



CHALLAN
MTR Form Number-6



GRN MH005258276202324E		BARCODE		Date 15/07/2023-19:11:32		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 NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		DWIVEDI AND KHEDKAR ADVOCATES	
Location NAGPUR							
Year 2023-2024 One Time				Flat/Block No.		SHRINIWAS CENTRAL AVENUE	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street WADHAMAN NAGAR SQ		
					Area/Locality NAGPUR		
					Town/City/District		
					PIN 4 4 0 0 0 8		
					Remarks (If Any)		
					KH NO 51-2 MZ RUIKHAIRI TAHSIL NAGPUR RURAL DIST NAGPUR		
					ANANDAM - 8		
					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. 00040572023071559453 CKX4518080	
Cheque/DD No.				Bank Date		RBI Date 15/07/2023-19:24:12 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 :

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

Mobile No. : 9373103103

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.

Date : 31-07-2023

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 ALL THAT piece and parcel of land bearing Kh. Survey No. 51/2, admeasuring about 1.51.00 He.Aar.Sq.Mtrs., {as per possession 13443.00 Sq. Mtrs.} of Mauza : RUIKHAIRI, P. H. No. 76, situated at Ruikhairi, Tahsil : NAGPUR (RURAL) and District : NAGPUR (here-in-after referred as the said plot "ANANDAM - 8")

I/We have investigated the title of the said land on the request of **RKJ ESTATE PRIVATE LIMITED**, {PAN : AAMCR0520M}, a company incorporated under the provisions of the Companies Act, 2013, bearing CIN : U70109MH2022PTC387229 and having its registered office at Ayodhya, 119, Bajaj Nagar, Nagpur - 440011 and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of land bearing Kh. Survey No. 51/2, admeasuring about 1.51.00 He.Aar.Sq.Mtrs., {as per possession 13443.00 Sq. Mtrs.} of Mauza : RUIKHAIRI, P. H. No. 76, situated at Ruikhairi, Tahsil : NAGPUR (RURAL) and District : NAGPUR and the same is bounded as under:

ON NORTH :	LAND OF KH. SURVEY NO. 52
ON EAST :	ROAD
ON WEST :	LAND OF KH. SURVEY NO. 63
ON SOUTH :	LAND OF KH. SURVEY NO. 51/1



02. Title documents for allotment of plot.

(i) Deed of Relinquishment / Release dt. 14.03.2011 registered with Sub Registrar, Nagpur - 10 at Book No. 1 at Sr. No. 1261 dt. 16.03.2011 executed by Shahid Latif Noor Ahmed, Rashed Latif Noor Ahmed, Khalid Latif Noor Ahmed, Nahedjabin Farook Kaisar in favour of Akil Ahmed Noor Ahmed, Iqbal Ahmed Noor Ahmed, Jamil Ahmed Noor Ahmed, Shakeel Ahmed Noor Ahmed.

(ii) Sale Deed dt. 11.03.2015 executed by (i) Akil Ahmed s/o Noor Ahmed, (ii) Iqbal Ahmed s/o Noor Ahmed, (iii) Jameel Ahmed s/o Noor Ahmed and (iv) Shakeel Ahmed s/o Noor Ahmed in respect of land being Northern portion of the land admeasuring about 1.51 H. R. out of Kh. No. 51, in favour of Shri Dattatraya Raghobaji Meghe registered with Sub Registrar, Nagpur - 10 (Gramin) at Book No. 1 at Sr. No. 2575 dt. 12.03.2015.

(iii) Sale Deed dt. 07.09.2022 executed by Shri Dattatraya Raghobaji Meghe in respect of land admeasuring about 1.51 H. R. bearing Kh. No. 51/2 in favour of RKJ Estate Private Limited registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 8101 dt. 08.09.2022.

03. 7/12 issued by Patwari bearing Halka No. 76, vide Ferfar No. 1620.

04. Search report for more than 30 years from 1984 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 **RKJ ESTATE PRIVATE LIMITED**, {PAN : AAMCR0520M}, having its registered office at Ayodhya, 119, Bajaj Nagar, Nagpur - 440011 is clear, marketable and without any encumbrances.

Owner of the land		
Kh. Survey No. 51/2, Mauza :	}	
RUIKHAIRI, Tahsil : NAGPUR	}	RKJ ESTATE
(RURAL) District : NAGPUR	}	PRIVATE LIMITED



Qualifying comments/ remarks if any

The Title of **RKJ ESTATE PRIVATE LIMITED** is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of M/S **RKJ ESTATE PRIVATE LIMITED**, on the said land of Kh. No. 51/2 of Mauza : RUIKHAIRI, Tahsil : NAGPUR (RURAL) and District : NAGPUR is enclosed herewith as annexure.

Encl : Annexure
Date: 31.07.2023



Adv. Sandeep Khedkar
Advocate.

ANNEXURE TO FORMAT - A

TITLE VERIFICATION REPORT Date : 31-07-2023
AND NON ENCUMBRANCES CERTIFICATE

This is to certify that we have verified the titles of the entire sanctioned Scheme known as "ANANDAM - 8" to be developed on ALL THAT piece and parcel of agricultural land bearing Kh. Survey No. 51/2, admeasuring about 1.51.00 He.Aar.Sq.Mtrs., {as per possession 13443.00 Sq. Mtrs.} with occupant Class I Rights, Situated at Mauza : RUIKHAIRI, P. H. No. 76, situated at Ruikhairi, Tahsil : NAGPUR (RURAL) and District : NAGPUR owned by **RKJ ESTATE PRIVATE LIMITED**, {PAN : AAMCR0520M}, a company incorporated under the provisions of the Companies Act, 2013, bearing CIN : U70109MH2022PTC387229 and having its registered office at Ayodhya, 119, Bajaj Nagar, Nagpur - 440011. Our Findings are as under:

01. That, originally, the said land was bearing portion of old Kh. No. 101, was owned by Iqbal Ahmed Noor Mohammad and Fulsumbi Mohd. Ebrahim which she orally gifted the same to Iqbal Ahmed Noor Mohammad as per Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954-55 {earlier the said land admeasuring about 6.94 H.R. out of which after sell remained the owner of the land admeasuring 3.94 H.R.}

02. That, on death of Iqbal Ahmed Noor Mohammad the said land alongwith other lands were inherited by legal heirs sons Akil Ahmed Noor Ahmed, Iqbal Ahmed Noor Ahmed, Jamil Ahmed Noor Ahmed, Shakeel Ahmed Noor Ahmed, Latif Ahmed Noor Ahmed.

03. That under the consolidation proceedings the said old Kh. No. 101 was renumbered as New Kh. No. 51 (Gut No. 10) admeasuring about 2.32 H. R. and other numbers in the year 1988-89

04. That the owners Akil Ahmed Noor Ahmed, Iqbal Ahmed Noor Ahmed, Jamil Ahmed Noor Ahmed, Shakeel Ahmed Noor Ahmed, Latif Ahmed Noor Ahmed mutated their names in revenue records of all family lands as per Ferfar No. 106 dt. 13.02.1990,



M/s DWIVEDI & KHEDKAR ADVOCATES

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05. That one of the co-owner Latif Ahmed Noor Ahmed expired and on his death his share in the said land as inherited by his legal heirs Shahid Latif Noor Ahmed, Rashed Latif Noor Ahmed, Khalid Latif Noor Ahmed, Nahedjabin Farook Kaisar and Smt. Mahjabin Latif Ahmed.

06. That one of the co-owner Smt. Mahjabin Latif Ahmed expired on 01.01.2010 and on her death her share in the said land was inherited by other legal heirs and the name of Smt. Mahjabin Latif Ahmed was deleted from revenue records as co-owner of the said land vide Ferfar No. 465 dt. 28.02.2011.

07. That, the co-owners Shahid Latif Noor Ahmed, Rashed Latif Noor Ahmed, Khalid Latif Noor Ahmed, Nahedjabin Farook Kaisar relinquished their rights in the said land of kh. No. 51, admeasuring about 2.32 H.R. in favour of the other co-owners Akil Ahmed Noor Ahmed, Iqbal Ahmed Noor Ahmed, Jamil Ahmed Noor Ahmed, Shakeel Ahmed Noor Ahmed by Deed of Relinquishment / Release dt. 14.03.2011 registered with Sub Registrar, Nagpur - 10 at Book No. 1 at Sr. No. 1261 dt. 16.03.2011 and the names of the Releasers were deleted from revenue records as the co-owners of the said land vide Ferfar No. 489 dt. 30.09.2011.

08. That, said co-owners (i) Akil Ahmed s/o Noor Ahmed, (ii) Iqbal Ahmed s/o Noor Ahmed, (iii) Jameel Ahmed s/o Noor Ahmed and (iv) Shakeel Ahmed s/o Noor Ahmed, sold Northern portion of the land admeasuring about 1.51 H. R. being out of entire land bearing Kh. No. 51, in all admeasuring about 2.32 H.R. to Shri Dattatraya Raghobaji Meghe, purchased from by Sale Deed dt. 11.03.2015 registered with Sub Registrar, Nagpur - 10 (Gramin) at Book No. 1 at Sr. No. 2575 dt. 12.03.2015, and the name of Shri Dattatraya Raghobaji Meghe was mutated in Revenue records as the sole and exclusive owner of the said land vide Ferfar No. 792 dt. 31.03.2015.

09. That, said Shri Dattatraya Raghobaji Meghe, sold the said land admeasuring about 1.51 H. R. bearing Kh. No. 51/2, to RKJ Estate Private Limited by Sale Deed dt. 07.09.2022 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 8101 dt. 08.09.2022 and the name of RKJ Estate Private Limited was mutated in Revenue records as the sole and exclusive owner of the said land vide Ferfar No. 1620

10. 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



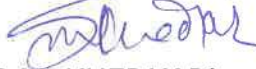
Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a 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.

11. That Nagpur Metropolitan Region Development Authority has sanctioned the residential Lay Out carved on the said land of Kh. No. 51/2, admeasuring about 1.51.00 He. Aar.Sq.Mtrs. for 13443.38 Sq. Mtrs. vide Letter bearing No. Kr.Kra.Abhi/Namapravipra/8359 dt. 10.05.2023 and the owner has obtained the Sanad / Order u/s 42 A of the Maharashtra Land Revenue Code, 1966 vide Order dt. 12.06.2023 in Rev. Case No. 169//NAP-34/2022-23 for non agricultural user i.e. Residential purposes under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018.

12. We have satisfied that the property is heritable and transferable and the owners 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 duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

13. We have taken the search in respect of the aforesaid property from the records of Patwari Registrar of Rights, from the concerned Sub Registrar Office, Nagpur online through website of IGR <https://igrmaharashtra.gov.in/>. 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 entire property / Lay Out known as "ANANDAM - 8" situated on Kh. No. 51/2 of Mauza : RUIKHAIRI, Tahsil : NAGPUR (RURAL) District : NAGPUR is now owned by RKJ ESTATE PRIVATE LIMITED, as stated here-in.

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


(S.M. KHEDKAR)
ADVOCATE

