



CHALLAN
MTR Form Number-6



GRN	MH007570220202425E	BARCODE	[Barcode]		Date	30/08/2024-16:29:57		Form ID		
Department				Inspector General Of Registration		Payer Details				
Type of Payment				Search Fee		TAX ID / TAN (If Any)				
Type of Payment				Other Items		PAN No.(If Applicable)				
Office Name				KMT_KAMTHI SUB REGISTRAR		Full Name		ADV RITESH MAHENDRA		
Location				NAGPUR						
Year				2024-2025 From 30/08/1995 To 30/08/2024		Flat/Block No.		LAXMI NAGAR		
Account Head Details				Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE				750.00		Road/Street		NAGPUR		
						Area/Locality		NAGPUR		
						Town/City/District				
						PIN		4 4 0 0 2 2		
						Remarks (If Any)				
						MOUZA LIHGAON KHASRA No 84/1 84/3 PART SEARCH FOR 30				
						YEARS				
						Amount In				
						Seven Hundred Fifty Rupees Only				
Total				750.00		Words				
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		69103332024083019384		2886541664
Cheque/DD No.				Bank Date		RBI Date		30/08/2024-16:30:36		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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 0000000000

RITESH C. MAHENDRA
ADVOCATE
PLOT NO. 0-5 "BHAKTI APARTMENT",
LAXMI NAGAR,
NAGPUR.
Mob. : 9860902292
E mail :- advriteshmahendra@gmail.com

“श्री”

Format A

(Circular No :- 28/2021)

To

Maha RERA,
6 & 7th Floor, Plot No. C-21, E-Block,
Housefin Bhavan,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051.

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THOSE Pieces and Parcels of Non Agricultural Lands having an area of 0.82 Hectar (i.e. 8200 Sq. Mtrs.) and 0.19 Hectar (i.e. 1900 Sq. Mtrs.), thus total area of 1.01 Hectors (i.e. 10100 Sq. Mtrs.) {As per Measurement Sheet 0.992125 Hectors OR 9921.25 Sq. Mtrs.}, being a portion of the entire land bearing Khasra/Survey Nos. 84/1 and 84/3 (Part) respectively having a total area of 0.82 Hectar and 1.00 Hectar respectively, Land Revenue Rs. 5.71 and Rs. 1.00 yearly respectively, both held in Bhogwatdar Class-1 Rights of Mouza – LIHIGAON, P.H. No. 21, including all other easementary rights appurtenant and belonging thereto, both situated at Village – Lihigaon, within the limits of the



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Grampanchayat – Lihigaon, in Tahsil – Kamptee and District – NAGPUR
(hereinafter referred as the said property).

(1) I have investigated the title on the request of **M/s. SHREE SAI DEVELOPERS**, A Partnership Firm, having its Office at House No. 315, Near Union Bank of India, Opp. Matoshree Motors, Ward No. 06, Bhushan Nagar, Yerkheda, Kamptee, Tahsil – Kamptee and District – Nagpur and acting through its **Partners - (1) Shri. Ganesh S/o Pundlik Zod**, Resident of Lihigaon, Tahsil – Kamptee and District – Nagpur, **(2) Shri. Mukesh S/o Ramniwas Goyal**, Resident of Apartment No. 201, 2nd Floor, 'Pritam Goodwill', Bhandara Road, Above Bank of India, Wardhaman Nagar, Bhandewadi, Bagadganj, Nagpur, Tahsil and District – Nagpur & **(3) Shri. Ratnakar S/o Dhondabaji Zod**, Resident of Near Hanuman Mandir, Lihigaon, Tahsil – Kamptee and District – Nagpur, and the following documents i.e. :-

(I) Description of the Property :

ALL THOSE Pieces and Parcels of Non Agricultural Lands having an area of 0.82 Hectar (i.e. 8200 Sq. Mtrs.) and 0.19 Hectar (i.e. 1900 Sq. Mtrs.), thus total area of 1.01 Hectors (i.e. 10100 Sq. Mtrs.) (As per Measurement Sheet 0.992125 Hectors OR 9921.25 Sq. Mtrs.), being a portion of the entire land bearing Khasra/Survey Nos. 84/1 and 84/3 (Part) respectively having a total area of 0.82 Hectar and 1.00 Hectar respectively, Land Revenue Rs. 5.71 and Rs. 1.00 yearly respectively, both held in Bhogwatdar Class-1 Rights of Mouza – LIHIGAON, P.H. No. 21, including all other easementary rights appurtenant and belonging thereto, both situated at Village – Lihigaon, within the limits of the Grampanchayat – Lihigaon, in Tahsil – Kamptee and District – NAGPUR.

(II) The Document of Sale Deed/Ownership of Khasra/Survey Nos. 84/1 and 84/3 (Part) :-

- (a) Sale Deed for Khasra/Survey Nos. 84/1 and 84/3 (Part) of Mouza – Lihigaon, Dated 31/03/2022, which is duly registered in the office of the Sub Registrar Kamptee, in Book No. 1, at Sr. No. 2505 on 21/06/2022.
- (b) N.A. Order issued by Tahsildar Kamptee for Conversion of Land Dated 30/11/2023.
- (c) K" Prat of Khasra/Survey Nos. 84/1 and 84/3 (Part).
- (d) 7/12 Extract of Khasra/Survey Nos. 84/1 and 84/3 (Part) of Mouza – Lihigaon of SHREE SAI DEVELOPERS, Acting through its Partners - Shri. Ganesh Pundlik Zod, Shri. Mukesh Ramniwas Goyal & Shri. Ratnakar Dhondabaji Zod.
- (e) Sketch of Layout of Khasra Nos. 84/1 and 84/3 (Part) known as "Shree Sai Zod Nagar".
- (f) Layout Sanctioned Plan of Khasra Nos. 84/1 and 84/3 (Part) of Mouza – Lihigaon known as "Shree Sai Zod Nagar" along with Letter issued by NMRDA on Dated 5/08/2024.



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- (g) Development Agreement of Khasra Nos. 84/1 and 84/3 (Part) of Mouza – Lihigaon executed between Shree Sai Developers, Acting through its Partners - Shri. Ganesh Pundlik Zod, Shri. Mukesh Ramniwas Goyal & Shri. Ratnakar Dhondabaji Zod and NMRDA on Dated 2/08/2024.
- (2) Search Report for 30 Years i.e. from 30/08/1995 to 30/08/2024.
- (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 Owner & Developer i.e. Shree Sai Developers, Acting through its Partners - Shri. Ganesh Pundlik Zod, Shri. Mukesh Ramniwas Goyal & Shri. Ratnakar Dhondabaji Zod is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the Land:-

**M/S. SHREE SAI DEVELOPERS, Acting through its Partners -
SHRI. GANESH PUNDLIK ZOD.
SHRI. MUKESH RAMNIWAS GOYAL.
SHRI. RATNAKAR DHONDABAJI ZOD.**

- (4) The report reflecting the flow of the title of the said **M/s. SHREE SAI DEVELOPERS**, A Partnership Firm, having its Office at House No. 315, Near Union Bank of India, Opp. Matoshree Motors, Ward No. 06, Bhushan Nagar, Yerkheda, Kamptee, Tahsil – Kamptee and District – Nagpur and acting through its **Partners - (1) Shri. Ganesh S/o Pundlik Zod, (2) Shri. Mukesh S/o Ramniwas Goyal & (3) Shri. Ratnakar S/o Dhondabaji Zod**, on the said land is enclosed herewith as Annexure.

Encl : Annexure.

PLACE : NAGPUR
Date :- 20/09/2024



RITESH C. MAHENDRA
Ritesh C. Mahendra
ADVOCATE

ANNEXURE-A
FLOW OF THE TITLE OF THE SAID LAND

- (1) 7/12 Extract of the said property issued by the Patwari.
- (2) Search Report for 30 Years i.e. from 30/08/1995 to 30/08/2024 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 (following owner) is clear and marketable.

(1) DESCRIPTION OF THE PROPERTY :

ALL THOSE Pieces and Parcels of Non Agricultural Lands having an area of 0.82 Hectar (i.e. 8200 Sq. Mtrs.) and 0.19 Hectar (i.e. 1900 Sq. Mtrs.), thus total area of 1.01 Hectors (i.e. 10100 Sq. Mtrs.) {As per Measurement Sheet 0.992125 Hectors OR 9921.25 Sq. Mtrs.}, being a portion of the entire land bearing Khasra/Survey Nos. 84/1 and 84/3 (Part) respectively having a total area of 0.82 Hectar and 1.00 Hectar respectively, Land Revenue Rs. 5.71 and Rs. 1.00 yearly respectively, both held in Bhogwatdar Class-1 Rights of Mouza – LIHIGAON, P.H. No. 21, including all other easementary rights appurtenant and belonging thereto, both situated at Village – Lihigaon, within the limits of the Grampanchayat – Lihigaon, in Tahsil – Kamptee and District – NAGPUR and bounded as under :-

ON THE EAST	-	FIELD KHASRA/SURVEY NO. 84/2-6.
ON THE WEST	-	ROAD.
ON THE NORTH	-	FIELD KHASRA/SURVEY NO. 83.
ON THE SOUTH	-	FIELD KHASRA/SURVEY NO. 84/5.

- (2) THAT, the following documents are provided to me for the purpose of verification of title :-

- (a) Sale Deed for Khasra/Survey Nos. 84/1 and 84/3 (Part) of Mouza – Lihigaon, Dated 31/03/2022, which is duly registered in the office of the Sub Registrar Kamptee, in Book No. 1, at Sr. No. 2505 on 21/06/2022.
- (b) N.A. Order issued by Tahsildar Kamptee for Conversion of Land Dated 30/11/2023.
- (c) K" Prat of Khasra/Survey Nos. 84/1 and 84/3 (Part).
- (d) 7/12 Extract of Khasra/Survey Nos. 84/1 and 84/3 (Part) of Mouza – Lihigaon of SHREE SAI DEVELOPERS, Acting through its Partners - Shri. Ganesh Pundlik Zod, Shri. Mukesh Ramniwas Goyal & Shri. Ratnakar Dhondabaji Zod.
- (e) Sketch of Layout of Khasra Nos. 84/1 and 84/3 (Part) known as "Shree Sai Zod Nagar".
- (f) Development Agreement of Khasra Nos. 84/1 and 84/3 (Part) of Mouza – Lihigaon executed between Shree Sai Developers, Acting through its Partners - Shri. Ganesh Pundlik Zod, Shri. Mukesh Ramniwas Goyal & Shri. Ratnakar Dhondabaji Zod and NMRDA on Dated 2/08/2024.



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- (g) Layout Sanctioned Plan of Khasra Nos. 84/1 and 84/3 (Part) of Mouza – Lihigaon known as "Shree Sai Zod Nagar" duly sanctioned and approved by Executive Engineer of the Nagpur Metropolitan Region Development Authority, bearing No. E.E./(NMRDA/DPC/Agree/1614, Dated 5/08/2024.

2) **Mutation Entry –**

The Property Card (7/12 Extracts) issued by Patwari, Kamptee of the Khasra Nos. 84/1 and 84/3 (Part) of Mouza – Lihigaon reveal that vide Mutation/Ferfar Entry No. 5463, Dated 26/07/2022, the name of aforesaid owner is recorded as Owner of the said property/land.

(3) **TITLE HISTORY OF PROPERTY :**

THAT, it is observed from the Revenue papers produced before me that, the property comprising ALL THAT Piece and parcel of Agricultural Land bearing Khasra/Survey No. 84/1, having an area of 0.82 Hectar, Land Revenue Rs. 5.71/- Yearly held in Bhogwatdar Class-1 Rights of Mouza – LIHIGAON, P.H. No. 21, Khate No. 193 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Lihigaon, within the limits of the Grampanchayat - Lihigaon in Tahsil – Kamptee and District – NAGPUR, belonged to (i) Shri. Ghanshyam S/o Ntthubhai Patel and (ii) Shri. Tulsibhai S/o Bhimji Patel jointly being their separate property and they were the recorded joint Owners thereof, having been purchased the same by them jointly by a Sale Deed Dated 31/12/2005.

THAT, in the like manner it is observed from the Revenue papers produced before me that, the property comprising ALL THAT Piece and parcel of Agricultural Land bearing Khasra/Survey No. 84/3, having an area of 1.00 Hectar (i.e. 10000 Sq. Mtrs.), Land Revenue Rs. 5.25/- Yearly held in Bhogwatdar Class-1 Rights of Mouza – LIHIGAON, P.H. No. 21, Khate No. 161 & 846 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Lihigaon, within the limits of the Grampanchayat - Lihigaon in Tahsil – Kamptee and District – NAGPUR, belonged to (i) Shri. Khushal S/o Durga Thakre and (ii) Shri. Atul S/o Devidas Thakre jointly being their separate property and they were the recorded joint Owners thereof. Out of the said entire land an area of 0.19 Hectar was belongs to Shri. Khushal S/o Durga Thakre and the remaining land having an area of 0.81 Hectar belongs to Shri. Atul S/o Devidas Thakre, having been purchased the same by them jointly by a Sale Deed Dated 30/12/2016.



THAT, it is observed from the document (i.e. Sale Deed) produced before me that, the aforesaid (i) Shri. Ghanshyam S/o Ntthubhai Patel and (ii) Shri. Tulsibhai S/o Bhimji Patel lateron in their turn jointly transferred their Agricultural Land bearing Khasra/Survey No 84/1 having an area of 0.82 Hectar, Land Revenue Rs. 5.71/- held in Bhogwatdar Class-1 Rights of Mouza – Lihigaon, situated at Village – Lihigaon in Tahsil –

Kamptee and District - Nagpur and in the like manner the aforesaid Shri. Khushal S/o Durga Thakre also lateron in his turn transferred/sold his Agricultural Land having an area of 0.19 Hector out of Khasra/Survey No. 84/3 having a total area of 1.00 Hector, Land Revenue Rs. 1.00/- held in Bhogwatdar Class-1 Rights of Mouza - Lihigaon, situated at Village - Lihigaon in Tahsil - Kamptee and District - Nagpur jointly by way of sale to M/s. Shree Sai Developers, A Partnership Firm, acting through its Partners (i) Shri. Ganesh Pundlik Zod, (ii) Shri. Mukesh Ramniwas Goyal and (iii) Shri. Ratnakar Dhondbaji Zod by a Sale Deed Dated 31/03/2022, which is duly Registered in the Office of the Sub Registrar, Kamptee, in Book No. 1, at Sr. No. 2505 on 21/06/2022.

THAT as a result therefore the said M/s. Shree Sai Developers has now become an exclusive, absolute and full Owner of the aforesaid properties comprising Khasra/Survey No. 84/1 having an area of 0.81 Hector and Piece of Agricultural land having an area of 0.19 Hector out of Khasra/Survey No. 84/3 having a total area of 1.00 Hector, thus total area of 1.01 Hectors (i.e. 10100 Sq. Mtrs.) with heritable and transferable rights therein and the same is also accordingly mutated in its sole name in all relevant records as also in 2 separate 7/12 Extracts.

THAT, the said M/s. Shree Sai Developers lateron decided to develop the aforesaid entire land bearing Khasra Nos. 84/1 and 84/3 (Part) having an total area of 1.01 Hectors (i.e. 10100 Sq. Mtrs.) {As per Measurement Sheet 0.992125 Hectors OR 9921.25 Sq. Mtrs.} of Mouza - Lihigaon, in Tahsil - Kamptee and District - NAGPUR into a Residential Layout by carving out various Plots of different sizes therein.

THAT, M/s. Shree Sai Developers applied for conversion of the said land from Agricultural Use to Non Agricultural (Residential) Use and after considering its request the Tahsildar, Kamptee, vide its Order Dated 30/11/2023 passed in Revenue Case No. 25/NAP-34/Mouza-Lihigaon/Kamptee/2023-2024 converted the said Agricultural Land for Non Agricultural (i.e. Residential) Use. As per Order passed by the Tahsildar, Kamptee, Nagpur an Area of 993.04 Sq. Mtrs. is under Proposed Open Space, 992.31 Sq. Mtrs. is under Proposed Amenity Space, 8928.94 Sq. Mtrs. is Net Area under Residential Plots, 3856.97 Sq. Mtrs. is under Internal Road Area and the remaining land of 4028.93 Sq. Mtrs. under Plotable Area (i.e. Residential Plots).

THAT, it is observed from the documents produced before me that, a separate Development Agreement in respect of the aforesaid property comprising Khasra/Survey Nos. 84/1 and 84/3 (Part) having a total area of 10100 Sq. Mtrs. of Mouza - Lihigaon in Tahsil - Kamptee and District - Nagpur is also executed between the Nagpur Metropolitan Region Development Authority and M/s. Shree Sai Developers through its Partners Shri. Mukesh Ramniwas Goyal, Shri. Ganesh Pundlik Zod and Shri. Ratnakar Dondbaji Zod on 2/08/2024 for the aforesaid property.



THAT, accordingly the said M/s. Shree Sai Developers has prepared a Layout of the aforesaid entire land by carving out 39 (Thirty Nine) separate Plots of different sizes therein and the said layout is known and styled as "SHREE SAI ZOD NAGAR" and the same is also duly sanctioned and approved by the Executive Engineer of the Nagpur

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Metropolitan Region Development Authority, bearing No. E.E./(NMRDA/DPC/Agree/1614, Dated 5/08/2024.

THAT, with the result I am of the opinion that the aforesaid property is not mortgage with any Bank/Financial Institution as well as the present Owner/Developer **M/S. SHREE SAI DEVELOPERS**, A Partnership Firm, Acting through its Partners **Shri. Mukesh Ramnhiwas Goyal, Shri. Ganesh Pundlik Zod and Shri. Ratnakar Dondbaji Zod** holds a good, valid and marketable title in respect of the said property and it has full right and authority to develop the said land and sell out the Plots hereon.

THAT, all the aforesaid copies produced before me are Original/Xerox copies in the custody of the aforesaid present land Owner. In the like manner it is further necessary to obtain an Affidavit from the said Owner **M/S. SHREE SAI DEVELOPERS**, A Partnership Firm, Acting through its Partners **Shri. Mukesh Ramnhiwas Goyal, Shri. Ganesh Pundlik Zod and Shri. Ratnakar Dondbaji Zod** that it has not executed any unregistered deed or document or it has not mortgaged the aforesaid property to any Financial Institution whereby its ownership rights is affected, diluted or a third party interest is created.

THAT, naturally therefore any prospective buyer(s) who desires to purchase Plots on the said ALL THOSE Pieces and Parcels of Non Agricultural Lands having an area of 0.82 Hector (i.e. 8200 Sq. Mtrs.) and 0.19 Hector (i.e. 1900 Sq. Mtrs.), thus total area of 1.01 Hectors (i.e. 10100 Sq. Mtrs.) {As per Measurement Sheet 0.992125 Hectors OR 9921.25 Sq. Mtrs.}, being a portion of the entire land bearing Khasra/Survey Nos. 84/1 and 84/3 (Part) respectively having a total area of 0.82 Hector and 1.00 Hector respectively, Land Revenue Rs. 5.71 and Rs. 1.00 yearly respectively, both held in Bhogwatdar Class-1 Rights of Mouza – LIHIGAON, P.H. No. 21, both situated at Village – Lihigaon, within the limits of the Grampanchayat – Lihigaon, in Tahsil – Kamptee and District – NAGPUR and known and styled as “SHREE SAI ZOD NAGAR” shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from the present Owner.

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

(4) Any other relevant title :- N.A.

(5) There is No Litigation/Pending Litigation against the aforesaid property as on today.

PLACE : NAGPUR
DATED : 20/09/2024



RITESH C. MAHENDRA

R. Mahendra
ADVOCATE