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इतर पावती

Original/Duplicate

Thursday, 08 February 2024 3:44 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3258 दिनांक: 08/02/2024

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन1-0-2024

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अँड अजय अखंड

वर्णन शोध अर्ज क्र.1258/2024 मौजा हजारीपहाड खसरा क्र.26/6 सीटी सर्व्हे नं.23,24 प्लॉट नं.77 शोध सन 1995 ते 2024

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

NGP1

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015188359202324E दिनांक: 08/02/2024

बँकेचे नाव व पत्ता:

मह-दुय्यम निबंधक, वकी-
नागपूर शहर क्र.१



CHALLAN
MTR Form Number-6



GRN	MH015188359202324E	BARCODE			Date	07/02/2024-09:58:07		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name		ADV AJAY N AKHAND			
Location NAGPUR					Flat/Block No.					
Year 2023-2024 One Time					Premises/Building					
Account Head Details				Amount In Rs.		Road/Street				
0030072201 SEARCH FEE				750.00		Area/Locality				
						NAGPUR				
						Town/City/District				
						PIN				
						4 4 0 0 3 0				
					Remarks (If Any)					
					MOUJA- HAJARIPAHAD KH NO.26/6 PLOT NO.77 77A AND 78 SHEET					
					NO.178 CTS NO.23,24 NAGPUR.					
					Amount In					
					Seven Hundred Fifty Rupees Only					
Total					750.00		Words			
Payment Details PUNJAB NATIONAL BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		03006172024020700226 500374395	
Cheque/DD No.					Bank Date		RBI Date		07/02/2024-10:00:23 Not Verified with RBI	
Name of Bank					Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9923030959
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 करावयाच्या दस्त्यासाठी लागू नाही.



AJAY N. AKHAND
ADVOCATE

Plot No.153, Gokul - Ganga
Apartment, Jaihind Nagar, Mankapur,
Nagpur-440030.
Mobile No. 9923030959,
Email: ajayakhand@gmail.com

Date - 09/02/2024.

FORMAT-A

[Circular No :- 28/2021]

To

MahaRERA

6th & 7th Floor, Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex,

Bandra (East), Mumbai-400 051.

MahaRERA

Administrative Building No. 1,

Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to building known as " BHARAT RESIDENCY " to be erected on **ALL THAT** Piece and Parcel of land bearing Plots No. 77, 77A, 78, total admeasuring about 960.322 Sq. Sq. Mtr. (As Per N.I.T. Regularized area of 927.76 Sq. Mtr.) in the layout of the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur being portion of entire land bearing **Khasra No. 26/6 of MOUZA - HAJARIPAHAD**, P. H. No. 7, bearing City Survey No. 23, 24, Sheet No. 178, having situated in ward 68, Nagpur Municipal Corporation House No. 563/E/77, 563/E/77A, and 563/E/78, within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur in Tahsil & District Nagpur (hereinafter referred as the said Project " BHARAT RESIDENCY ")



I have investigated the title of the said plot on the request of **NUPUR CONSTRUCTIONS THROUGH IT'S PROP. SHRI. MONISH S/O. BHARAT BAHAL**, Resident of Plot No. 40, Deo Nagar, Khamla Road, Nagpur - 440015, PAN NO. AOEPB1063J, AADHAAR NO. 8988-1625-1628. (hereinafter referred to as "Promoter") and following documents :-

- 1) **Description of the property :- ALL THAT** Piece and Parcel of land bearing Plots No. 77, 77A, 78, total admeasuring about 960.322 Sq. Sq. Mtr. (As Per N.I.T. Regularized area of 927.76 Sq. Mtr.) in the layout of the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur being portion of entire land bearing Khasra No. 26/6 of **MOUZA - HAJARIPAHAD**, P. H. No. 7, bearing City Survey No. 23, 24, Sheet No. 178, having situated in ward 68, Nagpur Municipal Corporation House No. 563/F/77, 563/F/77A, and 563/F/78, within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur in Tahsil & District Nagpur.
- 2) The documents of allotment of plots. :- Sale deed.
- 3) Property card issued by City Survey Office dated 03/01/2024, Mutation entry No. 8035, dated 03/01/2023.
- 4) Search report for 30 years from 1995 till 2024.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot I am of the opinion that the title of **NUPUR CONSTRUCTIONS THROUGH IT'S PROP. SHRI. MONISH S/O. BHARAT BAHAL**, is clear, marketable and without any encumbrances.

Owner of the Plot No. 77,77A,78 :-

NUPUR CONSTRUCTIONS THROUGH IT'S PROP. SHRI. MONISH S/O. BHARAT BAHAL,

- 5) Qualifying comments/remarks if any - N/A

The report reflecting the flow of the title of the of **NUPUR CONSTRUCTIONS THROUGH IT'S PROP. SHRI. MONISH S/O. BHARAT BAHAL**, (OWNER AND DEVELOPER) on the said plots is enclosed herewith as annexure.

Date : 09/02/2024.



AJAY N. AKHAND

Ajay N. Akhand
ADVOCATE

Address :-
Plot No. 153, Flat No.302, 3rd Floor,
Gokul Ganga Apartment, Beside Old
Kunal Hospital, Jalind Nagar,
Mankapur, Nagpur-440030 (M.S.).

AJAY N. AKHAND
ADVOCATE

Plot No.153, Gokul - Ganga
Apartment, Jaihind Nagar,
Mankapur, Nagpur-440030.
Mobile No. 9923030959,
Email: ajayakhand@gmail.com

Date :- 09/02/2024

FORMAT - A

(Circular No :- 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID PLOTS.

- 1) P.R. Card as on date of application for registration.
- 2) Property Card Mutation Entry No. 8035 dated 03/01/2023.
- 3) Search Report for 30 years from 1995 till 2024, Taken from Sub-Registrar office at Nagpur

Having been engaged by of NUPUR CONSTRUCTIONS THROUGH IT'S PROP. SHRI. MONISH S/O. BHARAT BAHAL, I the undersigned have verified and inspected the available record of the office of the Joint Sub-Registrar, Nagpur - 1 in respect of ALL THAT Piece and Parcel of land bearing Plots No. 77, 77A, 78, total admeasuring about 960.322 Sq. Mtr. (As Per N.I.T. Regularized area of 927.76 Sq. Mtr.) in the layout of the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur being portion of entire land bearing Khasra No. 26/6 of Mouza - Hajaripahad, P. H. No. 7, bearing City Survey No. 23,24 Sheet No. 178, having situated in ward 68, Nagpur Municipal Corporation House No. 563/F/77, 563/F/77A, and 563/F/78, within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur in Tahsil & District Nagpur having purchased the plot No.78, from Square Constructions Company Through It's Partners 1. Shri. Prakash S/o. Kundeshwar Tripathi, 2. Shri. Umesh S/o. Bacchu Singh, 3. Shri. Sunil Kumar Sinha, 4. Shri. Sanjay Vijay Bahadur Singh, as per sale deed duly registered in the office of the Sub-Registrar, Nagpur - 1 (City), bearing Serial/ Registration No. 6619/2021 dated 22/10/2021 and plot No.77 and 77A from 1. Rajesh S/o. Bhaiyyaji Motghare, 2. Smt. Meena Suryakant Rahate, 3. Smt. Vanita W/o. Shailesh Akare, as per sale deed duly registered in the office of the Joint Sub-Registrar, Nagpur - 3 (City), bearing Serial/ Registration No. 5481/2021, 5482/2021, dated 11/10/2021 respectively.



THAT, the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur, has the Owner of the land bearing Kh. No. 26/6.

THAT, the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur, prepared a layout of plots and allotted plots to its members from the above mentioned land.

THAT, Plot No. 77 admeasuring 3880 Sq. Ft. (360.4520 Sq. Mtr.) out of the said layout was allotted and sold to Shri. Rajesh S/o. Bhaiyyaji Motghare by the The Jai Gruhnirman Sahakari Sanstha Limited, Nagpur through it's Secretary Shri. Madhukar Vishwanath Chamat, dated 18/05/1994, registered with Joint Sub Registrar, Nagpur No. 7 at Additional Book No. 1, in volume No. 96, Registered at Serial No. 657, on pages 189 to 191.

THAT, in course of time, **ALL THAT** piece and parcel of land bearing **Plot No. 77**, total admeasuring 3880 Sq. Ft. (360.4520 Sq. Mtr.) forming portion of entire land bearing Khasra No. 26/6, P. H. No. 7 of **Mouza - Hajaripahad**, in Ward No. 68, situated in the layout of the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur, came under N.I.T.'s Regularization Scheme of the unauthorized 1900 layouts of Nagpur City. That taking advantage of the said scheme, Shri. Rajesh Bhaiyyaji Motghare, paid initial Deposit of Rs. 1,000/- to N.I.T. for regularizing the said Plot No. 77 and thereafter the N.I.T. issued Demand Note in the name of the Shri. Rajesh Bhaiyyaji Motghare, and accordingly he paid Regularization Charges amounting to Rs. 58,517/- on 21/04/2008, for regularizing the said Plot No. 77 to the N.I.T. Subsequently the Nagpur Improvement Trust, Nagpur Regularized the said Plot No. 77 under the "Maharashtra Gunthewari Developments" (Regulations, Upgradation & Control) Act, 2001" vide its Release Letter/Permit No. :- BE(W)/1900/(U/L)/9670/1349, dated 08/12/2008.

THAT, the plot No. 77 is converted into Non - Agricultural use vide Revenue Case No. 0969/N.A.P. 34/2021-2022, on dated 04/01/2022, by Hon'ble Upper Tahasildar, Nagpur No. 5.

THAT, Plot No. 77 total admeasuring 3880 Sq. Ft. (360.4520 Sq. Mtr.) (As per N. I. T. regularized letter area is 345.5800 Sq. Mtr), out of the said layout was sold to NUPUR CONSTRUCTIONS THROUGH IT'S PROP. shri. Monish s/o. Bharat Bahal, by the Shri. Rajesh S/o. Bhaiyyaji Motghare, as per sale deed duly registered in the office of the Joint Sub-Registrar, Nagpur - 3 (City), bearing Serial/ Registration No. 5481/2021, dated 11/10/2021.



THAT, Plot No. 22 and 23 admeasuring 3000 Sq. Ft. (278.706 Sq. Mtr.) out of the said layout was allotted and sold to Shri. Bhaiyyaji S/O. Ramaji Motghare by the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur through it's secretary Shri. Madhukar Vishwanath Chamat, dated 10/03/1989, registered with Joint Sub Registrar, Nagpur No. 1 at Additional Book No. 1 in volume No. 1287, registered at serial No. 3526 (P), on pages 177 to 179.

THAT,, thereafter due to modification in lay out plan numbering of plot was changed and hence the plot No. 22 and 23 are corrected by Deed of Correction dated 31/12/1998, registered with Joint Sub Registrar, Nagpur No.4, at Additional Book No. 1 in volume No.379, at pages 164 to 166 at serial No. 2347 (p) dated 31/12/1998, and the said plots renumbered/changed as plot No.77A.

THAT, in course of time, **ALL THAT** piece and parcel of land bearing Plot No. 77 A, admeasuring 251.7100 Sq Mtr. as per R.L. forming portion of entire land bearing Khasra No. 26/6, P. H. No. 7 of **Mouza - Hajaripahad**, in Ward No. 68, situated in the layout of the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur, came under N.I.T.'s Regularization Scheme of the unauthorized 1900 layouts of Nagpur City. That taking advantage of the said scheme, Shri. Bhaiyyaji Ramaji Motghare, paid initial Deposit of Rs. 1,000/- to N.I.T. for regularizing the said Plot No. 77A and thereafter the N.I.T. issued Demand Note in the name of the Shri. Bhaiyyaji Ramaji Motghare, and accordingly he paid Regularization Charges amounting to Rs. 42,351/- on 17/11/2008 for regularizing the said Plot No. 77A, to the N.I.T. Subsequently the Nagpur Improvement Trust, Nagpur Regularized the said Plot No. 77 A under the "Maharashtra Gunthewari Developments" (Regulations, Upgradation & Control) Act, 2001" vide its Release Letter/Permit No. BE(W)/1900/10698/1280, dated 04/12/2008.

THAT,, Shri. Bhaiyyaji Ramaji Motghare expired on 26/11/2021 and his widow Smt. Suman Bhaiyyaji Motghare predeceased to him on 13/07/2007 and after their death their legal heirs being their son Shri. Ramesh Bhaiyyaji Motghare and two Married daughter Smt. Meena Suryakant Rahate and Smt. Vanita Shailesh Akare inherited the above said plot No. 77A by way of intestate succession.

THAT,, thereafter Plot No. 77 A total admeasuring 2580.02 Sq. Mtr. (As per N. I. T. regularized letter area are 251.7100 Sq. Mtr), out of the said layout was sold to NUPUR CONSTRUCTIONS THROUGH IT'S PROP. shri. Monish s/o. Bharat Bahal, by the 1. Rajesh S/o. Bhaiyyaji Motghare, 2. Smt. Meena Suryakant Rahate, 3. Smt. Vanita w/o. Shailesh Akare, as per sale deed duly registered in the office of the Joint Sub-Registrar, Nagpur - 3 (City), bearing Serial/ Registration 5482/2021, dated 11/10/2021 respectively.



THAT, the plot No. 77A is converted into Non - Agricultural use vide Revenue Case No. 0968/N.A.P. 34/2021-2022, on dated 04/01/2022, by Hon'ble Upper Tahasildar, Nagpur No. 5.

THAT, Plot No. 78 admeasuring 3680 Sq. Ft. (341.88 Sq. Mtr) out of the said layout was allotted and sold to Shri. Dilip Damodhar Bezalwar by the the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur through it's Secreatary Shri. Madhukar Vishwanath Chamat, dated 25/05/1990, registered with Joint Sub Registrar, Nagpur No. 2 at Additional Book No. 1 in volume No.1688, registered at serial No. 6958 (P), on pages 157to 159.

THAT, thereafter Shri. Dilip Damodhar Bezalwar had executed a power of attorney in favour of Shri. Ashok Narotamsingh Varma on dated 10/10/2003 which is registered at Serial No. 5367/2003 in the Office of Joint Sub - Registrar Nagpur No. 2.

THAT, thereafter Shri. Dilip Damodhar Bezalwar through his power of attorney holder namely Shri. Ashok Narotamsingh Varma had agreed to sale the Plot No.78 in favour of Shri. Ajay Balkrushna Wade and Shri. Dinesh Santlal Batra vide agreement to sale dated 30/01/2008, which is registered at Serial No. 533/2008 in the Office of Joint Sub - Registrar Nagpur No. 4.

THAT, thereafter Shri. Dilip Damodhar Bezalwar through his power of attorney holder namely Shri. Ashok Narotamsingh Varma had executed the sale deed of Plot No. 78 in favour of Shri. Ajay Balkrushna Wade and Shri. Dinesh Santlal Batra vide sale deed dated 08/12/2008, which is registered at Sr. No. 6643/2008 in the Office of Joint Sub - Registrar Nagpur No. 4.

THAT, in course of time, **ALL THAT** piece and parcel of land bearing Plot No. 78, total containing by admeasurement 341.8800 Sq. Mtrs. forming portion of entire land bearing Khasra No. 26/6, P. H. No. 7 of **Mouza - Hajaripahad**, in Ward No. 68, situated in the layout of The Jai Gruhnirman Sahakari Sanstha Limited, Nagpur, came under N.I.T.'s Regularization Scheme of the unauthorized 1900 layouts of Nagpur City. That taking advantage of the said scheme, Shri. Dilip Damodhar Bezalwar, paid initial Deposit of Rs. 1,000/- to N.I.T. for regularizing the said Plot No. 78 and thereafter the N.I.T. issued Demand Note in the name of the Shri. Dilip Damodhar Bezalwar, and accordingly he paid Regularization Charges amounting to Rs. 79,328/- on 28/07/2008 for regularizing the said Plot No. 78, total containing by admeasurement 330.4700 Sq. Mtr., to the N.I.T. Subsequently the Nagpur Improvement Trust, Nagpur Regularized the said Plot No. 78 under the "Maharashtra Gunthewari Developments" (Regulations, Upgradation & Control) Act, 2001" vide its Release Letter/Permit No. BE(W)/1900/(U/L)/10318/885, dated 24/10/2008.



THAT, the plot No. 78 is converted into Non - Agricultural use vide Revenue Case No. 4897/N.A.P. 34/2010-2011 on dated 16/06/2011 by Hon'ble Upper Tahasildar, Nagpur No. 5.

THAT, thereafter Shri. Ajay Balkrushna Wade and Shri. Dinesh Santlal Batra had executed the sale deed of Plot No. 78 in favour of Shri. Mohan Girhe and Shri. Vaibhav Lade vide sale deed dated 04/10/2011 which is registered at Serial/Registration No. 5366/2011 in the Office of Joint Sub - Registrar Nagpur No. 3.

THAT, thereafter Shri. Mohan Punjabrao Girhe and Shri. Vaibhav Moreshwar Lade had executed the sale deed in favour of Square Constructions Company Through It's Partners 1. Shri. Prakash S/o. Kundeshwar Tripathi, 2. Shri. Umesh S/o. Bacchu Singh, 3. Shri. Sunil Kumar Sinha, 4. Shri. Sanjay Vijay Bahadur Singh, as per sale deed duly registered in the office of the Joint Sub-Registrar, Nagpur - 3 (City), bearing Serial/Registration No. 6366/2011, dated 04/10/2011.

THAT, thereafter Square Constructions Company Through It's Partners 1. Shri. Prakash S/o. Kundeshwar Tripathi, 2. Shri. Umesh S/o. Bacchu Singh, 3. Shri. Sunil Kumar Sinha, 4. Shri. Sanjay Vijay Bahadur Singh, had executed the sale deed of plot No.78 in favour of Nupur Constructions Through It's Proprietor Shri. Monish S/o. Bharat Bahal, as per sale deed duly registered in the office of the Joint Sub-Registrar, Nagpur - 1 (City), bearing Serial/ Registration No. 6619/2021, dated 22/10/2021.

THAT, thereafter, Promoter has make an application to the Nagpur Improvement trust, Nagpur for amalgamation the plot No. 77, 77A and 78. The Nagpur Improvement trust, Nagpur which is the competent authority to amalgamate the plot No.77, 77A and 78 vide its letter No. E.A.(P)/998, dated 17/07/2023.

THAT the PROMOTER are engaged in the business of construction, development of property, builder ship and other allied business activities.

THAT PROMOTER constructed a multi storied building on the parcel of land described above comprising of FOURTY TWO (42) separate self contained Residential Apartments building known as "BHARAT RESIDENCY ", on the said Plots No. 77, 77A, 78, described above according to the plan sanctioned by the Engineer Nagpur Improvement Trust, Nagpur vide Building plan permit No. B.E. (WEST) Case No. 255452/Tracking No. 202307205/251, Dated 25/01/2024.

THAT, PROMOTER constructing the proposed multistoried building by utilizing the available full F.S.I. on the said plot.



THAT, the PROMOTER after sanction of building plan/permit, started the construction work of a Multistoried building on the said plot consisting self-contained residential Flats/Apartments/Units/Blocks for the purpose of allotment and sale to and in favour of any prospective willing buyer/s.

THAT, the name of proposed building/complex shall be "BHARAT RESIDENCY".

THAT, the said building/complex is submitted to the provisions of Maharashtra Apartments Ownership Act, 1970, by virtue of Declaration Deed duly registered in the office of the Sub-Registrar, Nagpur - 1 bearing serial/registration No. 1665/2024 dated 05/02/2024.

That, for the purpose of verification of title, the following documents relating to said property are provided to us:-

- 1) Akhiv Patrika,
- 2) Sale Deed,
- 3) R. L. Letter,
- 4) Sanctioned Building Plan,

THAT all the aforesaid documents are produced before me are photocopies. It is necessary to verify the original copies in the custody of aforesaid present owners/Promoters,

THAT, I have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov. in by giving inputs of City Survey No. 23,24, Sheet No. 178, of MOUJA - HAJARIPAHAD for the period of 30 Years (i.e., from 1995-2024) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH015188359202324E, Dated 06/01/2024. The Receipt of the same is enclosed herewith.

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

- 4) Any other relevant title.
- 5) Litigations if any :- while searching I could not find any litigation going on for the said property.

Date :- 09/06/2023.



AJAY N. AKHAND

Ajay N. Akhand
Ajay N. Akhand
 ADVOCATE
 Plot No. 153, Flat No. 302, 3rd Floor,
 Gokul Apartment, Beside Old
 Kuna, Jalgaon Nagar,
 Mankapur, Nagpur-440000 (M.S.)

AJAY N. AKHAND
ADVOCATE

Plot No.153, Gokul - Ganga
Apartment, Jaihind Nagar,
Mankapur, Nagpur-440030.
Mobile No. 9923030959,
Email: ajayakhand@gmail.com

Date :- 09/02/2024

TITLE VERIFICATION REPORT

Having been engaged by NUPUR CONSTRUCTIONS THROUGH IT'S PROP. SHRI. MONISH S/O. BHARAT BAHAL, I the undersigned have verified and inspected the available record of the office of the Joint Sub-Registrar, Nagpur - 1 in respect of of ALL THAT Piece and Parcel of land bearing Plots No. 77, 77A, 78, total admeasuring about 960.322 Sq. Mtr. (As Per N.I.T. Regularized area of 927.76 Sq. Mtr.) in the layout of the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur being portion of entire land bearing Khasra No. 26/6 of Mouza - Hajaripahad, P. H. No. 7, bearing City Survey No. 23,24 Sheet No. 178, having situated in ward 68, Nagpur Municipal Corporation House No. 563/F/77, 563/F/77A, and 563/F/78, within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur in Tahsil & District Nagpur having purchased the plot No.78, from Square Constructions Company Through It's Partners 1. Shri. Prakash S/o. Kundeshwar Tripathi, 2. Shri. Umesh S/o. Bacchu Singh, 3. Shri. Sunil Kumar Sinha, 4. Shri. Sanjay Vijay Bahadur Singh, as per sale deed duly registered in the office of the Sub-Registrar, Nagpur - 1 (City), bearing Serial/ Registration No. 6619/2021 dated 22/10/2021 and plot No.77 and 77A from 1. Rajesh S/o. Bhaiyyaji Motghare, 2. Smt. Meena Suryakant Rahate, 3. Smt. Vanita W/o. Shailesh Akare, as per sale deed duly registered in the office of the Joint Sub-Registrar, Nagpur - 3 (City), bearing Serial/ Registration No. 5481/2021, 5482/2021, dated 11/10/2021 respectively.

THAT, the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur, has the Owner of the land bearing Kh. No. 26/6.

THAT, the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur, prepared a layout of plots and allotted plots to its members from the above mentioned land.

THAT, Plot No. 77 admeasuring 3880 Sq. Ft. (360.4520 Sq. Mtr.) out of the said layout was allotted and sold to Shri. Rajesh S/o. Bhaiyyaji Motghare by the The Jai Gruhnirman Sahakari Sanstha Limited, Nagpur through it's Secretary Shri. Madhukar Vishwanath Chamat, dated 18/05/1994, registered with Joint Sub Registrar, Nagpur No. 7 at Additional Book No. 1, in volume No. 96, Registered at Serial No. 657, on pages 189 to 191.



THAT, in course of time, **ALL THAT** piece and parcel of land bearing Plot No. 77, total admeasuring 3880 Sq. Ft. (360.4520 Sq. Mtr.) forming portion of entire land bearing Khasra No. 26/6, P. H. No. 7 of **Mouza - Hajaripahad**, in Ward No. 68, situated in the layout of the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur, came under N.I.T.'s Regularization Scheme of the unauthorized 1900 layouts of Nagpur City. That taking advantage of the said scheme, Shri. Rajesh Bhaiyyaji Motghare, paid initial Deposit of Rs. 1,000/- to N.I.T. for regularizing the said Plot No. 77 and thereafter the N.I.T. issued Demand Note in the name of the Shri. Rajesh Bhaiyyaji Motghare, and accordingly he paid Regularization Charges amounting to Rs. 58,517/- on 21/04/2008, for regularizing the said Plot No. 77 to the N.I.T. Subsequently the Nagpur Improvement Trust, Nagpur Regularized the said Plot No. 77 under the "Maharashtra Gunthewari Developments" (Regulations, Upgradation & Control) Act, 2001" vide its Release Letter/Permit No. :- BE(W)/1900/(U/L)/9670/1349, dated 08/12/2008.

THAT, the plot No. 77 is converted into Non - Agricultural use vide Revenue Case No. 0969/N.A.P. 34/2021-2022, on dated 04/01/2022, by Hon'ble Upper Tahasildar, Nagpur No. 5.

THAT, Plot No. 77 total admeasuring 3880 Sq. Ft. (360.4520 Sq. Mtr.) (As per N. I. T. regularized letter area is 345.5800 Sq. Mtr), out of the said layout was sold to NUPUR CONSTRUCTIONS THROUGH IT'S PROP. shri. Monish s/o. Bharat Bahal, by the Shri. Rajesh S/o. Bhaiyyaji Motghare, as per sale deed duly registered in the office of the Joint Sub-Registrar, Nagpur - 3 (City), bearing Serial/ Registration No. 5481/2021, dated 11/10/2021.

THAT, Plot No. 22 and 23 admeasuring 3000 Sq. Ft. (278.706 Sq. Mtr.) out of the said layout was allotted and sold to Shri. Bhaiyyaji S/O. Ramaji Motghare by the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur through it's secretary Shri. Madhukar Vishwanath Chamat, dated 10/03/1989, registered with Joint Sub Registrar, Nagpur No. 1 at Additional Book No. 1 in volume No. 1287, registered at serial No. 3526 (P), on pages 177 to 179.

THAT,, thereafter due to modification in lay out plan numbering of plot was changed and hence the plot No. 22 and 23 are corrected by Deed of Correction dated 31/12/1998, registered with Joint Sub Registrar, Nagpur No.4, at Additional Book No. 1 in volume No.379, at pages 164 to 166 at serial No. 2347 (p) dated 31/12/1998, and the said plots renumbered/changed as plot No.77A.



THAT, in course of time, **ALL THAT** piece and parcel of land bearing Plot No. 77 A, admeasuring 251.7100 Sq Mtr. as per R.L. forming portion of entire land bearing Khasra No. 26/6, P. H. No. 7 of **Mouza - Hajaripahad**, in Ward No. 68, situated in the layout of the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur, came under N.I.T.'s Regularization Scheme of the unauthorized 1900 layouts of Nagpur City. That taking advantage of the said scheme, Shri. Bhaiyyaji Ramaji Motghare, paid initial Deposit of Rs. 1,000/- to N.I.T. for regularizing the said Plot No. 77A and thereafter the N.I.T. issued Demand Note in the name of the Shri. Bhaiyyaji Ramaji Motghare, and accordingly he paid Regularization Charges amounting to Rs. 42,351/- on 17/11/2008 for regularizing the said Plot No. 77A, to the N.I.T. Subsequently the Nagpur Improvement Trust, Nagpur Regularized the said Plot No. 77 A under the "Maharashtra Gunthewari Developments" (Regulations, Upgradation & Control) Act, 2001" vide its Release Letter/Permit No. BE(W)/1900/10698/1280, dated 04/12/2008.

THAT,, Shri. Bhaiyyaji Ramaji Motghare expired on 26/11/2021 and his widow Smt. Suman Bhaiyyaji Motghare predeceased to him on 13/07/2007 and after their death their legal heirs being their son Shri. Ramesh Bhaiyyaji Motghare and two Married daughter Smt. Meena Suryakant Rahate and Smt. Vanita Shailesh Akare inherited the above said plot No. 77A by way of intestate succession.

THAT,, thereafter Plot No. 77 A total admeasuring 2580.02 Sq. Mtr. (As per N. I. T. regularized letter area are 251.7100 Sq. Mtr), out of the said layout was sold to NUPUR CONSTRUCTIONS THROUGH IT'S PROP. shri. Monish s/o. Bharat Bahal, by the 1. Rajesh S/o. Bhaiyyaji Motghare, 2. Smt. Meena Suryakant Rahate, 3. Smt. Vanita w/o. Shailesh Akare, as per sale deed duly registered in the office of the Joint Sub-Registrar, Nagpur - 3 (City), bearing Serial/ Registration 5482/2021, dated 11/10/2021 respectively.

THAT, the plot No. 77A is converted into Non - Agricultural use vide Revenue Case No. 0968/N.A.P. 34/2021-2022, on dated 04/01/2022, by Hon'ble Upper Tahasildar, Nagpur No. 5.

THAT, Plot No. 78 admeasuring 3680 Sq. Ft. (341.88 Sq. Mtr) out of the said layout was allotted and sold to Shri. Dilip Damodhar Bezalwar by the the Jai Gruhnirman Sahakari Sanstha Limited, Nagpur through it's Secreatary Shri. Madhukar Vishwanath Chamat, dated 25/05/1990, registered with Joint Sub Registrar, Nagpur No. 2 at Additional Book No. 1 in volume No.1688, registered at serial No. 6958 (P), on pages 157to 159.

THAT, thereafter Shri. Dilip Damodhar Bezalwar had executed a power of attorney in favour of Shri. Ashok Narotamsingh Varma on dated 10/10/2003 which is registered at Serial No. 5367/2003 in the Office of Joint Sub - Registrar Nagpur No. 2.



THAT, thereafter Shri. Dilip Damodhar Bezalwar through his power of attorney holder namely Shri. Ashok Narolamsingh Varma had agreed to sale the Plot No.78 in favour of Shri. Ajay Balkrushna Wade and Shri. Dinesh Santilal Batra vide agreement to sale dated 30/01/2008, which is registered at Serial No. 533/2008 in the Office of Joint Sub - Registrar Nagpur No. 4.

THAT, thereafter Shri. Dilip Damodhar Bezalwar through his power of attorney holder namely Shri. Ashok Narolamsingh Varma had executed the sale deed of Plot No. 78 in favour of Shri. Ajay Balkrushna Wade and Shri. Dinesh Santilal Batra vide sale deed dated 08/12/2008, which is registered at Sr. No. 6643/2008 in the Office of Joint Sub - Registrar Nagpur No. 4.

THAT, in course of time, ALL THAT piece and parcel of land bearing Plot No. 78, total containing by admeasurement 341.8800 Sq. Mtrs. forming portion of entire land bearing Khasta No. 26/6, P. H. No. 7 of Mouza - Hajarpahad, in Ward No. 68, situated in the layout of The Jai Gruhinman Sahakari Sansha Limited, Nagpur, came under N.I.T.'s Regularization Scheme of the unauthorized 1900 layouts of Nagpur City. That taking advantage of the said scheme, Shri. Dilip Damodhar Bezalwar, paid initial Deposit of Rs. 1,000/- to N.I.T. for regularizing the said Plot No. 78 and thereafter the N.I.T. issued Demand Note in the name of the Shri. Dilip Damodhar Bezalwar, and accordingly he paid Regularization Charges amounting to Rs. 79,328/- on 28/07/2008 for regularizing the said Plot No. 78, total containing by admeasurement 330.4700 Sq. Mtr., to the N.I.T. Subsequently the Nagpur Improvement Trust, Nagpur Regularized the said Plot No. 78 under the "Maharashtra Gunthewari Developments" (Regulations, Upgradation & Control) Act, 2001" vide its Release Letter/Permit No. :- BE(W)/1900/(U/L)/10318/885, dated 24/10/2008.

THAT, the plot No. 78 is converted into Non - Agricultural use vide Revenue Case No. 4897/N.A.P. 34/2010-2011 on dated 16/06/2011 by Hon'ble Upper Tahasildar, Nagpur No. 5.

THAT, thereafter Shri. Ajay Balkrushna Wade and Shri. Dinesh Santilal Batra had executed the sale deed of Plot No. 78 in favour of Shri. Mohan Girhe and Shri. Vaibhav Lade vide sale deed dated 04/10/2011 which is registered at Serial/Registration No. 5366/2011 in the Office of Joint Sub - Registrar Nagpur No. 3.

THAT, thereafter Shri. Mohan Punjabrao Girhe and Shri. Vaibhav Moreshwar Lade had executed the sale deed in favour of Square Constructions Company Through Its Partners 1. Shri. Prakash S/o. Kundeshwar Tripathi, 2. Shri. Umesh S/o. Bachtu Singh, 3. Shri. Sunil Kumar Sinha, 4. Shri. Sanjay Vijay Bahadur Singh, as per sale deed duly registered in the office of the Joint Sub-Registrar, Nagpur - 3 (City), bearing Serial/Registration No. 6366/2011, dated 04/10/2011.



THAT, thereafter Square Constructions Company Through It's Partners 1. Shri. Prakash S/o. Kundleshwar Tripathi, 2. Shri. Umesh S/o. Bachhu Singh, 3. Shri. Sunil Kumar Sinha, 4. Shri. Sanjay Vijay Bahadur Singh, had executed the sale deed of plot No.78 in favour of Nagpur Constructions Through It's Proprietor Shri. Monish S/o. Bharat Bahal as per sale deed duly registered in the office of the Joint Sub-Registrar, Nagpur - 1 (City) bearing Serial/ Registration No. 6619/2021, dated 22/10/2021.

THAT, thereafter, Promoter has make an application to the Nagpur Improvement trust, Nagpur for amalgamation the plot No. 77, 77A and 78. The Nagpur Improvement trust, Nagpur which is the competent authority to amalgamate the plot No.77, 77A and 78 vide its letter No. E.A.(P)/998, dated 17/07/2023.

THAT the PROMOTER are engaged in the business of construction, development of property, builder ship and other allied business activities.

THAT PROMOTER constructed a multi storied building on the parcel of land described above comprising of FOURTY TWO (42) separate self contained Residential Apartments building known as "BHARAT RESIDENCY", on the said Plots No. 77, 77A, 78, described above according to the plan sanctioned by the Engineer Nagpur Improvement Trust, Nagpur vide Building plan permit No. B.E. (WEST) Case No. 255452/Tracking No. 202307205/251, Dated 25/01/2024.

THAT, PROMOTER constructing the proposed multistoried building by utilizing the available full F.S.I. on the said plot.

THAT, the PROMOTER after sanction of building plan/permit, started the construction work of a Multistoried building on the said plot consisting self-contained residential Flats/Apartments/Units/Blocks for the purpose of allotment and sale to and in favour of any prospective willing buyer/s.

THAT, the name of proposed building/ complex shall be "BHARAT RESIDENCY".

THAT, the said building/complex is submitted to the provisions of Maharashtra Apartments Ownership Act, 1970, by virtue of Declaration Deed duly registered in the office of the Sub-Registrar, Nagpur - 1 bearing serial/registration No. 1665/2024 dated 05/02/2024.

That, for the purpose of verification of title, the following documents relating to said property are provided to us:-

- 5) Akhiv Patrika,
- 6) Sale Deed,
- 7) R. L. Letter,
- 8) Sanctioned Building Plan,



THAT all the aforesaid documents are produced before me are photocopies. It is necessary to verify the original copies in the custody of aforesaid present owners/Promoters,

THAT, I have taken online Search in respect of the aforesaid property from the web portal www.ijrmaharashtra.gov. in by giving inputs of City Survey No. 23,24, Sheet No. 178, of MOUJA - HAJARIPAHAD for the period of 30 Years (i.e., from 1995-2024) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH1015188359202324E, Dated 06/01/2024. The Receipt of the same is enclosed herewith.

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

Date :- 09/02/2024

AJAY N. AKHAND

ADVOCATE

Ajay N. Akhand

Advocate & Notary

Plot No. 473, Flat No.302, 3rd Floor,

Gokul Garden, Apartment, Beside Old

Kune, 4th, Jadhav Nagar,

Mumbai - 400030 (M.S.)

