



CHALLAN
MTR Form Number-6



GRN MH006387067202324E	BARCODE 	Date 08/08/2023-14:59:45	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 KMT_KAMTHI SUB REGISTRAR		Full Name	ADV RITESH MAHENDRA
Location NAGPUR			
Year 2023-2024 From 08/08/1993 To 08/08/2023		Flat/Block No.	LAXMI NAGAR
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	
		MOUZA BHILGAON PH No 15 KHASRA No 61/2/A SEARCH FOR 30	
		YEARS	
		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	69103332023080816108
Cheque/DD No.		Ref. No.	2822533752
Name of Bank		Bank Date	08/08/2023-15:00:30
Name of Branch		RBI Date	Not Verified with RBI
		Bank-Branch	IDBI BANK
		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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 0000000000

RITESH C. MAHENDRA

ADVOCATE

**PLOT NO. 0-5 "BHAKTI APARTMENT",
LAXMI NAGAR,
NAGPUR.**

Mob. : 9860902292

E mail :- advriteshmahendra@gmail.com

“श्री”

**FORMAT - A
(Circular No :- 28/2021)**

To

Maha RERA,

6 & 7th Floor, Plot No. C-21, E-Block,
Housefin Bhavan,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051.

Maha RERA,

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the Lay-out of plotted development to be known as "KP NAGAR-I" on the property comprising ALL THAT Piece and Parcel of Non Agricultural Lands bearing Khasra/Survey No. 61/2/A, having an area of 1.48 Hector (i.e. 14800.00 Sq. Mtrs.) {As per Measurement Sheet 13681.938 Sq. Mtrs.}, Land Revenue Rs. 78.70/-, all held in Bhogwatdar Class-1 Rights of Mouza – BHILGAON, P.S.K. 15, including all other easementary rights appurtenant and belonging thereto, all situated at Village – Bhilgaon, within the limits of the Grampanchayat – Bhilgaon in Tahsil – Kamptee and District – NAGPUR (hereinafter referred as the said property).

(1) I have investigated the title of the said property on the request of K. P. **DEVELOPERS & BUILDERS**, A Partnership Firm, having its Office at 152, Near Nari Bus Stop, Nari Road, Nagpur-440025, Tahsil & District – NAGPUR, Acting through its **Partners - (1) Shri. Kishan Dnyaneshwar Raut & (2) Shri. Pramod Dnyaneshwar Raut**, Both Residents of Plot No. 193, Shivshakti Nagar, Nagpur, Pin Code-440026, Tahsil and District : NAGPUR (Maharashtra State) and following documents i.e. :

Contd. ...

(i) Description of the Property.

ALL THAT Piece and Parcel of Non Agricultural Lands bearing Khasra/Survey No. 61/2/A, having an area of 1.48 Hector (i.e. 14800.00 Sq. Mtrs.) (As per Measurement Sheet 13681.938 Sq. Mtrs.), Land Revenue Rs. 78.70/-, all held in Bhogwatdar Class-1 Rights of Mouza – BHILGAON, P.S.K. 15, including all other easementary rights appurtenant and belonging thereto, all situated at Village – Bhilgaon, within the limits of the Grampanchayat – Bhilgaon in Tahsil – Kamptee and District – NAGPUR.

(ii) The Document of Sale Deed/Ownership of Khasra/Survey No. 61/2/A

- (a) 7/12 Extracts of Plots issued by Talathi, Kamptee.
- (b) Will Deed for Khasra/Survey No. 61/2, Dated 21/06/2016.
- (c) Sale Deed for Khasra/Survey No. 61/2/A Dated 24/02/2023.
- (d) Non-Agriculture Order Dated 8/06/2023.
- (e) Layout Sanction Letter Dated 10/05/2023 issued by Executive Engineer-1, Nagpur Metropolitan Region Development Authority along with Layout Sanctioned Plan.

(iii) Search Report For 30 Years from 08/08/1993 to 08/08/2023.

(2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of owner and developer i.e. **K. P. DEVELOPERS & BUILDERS**, Acting through its Partners - (1) Shri. Kishan Dnyaneshwar Raut & (2) Shri. Pramod Dnyaneshwar Raut, is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the Land :-

K. P. DEVELOPERS & BUILDERS, Acting through its Partners - (1) Shri. Kishan Dnyaneshwar Raut & (2) Shri. Pramod Dnyaneshwar Raut, Both Residents of Plot No. 193, Shivshakti Nagar, Nagpur, Pin Code-440026, Tahsil and District : NAGPUR (Maharashtra State)

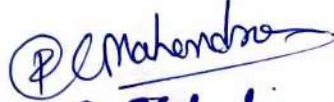
Qualifying comments/remarks if any –

In accordance with the available search from the online portal the Title of **K. P. DEVELOPERS & BUILDERS**, Acting through its Partners - (1) Shri. Kishan Dnyaneshwar Raut & (2) Shri. Pramod Dnyaneshwar Raut on the said land is good, valid marketable, clear and salable.

(3) The report reflecting the flow of the title of the **K. P. DEVELOPERS & BUILDERS** on the said land is enclosed herewith as annexure.

Encl :- Annexure.

Date :- 12/08/2023


Ritesh C. Mahendra
 ADVOCATE

FORMAT - A**(Circular No :- 28/2021)****ANNEXURE****FLOW OF THE TITLE OF THE SAID LAND**

- 1) Property Card (7/12 Extract) of the said property issued by Patwari, Kamptee as on date of application for registration –

The name of **K. P. DEVELOPERS & BUILDERS**, Acting through its Partners - (1) Shri. Kishan Dnyaneshwar Raut & (2) Shri. Pramod Dnyaneshwar Raut is recorded in the property card (7/12 Extract) issued by Patwari, Kamptee in respect of the property comprising ALL THAT Piece and Parcel of Non Agricultural Lands bearing Khasra/Survey No. 61/2/A, having an area of 1.48 Hecter (i.e. 14800.00 Sq. Mtrs.) {As per Measurement Sheet 13681.938 Sq. Mtrs.}, Land Revenue Rs. 78.70/-, all held in Bhogwatdar Class-1 Rights of Mouza – BHILGAON, P.S.K. 15, including all other easementary rights appurtenant and belonging thereto, all situated at Village – Bhilgaon, within the limits of the Grampanchayat – Bhilgaon in Tahsil – Kamptee and District – NAGPUR.

- 2) Mutation Entry -

The Property Card (7/12 Extracts) issued by Patwari, Kamptee of the Plots situated in Khasra/Survey No. 61/2/A of Mouza – Bhilgaon reveal that vide Mutation/Ferfar Entry No. 22979, Dated 03/07/2023, the name of aforesaid owner is recorded as Owner of the said property/land.

- 3) Search report for 30 Years from 08/08/1993 to 08/08/2023 taken from the online portal.

(i) THAT, ALL THAT Piece and Parcel of Non Agricultural Lands bearing Khasra/Survey No. 61/2, having an area of 2.97 Hecter, Land Revenue Rs. 1.58/-, all held in Bhogwatdar Class-1 Rights of Mouza – BHILGAON, P.S.K. 15, including all other easementary rights appurtenant and belonging thereto, all situated at Village – Bhilgaon, within the limits of the Grampanchayat – Bhilgaon in Tahsil – Kamptee and District – NAGPUR, Originally belonged to Shri. Brijkishor Nandkishor Tiwari, as a recorded owner.

(ii) THAT, during his life time the aforesaid Shri. Brijkishor Nandkishor Tiwari had executed his LAST WILL AND TESTAMENT on 21/06/2016 and thereby he gave and bequeathed his aforesaid entire property to his 2 Grandsons namely(1) Shri. Prakhar Shishirkishor Tiwari & (2) Master. Ujwal Shishirkishor Tiwari jointly in equal proportion absolutely forever with heritable and transferable rights therein and the said Will is duly registered in the Office of the Sub Registrar, Kamptee, in Book No, 1, at Sr. No. 2445 on even date. The said Shri. Brijkishor Nandkishor Tiwari left for heavenly abode on 28/08/2016 and consequent upon his death, his aforesaid both Grandson became the Joint/Co-Owners of the aforesaid property in terms of his aforesaid Will Dated 21/06/2016 and their names were also accordingly mutated in all relevant records.

(iii) THAT, thereafter, Shri. Prakhar Shishirkishor Tiwari & (2) Master. Ujwal Shishirkishor Tiwari, acting through his Natural Guardian Mother Mrs. Neeta Shishirkishor Tiwari has partitioned the aforesaid their joint land and as per unregistered Partition, Shri. Prakhar Shishirkishor Tiwari has become absolute, exclusive and full owner of the property comprising ALL THAT Piece and Parcel of Non Agricultural Lands bearing Khasra/Survey No. 61/2/A, having an area of 1.48 Hector (i.e. 14800.00 Sq. Mtrs.), Land Revenue Rs. 78.70/-, all held in Bhogwatdar Class-1 Rights of Mouza – BHILGAON, P.S.K. 15, including all other easementary rights appurtenant and belonging thereto, all situated at Village – Bhilgaon, within the limits of the Grampanchayat – Bhilgaon in Tahsil – Kamptee and District – NAGPUR and Master. Ujwal Shishirkishor Tiwari, acting through his Natural Guardian Mother Mrs. Neeta Shishirkishor Tiwari has become absolute, exclusive and full owner of the property comprising ALL THAT Piece and Parcel of Non Agricultural Lands bearing Khasra/Survey No. 61/2/B, having an area of 1.49 Hector (i.e. 14800.00 Sq. Mtrs.), Land Revenue Rs. 78.30/-, all held in Bhogwatdar Class-1 Rights of Mouza – BHILGAON, P.S.K. 15, including all other easementary rights appurtenant and belonging thereto, all situated at Village – Bhilgaon, within the limits of the Grampanchayat – Bhilgaon in Tahsil – Kamptee and District – NAGPUR and accordingly their names were mutated on revenue records.

(iv) THAT, thereafter, the aforesaid Shri. Prakhar Shishirkishor Tiwari has sold/transferred his aforesaid property comprising ALL THAT Piece and Parcel of Non Agricultural Lands bearing Khasra/Survey No. 61/2/A, having an area of 1.48 Hector (i.e. 14800.00 Sq. Mtrs.), Land Revenue Rs. 78.70/-, all held in Bhogwatdar Class-1 Rights of Mouza – BHILGAON, P.S.K. 15, including all other easementary rights appurtenant and belonging thereto, all situated at Village – Bhilgaon, within the limits of the Grampanchayat – Bhilgaon in Tahsil – Kamptee and District – NAGPUR to **K. P. DEVELOPERS & BUILDERS**, Acting through its Partners - (1) Shri. Kishan Dnyaneshwar Raut & (2) Shri. Pramod Dnyaneshwar Raut, by a Sale Deed Dated 23/02/2023, which is duly registered in the Office of the Sub Registrar, Kamptee, in Book No. 1, at Sr. No. 656 on 24/02/2023.

(v) THAT, as a result therefore the said **K. P. DEVELOPERS & BUILDERS**, Acting through its Partners - (1) Shri. Kishan Dnyaneshwar Raut & (2) Shri. Pramod Dnyaneshwar Raut has now become an exclusive, absolute and full Owner of the said property with heritable and transferable rights therein and the same is also accordingly mutated in its sole name in all relevant records as also in separate 7/12 Extracts.

(vi) THAT, the aforesaid **K. P. DEVELOPERS & BUILDERS**, Acting through its Partners - (1) Shri. Kishan Dnyaneshwar Raut & (2) Shri. Pramod Dnyaneshwar Raut lateron decided to develop the aforesaid entire land bearing Khasra/Survey No. 61/2/A, all situated at Village – Bhilgaon, in Tahsil – Kamptee and District – NAGPUR into a Layout by carving out various Plots of different sizes therein.

(vii) THAT, the Government of Maharashtra appointed NMRDA as Special Planning Authority for Nagpur Metropolitan Area vide Notification No. NMRDA-3316/C.R-55/UD-7, Dated 4/03/2017 more particularly known as Nagpur Metropolitan Area.



(viii) THAT, accordingly the said **K. P. DEVELOPERS & BUILDERS**, Acting through its Partners - (1) Shri. Kishan Dnyaneshwar Raut & (2) Shri. Pramod Dnyaneshwar Raut has prepared a layout of the aforesaid lands by carving out various Plots of different sizes therein known and styled as "**KP NAGAR-I**" and submit the said layout Plan to NMRDA Office for its due sanction and the said layout is also duly sanctioned and approved by the Executive Engineer-I, Nagpur Metropolitan Region Development Authority, Nagpur.

(ix) THAT, the aforesaid entire land bearing Khasra/Survey No. 61/2/A having a total area of 14800 Sq. Mtrs. {as per site measurement sheet area of 13681.938 Sq. Mtrs.} is converted for Non Agricultural (Residential) Use by the Tahsildar, Kamptee vide his Order Dated 8/06/2023 passed in Revenue Case No. 27/N.A.P.-34/Mouza-Bhilgaon/Kamptee/2022-23 of Mouza – Bhilgaon, P.S.K. 15. As per Order passed by the Tahsildar, Kamptee an Area of 803.248 Sq. Mtrs. under Proposed D.P. Road, an Area of 1288.444 Sq. Mtrs. under proposed recreational open space, an Area of 3052.019 Sq. Mtrs. under Internal Road and an area of 8488.227 Sq. Mtrs. under Residential Plots as Platable Area.

(x) THAT, for the purpose of verification of title relating to the said property, the following documents are provided to me :-

(a) 7/12 Extracts of Plots issued by Talathi, Kamptee.

(b) Will Deed for Khasra/Survey No. 61/2, Dated 21/06/2016.

(c) Sale Deed for Khasra/Survey No. 61/2/A Dated 24/02/2023.

(d) Non-Agriculture Order Dated 8/06/2023.

(e) Layout Sanction Letter Dated 10/05/2023 issued by Executive Engineer-1, Nagpur Metropolitan Region Development Authority along with Layout Sanctioned Plan.

THAT, all the aforesaid copies produced before me are Original/Xerox copies in the custody of the aforesaid present land Owner. In the like manner it is further necessary to obtain an Affidavit from the said Owner namely **K. P. DEVELOPERS & BUILDERS**, Acting through its Partners - (1) Shri. Kishan Dnyaneshwar Raut & (2) Shri. Pramod Dnyaneshwar Raut that it has not executed any unregistered deed or document or it has not mortgaged the aforesaid property to any Financial Institution whereby its ownership rights is affected, diluted or a third party interest is created.

(xi) THAT, I have taken online Search in respect of the aforesaid property from the Government site by giving details of Khasra/Survey No. 61/2/A of Mouza : Bhilgaon for the period of 30 (Thirty) Years from 08/08/1993 to 08/08/2023 by depositing necessary Search Fees online with the concerned Department vide GRN No.

MH006387067202324E Dated 08/08/2023. The Original Receipt of Challan Copy is enclosed herewith.

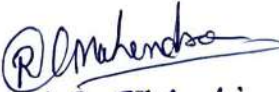
(xii) THAT, during our online search I did not come across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant Title :- N.A.

5) Litigations if any. – NA.

PLACE : NAGPUR

DATED : 12/08/2023


Ritesh C. Mahendra
ADVOCATE