

KISHOR S. GAUTAM
ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.
Court : 214, II Floor, Nyaya Mandir, Nagpur.
MOBILE NO. – 09422119476
Email : gautamcourt9@gmail.com

To,
Maha RERA,

LEGAL TITLE REPORT

1) Sub: Title Clearance Certificate with respect to all that piece and parcel of land bearing **Plot No. 29 & Plot No. 30** total admeasuring **728.28 Sq. Mtrs.** Out of which **Plot No. 29** admeasuring **379.44 Sq. Mtrs.**, 4084.292 Sq. Ft. Land Revenue Rs. 38.00/-, House No. 78/4/HBAD/29 & **Plot No. 30**, admeasuring **348.84 Sq. Mtrs.**, 3,754.913 Sq. Ft. Land Revenue Rs. 35.00/-, House No. 78/4/HBAD/30, out of Khasara No. 78/4, admeasuring 1.01 H. R., of Mouza – Hudkeshwar (Bu), P. H. No. 37 A, Account No. 10129, Class – I, Ward No. 76, within the limits of Nagpur Metropolitan Region Development Authority, Tahsil Nagpur (Rural), District Nagpur and bounded as under :-

Boundaries of Plot No. 29

On the East by	:	Plot No. 30
On the West by	:	Plot No. 25, 26, 27, 28
On the North by	:	9.00 Mtr. wide Road
On the South by	:	Khasara Boundary

Boundaries of Plot No. 30

On the East by	:	Plot No. 31
On the West by	:	Plot No. 29
On the North by	:	9.00 Mtr. wide Road
On the South by	:	Khasara Boundary

(hereinafter referred as the said Property)

I have investigated the title of the said Property on the request of **MODERN ARCH DEVELOPERS, NAGPUR** and following documents.



i)

Description of Property

All that piece and parcel of land bearing **Plot No. 29** admeasuring **379.44 Sq. Mtrs.**, 4084.292 Sq. Ft. Land Revenue Rs. 38.00/-, House No. 78/4/HBAD/29 & **Plot No. 30**, admeasuring **348.84 Sq. Mtrs.**, 3,754.913 Sq. Ft. Land Revenue Rs. 35.00/-, House No. 78/4/HBAD/30, out of Khasara No. 78/4, admeasuring 1.01 H. R., of Mouza – Hudkeshwar (Bu), P. H. No. 37 A, Account No. 10129, Class – I, Ward No. 76, within the limits of Nagpur Metropolitan Region Development Authority, Tahsil Nagpur (Rural), District Nagpur and bounded as under :-

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On the North by : 9.00 Mtr. wide Road
On the South by : Khasara Boundary

Boundaries of Plot No. 30

On the East by : Plot No. 31
On the West by : Plot No. 29
On the North by : 9.00 Mtr. wide Road
On the South by : Khasara Boundary

ii) The Document i.e. Sale Deed of the aforesaid property :

Khasara No.	Date	S.R.O. No.	Registration No.	Document
78/4	23/01/2018	7	413-2018	Sale Deed
78/4	08/04/2022	10	2158-2022	Sale Deed
78/4	17/04/2023	7	3571-2023	Sale Deed

iii) 7/12 Extract down loaded on 23/05/2023.

2)

Khasara No.	Mutation No.	Mutation Date
78/4/29	5431	19/05/2023
78/4/30	5431	19/05/2023

iv) Search Report of 30 Years from 26/04/1994 to 25/04/2024.

2) 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 the owner **MODERN ARCH DEVELOPERS** is clear, marketable.

Owner of the Land : **MODERN ARCH DEVELOPERS**

1) **Plot No. 29** , Land Revenue Rs. 38.00/-, House No. 78/4/HBAD/29, Kh No. 78/4

2) **Plot No.30**, Land Revenue Rs. 35.00/-, House No. 78/4/HBAD/30,Kh No. 78/4

3) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl : Annexure



Dated - 10 /09 /2024

(ADV. K. S. GAUTAM)

KISHOR S. GAUTAM

ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

Court : 214, II Floor, Nyaya Mandir, Nagpur.

MOBILE NO. – 09422119476

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FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract down loaded on 23/05/2023.

2)

Khasara No.	Mutation No.	Mutation Date
78/4/29	5431	19/05/2023
78/4/30	5431	19/05/2023

3) I have taken the search of records of Registrar office Nagpur for last 30 years, i.e. from 1994 to 2024 vide MTR No. MH000965728202425E dated 22/04/2024 and have inspected the relevant records of the said property.

i) That, **MODERN ARCH DEVELOPERS**, is the absolute owner of all that piece and parcel of land bearing **Plot No. 29** admeasuring **379.44 Sq. Mtrs.**, 4084.292 Sq. Ft. Land Revenue Rs. 38.00/-, House No. 78/4/HBAD/29 & **Plot No. 30**, admeasuring **348.84 Sq. Mtrs.**, 3,754.913 Sq. Fit. Land Revenue Rs. 35.00/-, House No. 78/4/HBAD/30, out of Khasara No. 78/4, admeasuring 1.01 H. R., of Mouza – Hudkeshwar (Bu), P. H. No. 37 A, Account No. 10129, Class – I, Ward No. 76, within the limits of Nagpur Metropolitan Region Development Authority, Tahsil Nagpur (Rural), District Nagpur and bounded as under :-

Boundaries of Plot No. 29

On the East by : Plot No. 30
On the West by : Plot No. 25, 26, 27, 28
On the North by : 9.00 Mtr. wide Road
On the South by : Khasara Boundary

Boundaries of Plot No. 30

On the East by : Plot No. 31
On the West by : Plot No. 29
On the North by : 9.00 Mtr. wide Road
On the South by : Khasara Boundary

ii) That, originally the Khasara No. 78/4 admeasuring 1.01 Hectors was belonged to Niyojit Magas Vargiya Krushi Karmachari Gruh Nirman Sahakari Sanstha, Nagpur. AND

iii) That, after purchase the aforesaid land Niyojit Magas Vargiya Krushi Karmachari Gruh Nirman Sahakari Sanstha, Nagpur carved a layout with various sizes of plots on the aforesaid land. AND

iv) That, Niyojit Magas Vargiya Krushi Karmachari Gruh Nirman Sahakari Sanstha, Nagpur submitted Layout Plan to the Town planning Authority for it's sanction. And thereafter Assistant Director, Town Planning, Nagpur duly sanction the final layout plan vide Order No. ADNAG/2597 dated 16/12/2010. AND

v) That, thereafter Niyojit Magas Vargiya Krushi Karmachari Gruh Nirman Sahakari Sanstha, Nagpur sold the Khasara No. 78/4 admeasuring 1.01 H. R. to Heritage Builders and Developers, a Partnership Firm, acting through its Partners 1) Shri Ravindra Bapurao Kaware, 2) Shri Manish Ramesh Durugkar, 3) Shri Vivek Bhaurao Dethe & 4) Shri Nitin Bhaurao Dethe, Nagpur by virtue of registered sale deed dated 23/01/2018 which is registered on the same date in the Office of Sub - Registrar Nagpur No. 7 having Registration No. 413 - 2018. AND,

vi) That, the said land converted for Non-Agricultural purpose vide order of Hon'ble Collector, Nagpur in N.A. Case No. 232/NAP-34/Mouza-Hudkeshwar(Bu)/2019-20 Dt. 06/07/2020. AND,

vii) That, thereafter Heritage Builders and Developers applied to Nagpur Municipal Corporation for release of the various plots after completion of development work. And conceded its application Nagpur Municipal Corporation has release Plots for sale vide Release Letter No. NMCNAG/TPD/2060 dated 18/02/2022. AND,

viii) That, thereafter Heritage Builders and Developers prepared requisite 7/12 of each plot. AND,

ix) That, thereafter Heritage Builders and Developers sold the Plot Nos. 1, 29, 30, 31 & 32 total admeasuring 1754.91 Sq. Mtrs. to the Paramjyoti Builders and Developers LLP, Nagpur, by virtue of registered sale deed dated 28/03/2022 which is registered on 08/04/2022 in the Office of Sub - Registrar Nagpur No. 10 having Registration No. 2158 - 2022. AND,

x) That, thereafter Paramjyoti Builders and Developers LLP, Nagpur, sold the Plot Nos. 29 & 30 total admeasuring 728.28 Sq. Mtrs. to the present Owner Modern Arch Developers, NAGPUR, by virtue of registered sale deed dated 13/04/2023 which is registered on 17/04/2023 in the Office of Sub - Registrar Nagpur No. 7 having Registration No. 3571 - 2023.

xi) And from that day the Owner is having possession and sole ownership of the aforesaid property. AND

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|----|--------------------------|-----|----|
| 4) | Any other relevant title | --- | No |
| 5) | Litigation , if any | --- | No |



(Signature)

Dated - 10/09/2024

(ADV. K. S. GAUTAM)



CHALLAN
MTR Form Number-6



GRN	MH000965728202425E	BARCODE			Date	22/04/2024-13:41:46		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 DIG7_NAGPUR DIG OF REGI					Full Name		ADV. KISHOR S. GAUTAM					
Location NAGPUR												
Year 2024-2025 One Time					Flat/Block No.							
Account Head Details				Amount In Rs.		Premises/Building						
0030072201 SEARCH FEE				750.00		Road/Street						
						Area/Locality						
						Town/City/District						
						PIN						
					Remarks (If Any)							
					SEARCH FEES OF 30 YEARS 1994-2024, Mouza- Hudkeshwar (Bu), Kh.							
					78/4							
Total					750.00		Amount In		Seven Hundred Fifty Rupees Only			
							Words					
Payment Details					FOR USE IN RECEIVING BANK							
BANK OF INDIA												
Cheque-DD Details					Bank CIN		Ref. No.		02202292024042205677		168428308	
Cheque/DD No.					Bank Date		RBI Date		22/04/2024-13:42:21		23/04/2024	
Name of Bank					Bank-Branch		BANK OF INDIA					
Name of Branch					Scroll No. , Date		15 , 23/04/2024					

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY MUMBAI 02
Date: 2024.09.18 18:32:48 IST
Reason: GRAS Secure Document
Location: India

Mobile No. : 9422119476