CHALLAN
MTR Form Number-6

GRN	MH017863012202324E	BARCODE		Date	21/03/2024-20:19:33	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 NISHANT VILAS POTDAR
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	73 JAWAHAR NAGAR
		Premises/Building	
		Road/Street	MANEWADA CEMENT ROAD
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 4

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

Remarks (If Any)

MOUZA BHILGOAN KH NO 14 FOR YEAR 1994 TO 2024

Amount In Words: Seven Hundred Fifty Rupees Only

Payment Details	UNION BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02901792024032105138	614595040
Cheque/DD No.		Bank Date	RBI Date	21/03/2024-20:20:22	Not Verified with RBI
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9923002964

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 21-03-2024 08:21:28

NISHANT V. POTDAR
ADVOCATE

OFFICE: Shriman Palace, FS-131, Lokmat Square, Beside Mount Carmel Primary School, Dhantoli, Nagpur. Mob. 9923002964, 9373491513 (O) 9325969616
Email : nishant.potdar1976@gmail.com

Dated : 21.03.2024

LEGAL TITLE REPORT

Format – A
(Circular No. 28/2021)

TO,
MAHARERA
NAGPUR DIVISION NAGPUR

SUBJECT : **Title clearance Certificate with respect to property i.e. All that piece and parcel Non-Agriculture land admeasuring 1.25 H.R. (i.e. 3.08 acres) i.e. 12500 Sq. Mtrs (as per measurement Sheet 13005 Sq.Mtrs), as per site 13528.962 Sq. Mtrs and land admeasuring 6250.00 Sq. Mtrs. for subject Project - HBA PARK-1 being part and portion of Kh.No.14 (bearing Kh. No.14/1 as Per Seven-Twelve Extract) of MOUZA-BHILGAON, P.H. No. 15, held in Bhogwatdar Class-1 Rights, situated at Bhilgaon, within the limits of Grampanchayat Bhilgaon, Tah. Kamptee, Dist. Nagpur.**

I have investigated the title of the said plot on the request, of **HBA CONSTRUCTION COMPANY PVT. LTD. acting through its Director Shri Behlul Ali Husain Shakir and Others** and verify following document i.e. :-

DESCRIPTION OF THE PROPERTY
SCHEDULE OF PROPERTY

All that piece and parcel Non-Agriculture land admeasuring 1.25 H.R. (i.e. 3.08 acres) i.e. 12500 Sq. Mtrs (as per measurement Sheet 13005 Sq.Mtrs), as per site 13528.962 Sq. Mtrs and land admeasuring 6250.00 Sq.Mtrs for subject Project - **HBA PARK** being part and portion of **Kh.No.14** of **MOUZA-BHILGAON**, P.H. No. 15, held in Bhogwatdar Class-1 Rights, situated at Bhilgaon, within the limits of Grampanchayat Bhilgaon, Tah. Kamptee, Dist. Nagpur and bounded as under:-

On the East	: Open land & Kh. No. 15
On the West	: Agriculture land Kh. No. 13
On the North	: Shiv Pandhan
On the South	: Canal

Note : Description of property is on the basis of documents supplied to me for Verification.

Point to be Noted **:- *HBA Park - Wing-A, B & C* has been developed on part of land of Kh.No.14 admeasuring 6250.00 Sq.Mtrs and Now *HBA Park -I Scheme* is going to be floated over land admeasuring 4830.659 Sq.Mtrs (Plotable Area) AND remaining area 1420 Sq.Mtrs has been reserved udder Open Space i.e not Plotable.**

NISHANT V. POTDAR * ADVOCATE *

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THE DOCUMENTS OF THE PROPERTIES :-

- Certified copy of Adhikar Abhilekh Panji
- Certified Copy of Ferfar No. 281, 7394, 3124
- Original Agreement to Sale dt. 10.08.2010
- Original Sale Deed dt. 29.07.2001
- Original N.A. Order dated 15.07.2021
- Original Deed of Declaration dated 23.03.2021
- Original MHADA Letter (NOC) dt.27.07.2020
- Original Letter issued by of MHADA dt.23.03.2021
- Copy of Article of Association/Memorandum of Association
- Copy of Seven Twelve Extract dt. 21.05.2019
- Original N.A. Tax Assessment Receipt 15.09.2021
- Original Revised N.A. Order dt. 31.03.2022
- Original Sanctioned Building Plan dt.25.07.2023
- Original Building Permission dt.25.07.2023

Seven Twelve extract From Online Portal it revealed that the Present titleholder name is duly mutated in the record of rights.

4. **Search report for 30 years from 1995 to 2024**

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **HBA CONSTRUCTION COMPANY PVT. LTD. acting through its Director Shri Behlul Ali Husain Shakir and Others** are having clear, marketable and without any encumbrances and having right to develop said property by Sale Deeds.

OWNERS OF THE PROPERTY :-

HBA CONSTRUCTION COMPANY PVT. LTD.
Nagpur acting through its Directors

1) **SHRI BEHLUL ALI HUSAIN SHAKIR**
aged 48 yrs, Occ. Business,
2) **MRS.TASNEEM BEHLUL HUSSAIN SHAKIR,**
Aged 45 yrs, Occ. Business R/o 19, Kamgar Nagar, Police Line Takli, Nagpur. PAN : AABCH 5870M

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

NISHANT V POTDAR
ADVOCATE

Encl. Annexure
Date : 21.03.2024

NISHANT V POTDAR
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Format – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

ORIGINAL OWNERSHIP

1. It seen from the record as well as on the basis of documents supplied to me for verification, as per Adhikar Abhilekh Panji (record maintained by the revenue authority for the year 1954-55), land of old Kh. No. 74/1 admeasuring 1.25 H.R. (3.08 acres) of Mouza-Bhilgaon, Tah. Kamptee, Dist. Nagpur belonged to and mutated in the name of Shri Vithoba Dewaji Sakharkar.

Death of Shri Vithoba Dewaji Sakharkar

2. It is submitted that, Shri Vithoba Dewaji Sakharkar was died and after his death, said land/property has devolved upon (1) Shri Ajab Vithoba Sakharkar, (2) Smt. Sita Vithoba Sakharkar, (3) Baya Vithoba Sakharkar, (4) Maina Vitthal Bankar, (5) Smt. Sayatra Daulatrao Manusmare, and (6) Suman Tulshiram Rakhunde and they became the joint owners of the said land and their names have been duly mutated in the Adhikar Abhilekh Panji by virtue of Ferfar No. 113. I have verified Adhikar Abhilekh Panji with respect to that.

Relinquishment Deed

3. It is submitted that, later on, (1) Smt. Sita Vithoba Sakharkar, (2) Baya Vithoba Sakharkar, (3) Maina Vitthal Bankar, (4) Smt. Sayatra Daulatrao Manusmare, and (5) Suman Tulshiram Rakhunde have relinquished their respective share from the said property i.e. land of Khasra No. 14 (old No. 74/1 and due to re survey and re measurement Kh.No. has been changed)) along with land of Kh. No. 29 in favour of Shri Ajab Vithoba Sakharkar by executing **Relinquishment Deed dated 07.05.1992**, which is duly registered with the Sub-Registrar Office, Nagpur in Book No. 1 at Sr. No. 401. That, the copy of the same is not supplied to me, however, mutation to that effect has been done in the record of right on the basis of said document by virtue of **Ferfar Panji No. 281**.

Sale Deed in the name of Shri Ranjit Safelkar

4. Thereafter, Shri Ajab Vithoba Sakharkar has sold said land i.e. land of Kh. No. 14 admeasuring 1.25 H.R. to Shri Ranjit Halke Safelkar by virtue of **Sale Deed 31.01.2008**, which is duly registered with the Sub-Registrar Office, Kamptee in Book No. 1 at Sr. No. 719 and the name of Shri Ranjit Safelkar has been duly mutated in the record of right on the basis of aforesaid sale deed by virtue of **Ferfar Panji No. 7394**.

Agreement to Sale & Sale Deed in the name of M/s H.B.A. Construction Company Pvt. Ltd.

5. It is submitted that, later on, Shri Ranjit Halke Safelkar has sold said property to M/s H.B.A. Construction Company Pvt. Ltd. through its Director Shri Behlul Ali Husain Shakir by virtue of following documents :-
   a) **Agreement to Sale dated 10.08.2010**, which is executed by Shri Ranjit Halke Safelkar in favour of M/s H.B.A. Construction Company Pvt. Ltd. through its Director Shri Behlul Ali Husain Shakir, which is duly registered with the Sub-

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Registrar Office, Kamptee in Book No. 1 at Sr. No. 3353. **Original Deed verified on 20.03.2024 annexure with Sale Deed.**

b) **Sale Deed dated 29.07.2011**, which is executed by Shri Ranjit Halke Safelkar in favour of M/s H.B.A. Construction Company Pvt. Ltd. through its Director Shri Behlul Ali Husain Shakir, which is duly registered with the Sub-Registrar Office, Kamptee in Book No. 1 at Sr. No. 2574. **Original Deed Verified on 20.03.2024.**

➢ ***Thus, on the basis of said deeds, name of M/s HBA Construction Co. Pvt. Ltd. has been duly mutated in the record of right in respect land of Kh.No.14 admeasuring 1.25 HR by virtue of Ferfar Panji No. 3124.***

Sanctioned Building Plan

6. It is submitted that M/s H.B.A. Construction Company Pvt. Ltd has decided to develop the said property/land as a Group Housing Scheme under the PMAY Scheme of Affordable Housing in Partnership (AHP) in Public Private Partnership (PPP) and accordingly M/s H.B.A. Construction Company Pvt. Ltd has prepared detail Project report (DPR) and submitted to the MHADA Nagpur office which has been appointed as Nodal Agency for approval of AHP, PPP projects and the project got approved by 20th State Level Sanction and Monitoring Committee (SLSMC) on 25.06.2019 and 44th Central Sanctioning and Monitoring committee dated 24 July 2019. That the said Plan of a Multistoried Building proposed to be constructed on the said Plot of land and to be known and styled as **"HBA PARK" (Tower-A, B & C) which is duly sanctioned by the Building Engineer (W) of the Maharashtra Housing and Development Authority (Nodal agency) Kala Nagar Bandra Mumbai vide its Permit No. EE/BP/PMAY/A/ MHADA/ 352/2019 dated 21.12.2019.** It is submitted that said Group Housing Scheme/Apartment Scheme consists of 3 WINGS i.e. WING- A, B & C, consists of total 240 Units/Flats & 9 Shops which consists of 78 [2/LIG BHK Flat] & 2 [1/EWS BHK Flat] & 9 Shops in Wing-A AND 78 [2/LIG BHK FLATS) & 2 [1/EWS BHK FLATS] in Wing-B, AND 80 [1/EWS BHK Flats] in Wing-C & 9 Shops at Ground Floor in Wing-A & remaining is parking area in all Wings. The HBA PARK is situated on the aforesaid Khasra land/property admeasuring 6250.00 Sq. Mtrs. **I have Verified Original Sanctioned Building Plan on 16.02.2022.**

NOC of MHADA

7. Thereafter, MHADA has issued **Letter No.EE/BP/PMAY/A/MHADA/92/2020** the Building Permission Cell, PMAY Cell/A **dt.27.07.2020** for the construction of Building. **I have verified Original on 16.02.2022.**

Deed of Declaration

8. It is submitted that later on HBA Construction Company Pvt. Ltd, through its Authorized Director –Shri. Behlul Ali Husain Shakir as Owner/Grantor had submitted 6250 Sq.Mtrs from and out of said entire property i.e. Kh. No.14 to the provision of the Maharashtra Apartment and Ownership Act 1970 by executing **Deed of Declaration dated 23.03.2021** for **"HBA PARK- WINGS – A, B & C"** and the same is duly registered with the Sub- Registrar office Kamptee, in A.B.No.1 at Sr. No.3174 on dt.24.01.2021. **I have verified Original Deed on 16.02.2022.**

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Non Agricultural Order

9. It is submitted that after completing all necessary formalities, the Collector Nagpur has passed an **Order dated 15.07.2021 in Revenue Case No.258/NAP-34/2020-2021** in respect of conversion of land of Kh.No.14 admeasuring 12500 Sq. Mtrs. for Residential Use.

Revised N.A. Order

10. Thereafter, HBA Construction Company Pvt. Ltd, through its Authorized Director – Shri. Behlul Ali Husain Shakir and others have applied for conversion of said land from agricultural to non-agricultural i.e. residential use. Accordingly **The Collector, Nagpur vide his Revised Order dated 31.03.2022 passed in Revenue Case No. 172/NAP-34/Mouza-Bhilgaon/Kamptee/2021-2022** has converted the said land of Kh.No.90 for non-agricultural i.e. residential use on various terms and conditions mentioned therein. ***I have Verified Original NA Order on 20.03.2024.*** It is submitted that, as per N.A. order, area of Kh. No. 14 has been classified as under:

Area of Land (minimum area of A,B, C to be considered		
As per Ownership Document 7/12 Extract	12500.00 Sq. Mtrs.	
As Per Measurement Sheet	13005.00 Sq. Mtrs.	
As Per Site	13528.962 Sq. Mtrs.	
2. Deductions For		
D) Proposed D. P./D. P. Road Widening Area	NIL Sq. Mtrs.	
E) Any D.P. Reservation	NIL	Sq. Mtrs.
F) Natural Water Course Area	NIL	Sq. Mtrs.
3. GROSS PLOT AREA	6250.00	Sq. Mtrs.
4. Recreational Open Space		
A. Required @ 10%	625.000	Sq.Mtrs
B. Proposed	627.114	Sq.Mtrs
C. Area for ESS & WWTP 60.00 + 55.00= 115.00	115.00 Sq. Mtrs.	
5. AMENITY SPACE		
a) Required @10%	NIL	Sq. Mtrs.
b) Proposed	NIT	Sq. Mtrs.
6. Service Road and Highway Widening	NIL	Sq. Mtrs.
7. Internal Road Area	191.014	Sq. Mtrs.
8. Net Area of Plot (3-5[b])	6250.00	Sq. Mtrs.
9. Built-up Area with Reference to Basic FSI as Per Front Road Width (Sr. No. 8*2.5)	15625.00	Sq. Mtrs.
10.Addition of Area FSI		
a) In-Situ Area against DP Road	NIL	
b) In-Situ Area against Amenity Space	NIL	
c) Premium FSI Area	NIL	
d) TDR Area	NIL	
e) Additional FSI Area Under Chapter VIII	NIL	
(Total of A+B+C+D+E)	NIL	

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11. Total Area Available (9+10)	15625.00	Sq. Mtrs.
12. Maximum Utilization of FSI Permissible as Per Road Width (as Per Regulation No.15.4)	NIL	
13. Total built-up area in Proposal (exluding area at Sr. No. 15.b)	15625.00	Sq. Mtrs.
a. Existing built-up area	NIL	
b. Proposal built-up area	15625.00	Sq. Mtrs.
c. Excess Balcony area counted in FSI	NIL	
d. Excess double Height Terraces area counted in FSI (Total A+B+C+D)	15625.00	Sq. Mtrs.
14. FSI Consumed (13/8) (Should not be More than Serial No.12 above)	NIL	
15. Area for Inclusive Housing, if any	6250.00	Sq. Mtrs.
a) Required (20% of Sr. No.9)	NIL	
b) Proposed	NIL	

Original Verified N.A. Order on 20.03.2024.

Layout Plan/ Permission Under MHADA for the scheme under PMAY

10. It is submitted that, during the time, M/s H.B.A. Construction Company Pvt. Ltd has got Permission under **Layout Plan Approval Letter No. PMAY/293/2023 dt.05.04.2023** for the proposed residential group housing Plan for Kh. No.14 of Mouza-Bhilgaon, Tahsil Kamptee & Dist. Nagpur and sanctioned by the MHADA. It is submitted that as per layout prepared in the land of Khasra/Survey No.14/1 actually as per Seven Twelve Extract Plot area admeasuring about 12500 Sq. Mtrs. that the said layout consist following :

As Per Ownership Document 7/12	12500.00 Sq. Mtrs.
As Per Measurement Sheet	16593.066 Sq. Mtrs.
Area Under Planning	4830.659 Sq. Mtrs.
Deduction	
a) Proposed DP/DP Road Widening Area	Nil
Total area	Nil
Balance Area of Plot	4830.559 Sq. Mtrs.
Recreational Open Space	
a) Required @ 10%	483.065 Sq. Mtrs.
b) Proposed	484.050 Sq. Mtrs.
Amenity Space	
a) Required Amenity Space 10%	NIL
b) Proposed	NIL
Net Plot Area for residential Use (5-7b)	4830.659 Sq. Mtrs.
Permissible FSI 2.5	2.5
Permissible built-up area (Sr. No.8 x 9)	12076.647 Sq. Mtrs.
60% Ancillary Area Use 60% (Sr. No.10)	7245.988 Sq. Mtrs.
Total Permissible P-Line Area	19322.635 Sq. Mtrs.

Original Verified On 20.03.2024.

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Revised Sanctioned Building Plan

11. It is submitted that M/s H.B.A. Construction Company Pvt. Ltd has got revised **sanctioned building Permit and Plan vide its Permit No. EE/BP/PMAY/A/MHADA/603/2023 dated 25.07.2023.** It is submitted that that said proposed development for 348 EWS tenements in 3 buildings (Bldg. A-G+14 & bldg. B & C –G+15) on Plot bearing Kh. No.14, P.H. No. 15 Mouza-Bhilgaon, Tahsil Kamptee, Dist. Nagpur under vertical AHP-PPP mode under PMAY Scheme. It is submitted that, according Govt. of Maharashtra Notifiation No. TPB-4317/629/CR-51/2015/UD-11 dt.23.05.2018 and according to this, the application has made by the owner dt.03.04.2023 for building Permissions submitted with letter dt.03.04.2023 for the proposed development of 3 building (Bldg. A-G+14 & Bldg. B & C-G +15) . **Original Verified On 20.03.2024.**

COMMENCEMENT CERTIFICATE

12. Thereafter, M/s H.B.A. Construction Company Pvt. Ltd has got **Commencement Certificate No. EE/BP/PMAY/A/MHADA/872/2023 dt.10.11.2023** for building permission and grant of Commencement certificate under section 44 of Maharashtra Regional Town Planning Act,1966 to carry out development/ Construction of total three building proposed development for 348 EWS tenements in three building (Bldg. A-G+14 & bldg. B & C –G+15 floors). **Original Verified On 20.03.2024.**

13. It is submitted that HBA Park - Wing-A, B & C has been developed on part of land of Kh.No.14 admeasuring 6250.00 Sq.Mtrs and Now HBA Park -I Scheme is going to be floated over land admeasuring 4830.659 Sq.Mtrs (Plotable Area) AND remaining area 1420 Sq.Mtrs has been reserved udder Open Space i.e. not Plotable. It is submitted that dueing the course of time, the Revenue Authority has prepared separate 7/12 for 14/1 and 14/2 and 14/3 however recently, the authority has prepared single 7/12 dated 13.03.2024 for entire Plot. However I have verified revenue record it shown all 7/12 open hence advisable to take mutation regarding the same.

1. 7/12 Extract (From On Line Portal)
2. Mutation Entry No. as mentioned in Seven Twelve extract
3. Search report for 30 years from 1995 to 2024 taken from Sub-Registrar Office at Nagpur
4. Any other relevant title- *Original deeds have to be verified*
5. Litigations if any.- No.

NISHANT V POTDAR
ADVOCATE

DATE :21.03.2024