Manali Mude
(Mamta Kanpartiwar)
B.Sc. LL.B
Advocate
Mobile- 9372610987

Residence-
MIG-9 Second Floor
Sundervan Layout ,Ring Road
Narendra Nagar Nagpur-440015
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FORMAT – A

(Circular No.:- 28/2021)

Date: 12/01/2024

To,
MAHA RERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Land admeasuring No 0.81 HR bearing** KH No 30/2/B/1 situated At Mouza Gawasi Manapur Tahsil Nagpur Gramin District Nagpur .(hereinafter referred as the said Land ")

1) I have investigated the title of the said Land on the request of **M/s Metrocity Projects a Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar 2) Mrs Vrushali Prashant Bongirwar** on the basis of following documents i.e. :-

2)

a) Description of the property

All that piece of land admeasuring 0.81 HR being Eastern portion of entire Land Khasara/Survey No 30/2 (said Part is renumbered as KH No 30/2/B/1) of **Mouza Gawasi** Manapur , PSK No 42 , having Total area of 3.24 HR , Rental Rs 0.33 Yearly held in Occupancy Class -1 Rights Situated at Village **Gawasi** Manapur Tah Nagpur (Gramin) District Nagpur .

MK.

Boundaries of Land

East – Mouza Zari shiv
West – Remaining Portion of KH No 30/2
North – Nalaha/Pandhan
South – Kh No 28

b) The documents of allotment of plot. –

i. Sale deed Dt 16/09/1985 Registration No 3584.
ii. Sale deed Dt 19/09/1988 Registration No 33
iii. Sale deed Dt 21/02/2018 Registration No 1054
iv. Sale Deed Dt 15/11/2022 Registration No 10462
v 7/12 abstarct of land of Kh No 30/2/B/1 issued by Gram Adhikari Panjari Budruk dt 11/11/2023 Vide Mutation Entry No 1113 .
vi NA Order dt 30/10/2023
vii Proposed Layout Plan on KH No 30/2/B/1

c) Search Report from 1995 .till 2024

3) 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 **M/s Metrocity Projects a Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar 2) Mrs Vrushali Prashant Bongirwar** and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

M/s Metrocity Projects a Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar 2) Mrs Vrushali Prashant Bongirwar , having its office at 11 A khare Town, Dharampeth, Nagpur is the owner of land bearing All that piece of Land admeasuring 0.81 HR **out of Survey/Kh no 30/2 (30/2 /B/1 as per 7/12 Extarct) of Mouza Gawasi** Manapur **.**

Qualifying comments/remarks if any –The Title of owners **M/s Metrocity Projects a Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar 2) Mrs Vrushali Prashant Bongirwar** on the said land is good, valid marketable, clear and salable.

4) The report reflecting the flow of the title of the (owner/promoter/develop/company) on the said land is enclosed herewith as annexure.

Encl: Annexure

MK.

Manali Mude

(Advocate)

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Annexure
FORMAT – A
(Circular No.:- 28/2021)

"Sheet showing flow of title of the Intended mortgagor and his predecessors in interest from the Mother Deed to the Latest Title Deed"

1) **7/12 Abstarct issued by** Panjari Budruk dt 11/11/2023 **as on date of application for registration.**

THAT the name of **M/s Metrocity Projects a Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar 2) Mrs Vrushali Prashant Bongirwar** is duly mutated in 7/12 abstarct & Gram Panchayat Records in respect of All that piece of **Land** admeasuring 0.81 HR **out of Survey/Kh no 30/2 (30/2/B/1 as per 7/12 Extract) of Mouza Gawasi** Manapur Tahsil Nagpur Gramin District Nagpur .

2) **Mutation Entry .**
As per 7/12 Extract issued by issued by Gram Adhikari Gram Adhikari Panjari Budruk Vide Mutation Entry No 1113 the name of **M/s Metrocity Projects a Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar 2) Mrs Vrushali Prashant Bongirwar.**

3) **Search report for 30 years from 1995 Taken from Sub-Registrar' office at Nagpur No 7 .**

4) THAT All that piece & parcel of land admeasuring 5.22 HR bearing Khasra No. 30 , PSK No 42 **of Mouza Gawasi** Manapur **Tahsil Nagpur Gramin District Nagpur** was originally belonged to Shri Anil Namdeo Pofre being recorded owner thereof

5) THAT Shri Anil Namdeo Pofre sold said land admeasuring 5.22 HR to Shri Nanubhai Kanjibhai Talaviya by a Sale Deed dt 16/09/1985 duly registered in the Office of Sub Registrar Nagpur City 1 at sr No 3584 .

MK.

6) THAT Shri Nanubhai Kanjibhai Talaviya subsequently sold said land to Shri Nikhil Prabhakar Mundle by a Sale deed dt 19/09/1988 duly registered in the Office of Sub Registrar Nagpur Gramin at SR No 33 .

7) THAT Shri Nikhil Prabhakar Mundle subsequently sold land of KH No 30 admeasuring 5.22 HR to 1)Mrs Sangeeta Sushilkumar Agrawal & 2)Mrs Reena Kamalkumar Agrawal by a Sale deed dt 21/02/2018 duly registered in the Office of Sub Registrar Nagpur 7 at SR No 1054. .

8) THAT 1)Mrs Sangeeta Sushilkumar Agrawal & 2)Mrs Reena Kamalkumar Agrawal through POA Shri Rajendrakumar Shivkishan Agarwal in turn sold land admeasuring 1.98 HR being a Western portion of entire Land Khasara/Survey No 30 of **Mouza Gawasi** Manapur , PSK No 42 to present owners M/s **Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Smt Vrushali Prashant Bongirwar** by a Sale deed dt 15/03/2022 duly registered in the Office of Sub Registrar Nagpur 7 at SR No 1918 . That said portion is numbered as KH No 30/1 . As a result of this , 1)Mrs Sangeeta Sushilkumar Agrawal & 2)Mrs Reena Kamalkumar Agrawal left with the remaining portion of land admeasuring 3.24 HR which is numbered as Kh no 30/2 .

9) THAT 1)Mrs Sangeeta Sushilkumar Agrawal & 2)Mrs Reena Kamalkumar Agrawal through POA Shri Rajendrakumar Shivkishan Agarwal in turn sold land admeasuring 1.62 HR being a Eastern portion of entire Land Khasara/Survey No 30/2 of **Mouza Gawasi** Manapur , PSK No 42 out of land admeasuring 3.24 HR to present owners **M/s Metrocity Projects a Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar 2) Mrs Vrushali Prashant Bongirwar by a Sale deed dt 15/11/2022** duly registered in the Office of Sub Registrar Nagpur 7 at SR No 10462 .

10) THAT **M/s Metrocity Projects a Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar 2) Mrs Vrushali Prashant Bongirwar** subsequently sold south eastern portion of Land admeasuring 0.81 Khasara/Survey No 30/2 of **Mouza Gawasi** Manapur to MR Sachin Kuhite & Sandeep Agrawal by a Sale deed dt 09/03/2023 2181. As a result of this **M/s Metrocity Projects a Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar 2) Mrs Vrushali Prashant Bongirwar remained with remaining portion of land admeasuring 0.81 HR .**

11) THAT , the name of present title holder **M/s Metrocity Projects a Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar 2) Mrs Vrushali Prashant Bongirwar** is duly mutated in 7/12 Abstarct & Gram Panchayat Records in respect of land admeasuring 1.62 HR & said portion is renumbered as KH No 30/2/B/1 .

12) THAT the land of Kh no 30/2/B/1 admeasuring 0.800770 HR (Out of total land admeasuring 1.62 HR) is diverted for non agricultural use vide NA Order dt 30/10/2023

MK.

Passed in Rev Case No 56/NAP -34/2023-2024 issued by Collector Nagpur . That the tentative Layout plan is available .

13) THAT after perusal of aforesaid documents & all other documents regarding property I am of the opinion that present title holder **M/s Metrocity Projects a Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar 2) Mrs Vrushali Prashant Bongirwar** have absolute , clear , Marketable Title over the property .

I have inspected, verified and scrutinized the documents in respect of the aforesaid property & also verified relevant index entries from the book and record kept and maintained in the office of Sub Registrar Nagpur No 7 by depositing Rs 750/- vide receipt No MH013932955202324E Dt 13/01/2024 attached with this report.

14) Any other relevant title. We observed that the said land is Freehold property.

15) Litigations if any. – No .

Date: 13/01/2024

MK.

Advocate.

Manali Mude

(Stamp)

CHALLAN
MTR Form Number-6

GRN	MH013932955202324E	BARCODE		Date	13/01/2024-13:09:07	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	Adv Mamta Kanpartiwar
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No. Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street	
Area/Locality Town/City/District	NAGPUR
PIN	4 4 0 0 1 5
Remarks (If Any)	Land of Kh no 30/2/B/1 Mz Gawasi Manapur PSK No 42 Nagpur 1995 to 2024 30 Yrs
Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572024011328441	IK0CPHLKI2
Bank Date	RBI Date	13/01/2024-13:24:09	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9372610987

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 13-01-2024 01:10:00