



CHALLAN
MTR Form Number-6



GRN	MH012143616202324E	BARCODE			Date	09/12/2023-15:58:49		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				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 CENTRAL AVENUE	
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				750.00		Road/Street		WARDHAMAN NAGAR SQ	
						Area/Locality		NAGPUR	
						Town/City/District			
						PIN		4 4 0 0 0 8	
						Remarks (If Any)			
						CTS NO 202 SHEET NO 19 HAJARI PAHAD KH NO 103 2 2 A B WARD			
						NO 6 ATLANTIS			
						Amount In		Seven Hundred Fifty Rupees Only	
Total				750.00		Words			
Payment Details				FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA				Cheque-DD Details		Bank CIN		Ref. No.	
						00040572023120988866		CKY8820094	
Cheque/DD No.						Bank Date		RBI Date	
						09/12/2023-15:24:59		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 कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

Date : 09-12-2023

FORMAT - A
(Circular No. 28/2021)

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

FLOW OF THE TITLE OF THE SAID LAND
LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to building Project of Apartments known as "ATLANTIS" to be developed on land being ALL THAT piece and parcel of Land admeasuring about 6800.00 Sq. Mtrs. in Mauza : HAJARI PAHAD, bearing City Survey No. 202 {ULPIN : 80055447184}, being portion of Kh. Survey No. 103/2/2/A and 103/2/2/B, bearing Municipal House No. 634/D, Ward No. 06, situated at Hajari Pahad, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur Maharashtra owned by MITTAL INFRAVENTURES PRIVATE LIMITED {PAN : AAFCM3866Q}, a Company incorporated under the provisions of the Companies Act, 1956 / 2013, having CIN : U45200MH2008PTC177771 and having it's registered Office at "Mittal Villa", East Wardhaman Nagar, Nagpur - 440008. (here-in-after referred as the said Project "ATLANTIS")



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

ATLANTIS



I/We have investigated the title of the said land on the request of MITTAL INFRAVENTURES PRIVATE LIMITED {PAN : AAFCM3866Q}, a Company incorporated under the provisions of the Companies Act, 1956 / 2013, having CIN : U45200MH2008PTC177771 and having it's registered Office at "Mittal Villa", East Wardhaman Nagar, Nagpur and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of Land admeasuring about 6800.00 Sq. Mtrs. in Mauza : HAJARI PAHAD, bearing City Survey No. 202 {ULPIN : 80055447184}, being portion of Kh. Survey No. 103/2/2/A and 103/2/2/B, bearing Municipal House No. 634/D, Ward No. 06, situated at Hajari Pahad, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur Maharashtra and bounded as under:

ON THE NORTH	:	LAND OF KH. NO. 103 (PART)
ON THE EAST	:	LAND OF KH. NO. 103 (PART)
ON THE WEST	:	18.00 MTRS. WIDE ROAD
ON THE SOUTH	:	12.00 MTRS. WIDE ROAD

02. Title documents for allotment of Unit.

(i) Deed Of Release / Relinquishment dated 01.11.2008 executed by Smt. Sarla Haribhau Mahajan and Shri Uday Haribhau Mahajan in favour of Smt. Padma Keshavrao Bhusari, Smt. Vimal Chandrashekhar Aparajit, Smt. Pramodini alias Pratibha Rajabhau Bhake, Shri Vilas Dattatraya Bhende registered with Sub Registrar, Nagpur - 4 at Book No. 1 at Sr. No. 5863 dt. 01.11.2008 in respect of land admeasuring about 6.80 Acres of larger Kh. No. 103 (which was thereafter renumbered as New Kh. No. 103/2/1)

(ii) Deed Of Release / Relinquishment dated 01.11.2008 executed by Smt. Padma Keshavrao Bhusari, Smt. Vimal Chandrashekhar Aparajit, Smt. Pramodini alias Pratibha Rajabhau Bhake, Shri Vilas Dattatraya Bhende in favour of Smt. Sarla Haribhau Mahajan and Shri Uday Haribhau Mahajan registered with Sub Registrar, Nagpur - 4 at Book No. 1 at Sr. No. 5864 dt. 01.11.2008 in respect of land admeasuring about 1.70 Acres of larger Kh. No. 103 (which was thereafter renumbered as New Kh. No. 103/2/2)



(iii) Sale Deed dt. 28.10.2009 executed by Smt. Sarla Haribhau Mahajan and Shri Uday Haribhau Mahajan in respect of the northern side portion of land admeasuring 2900.00 Sq. Mtrs. out of Kh. No. 103/2/2, in favour of Smt. Asavari Nitin Sambre, Shri Dilip Vinayakrao Ahirrao and Smt. Kalpana Dilip Ahirrao registered with Sub Registrar, Nagpur - 4 at Book No. 1 at Sr. No. 4956 dt. 28.10.2009.

(iv) Sale Deed dt. 28.10.2009 executed by Smt. Sarla Haribhau Mahajan and Shri Uday Haribhau Mahajan in respect of the Southern side portion of land admeasuring 3900.00 Sq. Mtrs. out of Kh. No. 103/2/2, in favour of Shri Vivek Vinayakrao Vaidya, Shri Kishore Darshan Talmale and Shri Chandrashekhar Shankarrao Telrandhe registered with Sub Registrar, Nagpur - 4 at Book No. 1 at Sr. No. 4957 dt. 28.10.2009.

(v) Sale Deed dt. 27.07.2012 executed by Smt. Asavari Nitin Sambre, Shri Dilip Vinayakrao Ahirrao and Smt. Kalpana Dilip Ahirrao in respect of the land admeasuring 2900.00 bearing New Kh. No. 103/2/2/A, in favour of Mittal Infraventures Private Limited registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 3829 dt. 27.07.2012.

(vi) Sale Deed dt. 17.01.2013 executed by Shri Vivek Vinayakrao Vaidya, Shri Kishore Darshan Talmale and Shri Chandrashekhar Shankarrao Telrandhe in respect of the land admeasuring 3900.00 bearing New Kh. No. 103/2/2/B, in favour of Mittal Infraventures Private Limited registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 425 dt. 17.01.2013.

(vii) Letter of Amalgamation issued by the Assistant Director Town Planning Department, Nagpur Municipal Corporation, Nagpur मनपाना/नरवी/अभि. मंजूरी / १७ दि. ०५.०३.२०१४.

(viii) Non agricultural user order dt. 17.05.2014 i.e. Change of user of the said land converted from agricultural into non agricultural use i.e. for residential purposes by virtue of Order dated 17.05.2014 by The Collector, Nagpur in Rev. Case No. 372/NAP-34/2013-2014 u/s 44 of the Maharashtra Land Revenue Code, 1966.

(ix) Building plans of the proposed building from Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide Building Permit No. 198584 and Permit No. NMO/B/2023/APL/02151 dated 04.12.2023.



03. Property Card issued by City Survey Department Nagpur, vide Ferfar No. 3257 dt. 30.10.2014.
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 MITTAL INFRAVENTURES PRIVATE LIMITED {PAN : AAFCM3866Q}, a Company incorporated under the provisions of the Companies Act, 1956 / 2013, having CIN : U45200MH2008PTC177771 and having it's registered Office at "Mittal Villa", East Wardhaman Nagar, Nagpur - 440008 is clear, marketable and without any encumbrances.

Description of Property	Owner
ALL THAT piece and parcel of Land admeasuring about 6800.00 Sq. Mtrs. in Mauza : HAJARI PAHAD, bearing City Survey No. 202 {ULPIN : 80055447184}, being portion of Kh. Survey No. 103/2/2/A and 103/2/2/B, bearing Municipal House No. 634/D, Ward No. 06, situated at Hajari Pahad, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur Maharashtra and the proposed building project known as ATLANTIS	MITTAL INFRAVENTURES PRIVATE LIMITED Office at "Mittal Villa", East Wardhaman Nagar, Nagpur - 440008

Qualifying comments/ remarks if any

The Title of MITTAL INFRAVENTURES PRIVATE LIMITED is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of MITTAL INFRAVENTURES PRIVATE LIMITED on the said land is enclosed herewith as annexure.



Encl : Annexure
Date: 09.12.2023

Adv. Sandeep M. Khedkar





M/S DWIVEDI AND KHEDKAR ADVOCATES

Ground Floor, "Shriniwas", Plot No. 10, Central Avenue, Wardhaman
Nagar Square, Nagpur – 440008

Phone No. 0712-2767995

Email : msdkadvocates@gmail.com, msdkadvocates@yahoo.com

Dt. 09.12.2023

(Circular No. 28/2021)

ANNEXURE TO "FORMAT - A"

FLOW OF THE TITLE OF THE SAID LAND

**TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This is to certify that we have verified the titles of the entire sanctioned building project Scheme known as "ATLANTIS" to be erected on ALL THAT piece and parcel of Land admeasuring about 6800.00 Sq. Mtrs. in Mauza : HAJARI PAHAD, bearing City Survey No. 202 {ULPIN : 80055447184}, being portion of Kh. Survey No. 103/2/2/A and 103/2/2/B, bearing Municipal House No. 634/D, Ward No. 06, situated at Hajari Pahad, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur Maharashtra - 440008 owned by MITTAL INFRAVENTURES PRIVATE LIMITED {PAN : AAFCM3866Q}, a Company incorporated under the provisions of the Companies Act, 1956 / 2013, having CIN : U45200MH2008PTC177771 and having it's registered Office at "Mittal Villa", East Wardhaman Nagar, Nagpur. Our Findings are as under:

01. Originally the land bearing Kh. No. 93, 103 and 103/1 of Mauza : Hajari pahad and Kh. No. 46/2 of Mauza : Borgaon in all admeasuring about 26.05 Acres was owned by Shri Haribhau Shivrapant Mahajan and Smt. Parvatabai Shivrapant Mahajan.



02. That, the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 came to be applicable on the said lands and accordingly the said owners Shri Haribhau Shivrampant Mahajan and Smt. Parvatabai Shivrampant Mahajan filed the returns u/s 6(1) of the said Act before the Addl. Collector and Competent Authority ULC, Nagpur which were registered as ULC Case Nos. 1328/1976 and 100/1981.

03. That, on completion of inquire, the Addl. Collector and Competent Authority, ULC Nagpur by Order dt. 19.09.1983 passed an order wherein declared an area of about 30.00 Acres as surplus vacant land from total holding of the family and declared an area of 0.55 Acres out of Kh. No. 93/3 as retainable land for Shri Haribhau Shivrampant Mahajan and Smt. Parvatabai Shivrampant Mahajan and consequent upon also allotted land admeasuring about 8.5 Acres out of Kh. No. 93/3 to the Uranium Corporation of India Ltd. and area of about 8.5 Acres allotted to Director of Mining Safety, Western Zone, Nagpur.

04. That, the family members / owners challenged the said order dt. 19.09.1983 before Civil Court and acquisition of surplus vacant land upon the ground that they also entitled to a share in the said properties and accordingly The 4th Joint Civil Judge, Senior Division, Nagpur by its Judgment and Decree dt. 14.02.1996 directed the ULC authorities to reopen the inquire in the ULC cases and declared the orders of the Competent Authority as null and void.

05. That, during the course of time said Shri Haribhau Shivrampant Mahajan and Smt. Parvatibai Shivrmpant Mahajan expired and on their death said properties were inherited by Smt. Sarla Haribhau Mahajan, Shri Uday Haribhau Mahajan, Smt. Padma Keshavrao Bhusari, Smt. Vimal Chandrashekhar Aparajit, Smt. Pramodini @Pratibha Rajabhau Bhake, Shri Vilas Dattatraya Bhende jointly by way of intestate succession as legal heirs.

06. That, lateron a Misc. Judicial Case No. 107/1996 was filed and as per the Order in the said Case, the land lords were put into possession of the said lands on 18.04.1998 and being aggrieved by said Order and Judgment, the ULC Authorities preferred an Appeal before the Hon'ble High Court of Judicature of Bombay, Bench at Nagpur and the same was registered as F.A. No. 125/2002 and since the same was barred by limitation, the same has been rejected vide Judgment dt. 01.03.2002 and the same is maintained by the Supreme Court of India by its Order dt. 29.07.2002 and also under the various appeals before the High Court and Courts below, the order of 4th Joint Civil Judge, Senior Division, Nagpur has been finally upheld.



07. That, Director of Mining Safety, Western Zone, Nagpur, has applied before Hon'ble High Court of Judicature Bombay, Nagpur Bench to withdraw the First Appeal No. 112/2001 on 13.03.2007 which was registered as Civil Application No. 1924/2007 and the Hon'ble High Court of Judicature Bombay, Nagpur Bench was pleased to permit to withdrawn the First Appeal No. 112/2001 on 23.03.2007 and the said appeal is disposed of as withdrawn and consequently order of 4th Joint Civil Judge, Senior Division, Nagpur having attained finality.

08. That, as per the Partition dt. 16.01.2008 and understanding between the owners, Smt. Sarla Haribhau Mahajan and Shri Uday Haribhau Mahajan had relinquished their rights, title and interest in 6.80 Acres of land of Kh. No. 103 of Mauza : Hajaripahad in favour of Smt. Padma Keshavrao Bhusari, Smt. Vimal Chandrashekhar Aparajit, Smt. Pramodini alias Pratibha Rajabhau Bhake, Shri Vilas Dattatraya Bhende jointly on 01.11.2008 registered with Sub Registrar, Nagpur - 4 at Book No. 1 at Sr. No. 5863 dt. 01.11.2008 and the said land of 6.80 Acres was renumbered as Kh. Survey No. 103/2/1.

09. That, Smt. Padma Keshavrao Bhusari, Smt. Vimal Chandrashekhar Aparajit, Smt. Pramodini alias Pratibha Rajabhau Bhake, Shri Vilas Dattatraya Bhende had had relinquished their rights, title and interest in 1.70 Acres of land of Kh. No. 103 of Mauza : Hajaripahad in favour of Smt. Sarla Haribhau Mahajan and Shri Uday Haribhau Mahajan jointly on 01.11.2008 registered with Sub Registrar, Nagpur - 4 at Book No. 1 at Sr. No. 5864 dt. 01.11.2008 and the said land was admeasuring 1.70 Acres was renumbered as Kh. Survey No. 103/2/2.

10. That, the Urban Development Ministry, Maharashtra Govt. vide letter bearing No. ULC-2007/C.S. 257/ULC-3 dt. 21.01.2009 cancelled the allotment of land admeasuring about 34160.50 Sq. Mtrs. allotted to Mines Safety (Western Zone) and accordingly the said litigations come to end initiated by Mines Safety (Western Zone).

11. That, Smt. Sarla Haribhau Mahajan and Shri Uday Haribhau Mahajan sold the northern side portion of land admeasuring about 2898.09 Sq. Mtrs as per Sale Deed and 2900 Sq. Mtrs. as per 7/12 extract out of their ownership in Kh. No. 103/2/2, admeasuring about 6800.00 Sq. Mtrs. out of entire land of 2.03 Hectares to Smt. Asavari Nitin Sambre, Shri Dilip Vinayakrao Ahirrao and Smt. Kalpana Dilip Ahirrao by Sale Deed dt. 28.10.2009 registered with Sub Registrar, Nagpur - 4 at



Book No. 1 at Sr. No. 4956 dt. 28.10.2009 and the names of Smt. Asavari Nitin Sambre, Shri Dilip Vinayakrao Ahirrao and Smt. Kalpana Dilip Ahirrao were mutated in revenue records as the co-owners of the said lands vide Ferfar No. 416 dated 16.11.2009.

12. That said Smt. Sarla Haribhau Mahajan and Shri Uday Haribhau Mahajan sold the Southern side portion of land admeasuring about 3901.90 as per sale deed and 3900.00 Sq. Mtrs. as per 7/12 extract out of their ownership in Kh. No. 103/2, admeasuring about 6800.00 Sq. Mtrs. out of entire land of 2.03 Hectares to Shri Vivek Vinayakrao Vaidya, Shri Kishore Darshan Talmale and Shri Chandrashekhar Shankarrao Telrandhe by Sale Deed dt. 28.10.2009 registered with Sub Registrar, Nagpur - 4 at Book No. 1 at Sr. No. 4957 dt. 28.10.2009 and the name of Smt. Asavari Nitin Sambre, Shri Dilip Vinayakrao Ahirrao and Smt. Kalpana Dilip Ahirrao were mutated in revenue records as the co-owners of the said lands vide Ferfar No. 416 dated 16.11.2009.

13. That, Shri Kishore Darshan Talmale applied before the Tahsildar, Nagpur (City) for separate possession and demarcation of the portion of land held by him/them and after the inquire the Tahsildar, Nagpur (City) passed order dt. 02.01.2011 in Rev. Case No. 1/SRV-43/2010-11 and ordered to mutate the names by making new 7/12 abstract and according the land admeasuring about 0.29 H. R. bearing New Kh. No. 103/2/2/A is came to be owned by Smt. Asavari Nitin Sambre, Shri Dilip Vinayakrao Ahirrao and Smt. Kalpana Dilip Ahirrao and the land admeasuring about 0.39 H. R. bearing New Kh. No. 103/2/2/B is came to be owned by Shri Vivek Vinayakrao Vaidya, Shri Kishore Darshan Talmale and Shri Chandrashekhar Shankarrao Telrandhe and the same was recorded in revenue records vide Ferfar No. 450 dated 15.04.2013.

14. That, the co-owners Smt. Asavari Nitin Sambre, Shri Dilip Vinayakrao Ahirrao and Smt. Kalpana Dilip Ahirrao sold their land admeasuring about 2898.09 Sq. Mtrs (as per Sale Deed) 2900.00 Sq. Mtrs. as per 7/12 abstract to Mittal Infraventure Private Limited by Sale Deed dated 27.07.2012 registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 3829 dated 27.07.2012 and the name of Mittal Infraventures Private Limited was mutated in revenue records as the owner of the said land of Kh. No. 103/2/2/A.



15. That, the co-owners Shri Vivek Vinayakrao Vaidya, Shri Kishore Darshan Talmale and Shri Chandrashekhar Shankarrao Telrandhe sold their land admeasuring about 3901.90 Sq. Mtrs (as per Sale Deed) 3900.00 Sq. Mtrs. as per 7/12 abstract to Mittal Infraventures Private Limited by Sale Deed dated 17.01.2013 registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 425 dated 17.01.2013 and the name of Mittal Infraventures Private Limited was mutated in revenue records as the owner of the said land of Kh. No. 103/2/2/B.

16. That, the owner Mittal Infraventures Private Limited obtained the order of amalgamation of both the lands by Letter of Amalgamation issued by the Assistant Director Town Planning Department, Nagpur Municipal Corporation, Nagpur bearing No. मनपाना/नरवी/अभि. मंजुरी / १७ दि. ०५.०३.२०१४ and also got the building plans of the proposed building from Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide Building Permit No. 198584 and Permit No. NMO/B/2023/APL/02151 dated 04.12.2023.

17. That the owner Mittal Infraventures Private Limited obtained the order of change of user of the said land i.e. Non agricultural user order dt. 17.05.2014 for non agricultural use i.e. for residential purposes by virtue of Order dt. 17.05.2014 by The Collector, Nagpur in Rev. Case No. 372/NAP-34/2013-2014 u/s 44 of the Maharashtra Land Revenue Code, 1966.

18. That, the Developer/PROMOTER Mittal Infraventures Private Limited is developing the said land in four buildings as sanctioned and the same is known as "ATLANTIS".

19. We have satisfied that the property is heritable and transferable and the owner / 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.



20. We have taken the search in respect of the aforesaid property from the records of 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 known as "ATLANTIS" to be erected on Land bearing City Survey No. 202 {ULPIN : 80055447184}, being portion of Kh. Survey No. 103/2/2/A and 103/2/2/B, bearing Municipal House No. 634/D, Ward No. 06, situated at Hajari Pahad, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur Maharashtra - 440008 owned by MITTAL INFRAVENTURES PRIVATE LIMITED, as stated here-in-above.

21. Litigations, if any. : N.A.

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



(S.M. KHEDKAR)
ADVOCATE
09.12.2023

