registrar - III, Nagpur at Book No. 1 at Sr. No. 482 dt. 11.06.1984.

11. That, one of the co-owner Shri Deosi Kanji Patel expired on 18.08.2008 and said Shri Deosi Kanji Patel executed his Last Will & Testament dt. 05.02.2005 registered with Sub Registrar, Nagpur – 2 at Book No. 3 at Sr. No. 782 dt. 05.02.2005 wherein he bequeathed his share in the said property to his four sons Shri Manilal Deosi Patel, Shri Ratanshi Deosi Patel, Shri Narsi Deosi Patel and Shri Kishor Deosi Patel, and accordingly his share in the said property was devolved on the said co-owners.

12. That, one of the co-owner Shri Manilal Deosi Patel expired on 05.09.2010 and on his death his share in the said property was devolved on the legal heirs, viz. Smt. Vasantiben Manilal Patel, Shri Mahesh Manilal Patel and Shri Ajay Manilal Patel.

14. That the owners got the sanction of the proposed Building Plan sanctioned by Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide Building Permit No. 77/BP/Nagpur/TP/NMC/1764 dt. 10.05.2022.

15. That, the owners submitted the said entire project under the provisions of the Maharashtra Apartment Ownership Act, 1970 u/s 2 by executing a Deed of Declaration dt. 27.06.2022 registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 2868 dt. 27.06.2022 and the said entire project is known as "REYANSH APARTMENTS"

16. That, the CO-PROMOTERS / LAND OWNERS here-in entered into an Agreement of Development dt. 22.02.2023 with M/s Sapphire Infraventures, a Partnership Firm having its Office at 210, Timber Bhawan Road, Lakadganj, Nagpur, on certain terms and conditions mentioned therein registered with Sub Registrar, Nagpur – 5 registered at Book No. 1 at Sr. No. 2220 dt. 22.02.2023 wherein the land owner and Developer has specifically agreed to share the construction between themselves.

17. We have satisfied that the property is heritable and transferable and the owners and Developer have a right to 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 are is duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

M/S. DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

18. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. 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. The relevant document of titles are genuine. We have verified and tallied the said document 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 proposed Residential Building Complex / Project known as REYANSH APARTMENTS the same is now owned by and to be developed by SAPPHIRE INFRAVENTURES, as per Development Agreement as stated here-in-above.

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

20. Any litigation in Civil or Revenue Court : N.A.

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

(S.M. KHEDKAR)
ADVOCATE
27.07.2023

DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR
M/S.