



CHALLAN
MTR Form Number-6



GRN	MH017985792202324E	BARCODE	Date		23/03/2024-14:46:12	Form ID
Department			Inspector General Of Registration			
Type of Payment			Search Fee			
Type of Payment			Other Items			
Office Name			HGN_HINGNA SUB REGISTRAR			
Location			NAGPUR			
Year			2023-2024 One Time			
Account Head Details			Amount In Rs.		Premises/Building	
0030072201 SEARCH FEE			350.00		Road/Street	
					Area/Locality	
					Town/City/District	
					PIN	
			Remarks (If Any)			
			PLOT NO 17 AREA 625.88 SQ.MTR KH NO 91/1 MOUZA WAGDARA			
			TAH HINGNA DIST NAGPUR			
			Amount In		Three Hundred Fifty Rupees Only	
Total			350.00		Words	
Payment Details			IDBI BANK			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
			Bank CIN	Ref. No.	69103332024032317278	2860348952
Cheque/DD No.			Bank Date	RBI Date	23/03/2024-14:47:38	Not Verified with RBI
Name of Bank			Bank-Branch		IDBI BANK	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9422111235

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.



CHALLAN
MTR Form Number-6

GRN MH000058525202425E		BARCODE		Date 02/04/2024-11:27:31	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 HGN_HINGNA SUB REGISTRAR			Full Name		ADV RAM JOSHI
Location NAGPUR			Flat/Block No.		
Year 2024-2025 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030072201 SEARCH FEE		400.00	Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			PLOT NO 17 MOUZA WAGDARA TAH HINGNA DIST NAGPUR YEAR		
			1995 TO 2010		
			Amount In	Four Hundred Rupees Only	
Total		400.00	Words		
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332024040212074 2862062088
Cheque/DD No.			Bank Date	RBI Date	02/04/2024-11:28:35 Not Verified with RBI
Name of Bank			Bank-Branch		IDBI BANK
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
 खंदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.
 Mobile No. : 9422111235



RAM A. JOSHI
ADVOCATE
Address: F-2, P. No. 43, Ganesh Jyoti Apartment,
Ring Road, Kotwal Nagar, Nagpur – 440022
Tel # 0712- 2956761, Cell # 9422111235
E-mail – advramjoshi@gmail.com

FORMAT – A
(Circular No.: 28/2021 dated 08/03/2-21)

To
Maharashtra Real Estate Regulatory Authority

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and parcel of land bearing Plot 91/1/17 having area 625.87 Sq.mtr. at MOUZA – WAGDARA, situated at Tal – Hingna and District – Nagpur in the layout known and styled as “SILVER CITY” and the proposed building is known and styled as “SILVER TOWER-2” being the portion of the entire land (Hereinafter referred to as “THE SAID PROPERTY”)

I have investigated the title of the said Plot on the request of M/s Idea Infraventures, and following documents i.e.:-

1) Description of the Property

I have found that the present owner of the aforesaid property are Sau.Sunita Vikasrao Khadke, Sau. Anita Yashwantrao Pathade, Sau. Rohini Rajeshrao Hiwse of ALL THAT Piece and parcel of land bearing Plot No. 91/1/17 having area 625.87 Sq.mtr. at MOUZA – WAGDARA, situated at Tah – Hingna and District – Nagpur in the layout known and styled as “SILVER CITY” and the proposed building is known and styled as “SILVER TOWER-2” being the portion of the entire land bearing Kh. No. 91/1 having devolved upon them by way of intestate succession and further by way of Compromise decree passed by 5th Joint Civil Judge, Senior division in civil suit no. 535/2013 dated 09/07/13 and a further correction to this order was signed by the said Hon’ble judge on 19/11/13.

2) The documents of allotment of Plot

- 1) Agreement for Development dated 30/01/2014 registered at Sr. No. 492 before the Sub registrar Hingna.



- 2) Power of Attorney by the original land owners in favour of present Developer dated 30/01/2014 registered at Sr. No. 493 before the Sub registrar Hingna.
- 3) N.A. Order dtd.15.06.2016 in Rev.Case No. 363/N.A.P-34/2015-16
- 4) Building Permit No. BE.(NMRDA)/ West/Hingna Tahsil/No. BUL-P-0254/2022062883/2695/DPC/BP/441 dated 18/03/2024.
- 5) That the said entire property thereafter got submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing and registering a Deed of Declaration Under Section 2 in the Form-A of the said Act, which is duly registered in the Office of the Sub-Registrar, Hingna at Sr. No. 2924 dated 21/03/2024.
- 6) 7/12 extract or property card issued by Digital dated 01.07.2022 , mutation entry No.9054
- 7) Search Report for 16 years from 1995 to 2010 the original receipt of search at Sub-registrar's office Hingna bearing GRN No. MH017985792202324E dated 02/04/2024 and 14 years from 2011 till 2024 the original receipt of search at Sub-registrar's office Hingna bearing GRN No. MH017985792202324E dated 23/03/2024 is enclosed herewith.

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 present owner of the aforesaid property are Sau. Sunita Vikasrao Khadke, Sau. Anita Yashwantrao Pathade, Sau. Rohini Rajeshrao Hiwse is clear marketable and without any encumbrances except the one mentioned herein below.

TITLE OF THE PLOT.

- i) The Aforesaid Plot is mortgaged by the present Developers with the financial institution named Shri Dattatraya Sahakari Pat Sanstha Maryadit, Nagpur vide registered Deed of Mortgage before the Sub Registrar, Hingna on 03/06/2022 vide Document at Sr. No. 3398 for an amount of Rs.20,00,000/- (Rupees Twenty Lakhs only).

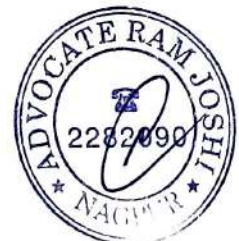
Owners of the land

- ii) Sau. Sunita Vikasrao Khadke, Sau. Anita Yashwantrao Pathade, Sau. Rohini Rajeshrao Hiwse through the Developer M/s Idea Infraventures represented through their Partners Shri Rajeev Khirodkar and Shri Makarand Wasudeorao Barde and the aforesaid plot is presently mortgaged with Shri Dattatraya Sahakari Pat Sanstha Maryadit, Nagpur.

Owners of the land:

Sau. Sunita Vikasrao Khadke, Sau. Anita Yashwantrao Pathade, Sau. Rohini Rajeshrao Hiwse

- 1) Plot No 91/1/17 – As per schedule



- 2) Kh. No 91/1, Mouza Wagdara, Tah Hingna, Dist Nagpur
- 3) Qualifying comments/remarks if any Nil

Developer of the land:

M/s Idea Infraventures , A Partnership Firm.

- 1) Plot No 91/1/17 – As per schedule
- 2) Kh. No 91/1, Mouza Wagdara, Tah Hingna, Dist Nagpur
- 3) Qualifying comments/remarks if any Nil

Description of Property	Owners of the land
ALL THAT Piece and Parcel of Plot No. 91/1/17 having area 625.87 Sq.mtr. at MOUZA – WAGDARA, P.H No. 46, situated at Tah – Hingna and District – Nagpur.in the layout known and styled as “SILVER CITY” and the proposed building is known and styled as “SILVER TOWER-2” being the portion of the entire land bearing Kh. No. 91/1 admeasuring about 1.25H.R.	Sau. Sunita Vikasrao Khadke, Sau. Anita Yashwantrao Pathade, Sau. Rohini Rajeshrao Hiwse.

NAME OF THE DEVELOPER

M/s IDEA INFRAVENTURES represented through its Partners 1) SHRI MAKARAND S/o WASUDEORAOJI BARDE, 2) SHRI RAJEEV S/o PANDURANG KHIRODKAR

The report reflecting the flow of the title of the M/s Idea Infraventures on the said land is enclosed herewith as annexure.

Encl : Annexure.



FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7 /12 extract as on date of application for registration.

FLOW OF TITLE

1. It is found as per the documents supplied, that originally the total property at Kh. No. 91/1 admeasuring about 1.25 H.R and Kh. No. 90 admeasuring about 4.98 H.R, Mouza – Wagdara belonged to Shri Mukund Natthuji Kanher, Shri Krushna Natthuji Kanher & Shri Ganpat Natthuji Kanher (3 brothers).
2. THAT after the demise of Shri Ganpat Natthuji Kanher on 16/06/95 his legal heirs namely a) Shri Suresh Ganpat Kanher, b) Shri Ramesh Ganpat Kanher, c) Shri Nandu Ganpat Kanher, d) Smt. Indirabai Wd/o Ganpat Kanher & e) Sou. Sangita W/o Ganeshrao Nawalkar got their names mutated on the government records. And eventually a Partition deed came to be registered between the said two brothers and legal heirs of the third brother dated 21/10/05 at Sr. No. 5497 before the Sub registrar Hingna as per which the aforesaid total property at Kh. No. 91/1 admeasuring about 1.25 H.R came to the exclusive share of Shri Krushna Natthuji Kanher.
3. THAT thereafter after the death of Shri Krushna Natthuji Kanher on 30/08/12 the aforesaid total property at Kh. No. 91/1 admeasuring about 1.25 H.R came to the share of his legal heirs i.e Wife, 1 Son and 3 Daughters namely Smt. Shewantabai Krushnaji Kanher, Shri Narendra Krushnaji Kanher, Sou. Sunita Vikasrao Khadake, Sou. Anita Yashwantrao Pathade, Sou. Rohini Rajeshrao Hiwase. However the aforesaid 3 sisters thereafter filed a separate suit for partition before the 5th Joint Judge, Senior Division, Nagpur against their mother and brother and thereafter a Compromise was reached upon between the parties as a result thereof the aforesaid court was pleased to pass a Compromise decree dated 29/08/13 in Civil Suit No. 535/2013 as per which the aforesaid total property at Kh. No. 91/1 admeasuring about 1.25 H.R came to the exclusive share of the said 3 daughters of late Shri Krushna Natthuji Kanher and accordingly their names got mutated in the relevant government and semi government records.
4. THAT the Owners/Vendors later on decided to develop the said plot of land into a Residential Estate by constructing Building thereon consisting of various self contained



separate Plots and flats. And accordingly by an Agreement of Development and Sale dated 30/01/14 at Sr. No. 492 before the Sub registrar Hingna, they have entrusted the entire work of Development of the said total land to M/s IDEA INFRAVENTURES represented through its Partners 1) SHRI MAKARAND S/o WASUDEORAOJI BARDE, 2) SHRI RAJEEV S/o PANDURANG KHIRODKAR, upon several terms and conditions contained therein. Also the said owners have appointed the said firm/developers as their Power of Attorney holder vide document at Sr. No. 493 dated 30/01/14 before the Sub registrar Hingna and Correction Deed vide document at Sr. No. 113 dated 07/01/2016 before the Sub registrar Hingna thereby giving them all the powers in respect to development and sell of the said property.

5. THAT initially vide the said Agreement to Development dated 30/01/14 the total area in the said Kh. No. 91/1 was 1.25 H.R, however after government measurement the total area in this Khasra got reduced to 0.93 H.R and further there was also a DP road passing through this land which approximately admeasures 0.1326 H.R and therefore only 0.80 H.R remained in the said khasra and accordingly a Correction deed got registered between the parties vide document at Sr. No. 113 dated 07/01/2016 before the Sub registrar Hingna, stating the reduction in consideration amount and also a revised understanding between the parties that the Developer would hand over 10500 Sq.ft developed plots to all the three Owners and accordingly after getting the layout map sanctioned the Developer has allotted/handed over Plot Nos 1, 7 & 8 admeasuring about 325.63 Sq.Mtr., 325.160 Sq.Mtr, & 322.022 Sq.Mtr respectively to the Owners Nos 1, 2 & 3 respectively and individually.

6. THAT by the same Agreement the owners have further specifically agreed to execute various Agreements to sell and Sale Deeds each relating to the said Plots, Flat scheme in favour of each such individual buyer as may be nominated by the Developers thereto:

7. THAT in pursuance of the said Agreement the said developer has accordingly prepared a plan of entire Layout proposed to be carved on the said property and to be known and styled as "SILVER CITY" and the same is finally approved by N.I.T vide its order no. 5325 dated 06/06/16.

8. THAT thereafter the said owners through Developers applied for conversion of the said land into Non Agricultural and The Collector, Nagpur passed the order dated 15/06/2016 in Rev Case No. 363/N.A.P-34/2015-16.



9. That the said Owner decided to develop the said plot into a Residential Complex for and accordingly a Plan was prepared which is duly approved and sanctioned by NMRDA vide building permit no. BE.(NMRDA)/ West/Hingna Tahsil/No. BUL-P-0254/2022062883/2695/DPC/BP/441 dated 18/03/2024.
10. That the said entire property thereafter got submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing and registering a Deed of Declaration Under Section 2 in the Form-A of the said Act, which is duly registered in the Office of the Sub-Registrar, Hingna at Sr. No. 2924 dated 21/03/2024.
11. THAT, the aforesaid Project consists of a Multi-storeyed Building and shall be known and styled as "SILVER TOWER 2" on the said Project Land having Six Floors. There is Ground Floor for parking. There are four Flats on First Floor, Four Flats on Second Floor, Four Flats on Third Floor, Four Flats on Fourth Floor, Four Flats on Fifth Floor and Four Flats on Sixth Floor. Thus there are in all Twenty Four Flats The Total no. of units are 24 i.e. 24 Apartments in the said Building in accordance with the plans, designs and specifications as approved by the concerned local authority.
12. That, subsequently the aforesaid Developer IDEA INFRAVENTURES has obtained a financial assistance from Shri Dattatraya Sahakari Pat Sanstha Maryadit, Nagpur by mortgaging the said Plot No.17 by way of Registered Mortgage registered before the Sub Registrar, Hingna on 03/06/2022 vide Document at Sr. No.3398 for an amount of Rs.20,00,000/- (Rupees Twenty Lakhs only).
13. Mutation Entry No.9054 dated 01.07.2022.
14. Search report for 14 years (i.e. from 2011) by depositing necessary search fees online I have verified the records of the Sub-registrars concerned and submitted the application with requisite fee to Sub – registrar Hingna amounting to Rs. 750/- for 30 yrs I have taken search of first 16 years from 1995 to 2010 the original receipt of search at Sub-registrar's office Hingna bearing GRN No. MH000058525202425E amounting to Rs. 400/- dated 02/04/2024 and last 14 years i.e from the year 2011 to 2024, bearing GRN No. MH017985792202324E dated 23/03/2024 is enclosed herewith.
15. Any other relevant title. Nil
16. Litigations if any. Nil

Date: 04.04.2024


Adv. Ram Joshi





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- वागदरा (ई.रिटी) त.सा.क्र ४६ अ (५३६०५४)

तालुका :- हिंगणा

जिल्हा :- नागपूर



20967184985

PU-D : 20967184985

भूमापन क्रमांक व उपविभाग ९९/१/१७

शेताचे स्थानीक नाव :

मुद्यारणा पद्धती भोगवटादार वर्ग-१

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुल, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	११२७	सुनिता विकासराव खडके				(३२९८)	कुळाचे नाव व खंड
		अनिता यशवंतराव पठाडे				(३२९८)	इतर अधिकार
अकृषिक क्षेत्र		रोहिणी राजेशराव हिवसे				(३२९८)	इतर
बिन शेती ६.२५.८८		सामाईक क्षेत्र	६.२५.८८	३९.००			मा. जिल्हाधिकारी नागपूर यांचे आदेश रा मा क्र ३६३/एन ए पी ३४/१५-१६ दि१५-६-१६ अन्वये निवासी अकृषक मंजूरी देण्यात आली. (३२९८) बोजा - सहकारी बँक दिनांक ०३/०६/२०२२ रोजी श्री दत्तात्रय सहकारी पतसंस्था मर्यादित चा अनिता यशवंतराव पठाडे यांच्या नावे र.रु.२००००००/- कर्ज. (१०५४)
बिन शेती ३९.००							प्रलंबित फेरफार : नाही.
आकारणी							शेवटचा फेरफार क्रमांक : १०५४ व दिनांक : ०९/०७/२०२२

ई महा भूमी

जुने फेरफार क्र :

सीमा आणि भूमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक ०९/०७/२०२२ ०३:२२:५९ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर दर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि.: २३/०३/२०२४ : ०८:४८:३७ AM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dslr/> या संकेत स्थळावर जाऊन 0911100001169693 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

Digitally signed

