



CHALLAN
MTR Form Number-6



N MH014162066202425E		BARCODE		Date 10/01/2025-18:49:14		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		ADV RITESH MAHENDRA	
Location NAGPUR							
Year 2024-2025 From 10/01/1995 To 10/01/2025				Flat/Block No.		LAXMI NAGAR	
Account Head Details			Amount In Rs.	Premises/Building			
030072201 SEARCH FEE			750.00	Road/Street		NAGPUR	
				Area/Locality		NAGPUR	
				Town/City/District			
				PIN		4 4 0 0 2 2	
				Remarks (If Any) MOUZA BESA PH No 38 B KHASRA No 77/1 OLD No 77 PLOT No A E K D 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.	69103332025011019540	2908879640
Cheque/DD No.				Bank Date	RBI Date	10/01/2025-18:49:50	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 0000000000

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

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 the property comprising ALL THOSE Pieces and parcel of land bearing Plot Nos. A, E, K & D out of the sanctioned layout of ULC, containing by admeasurement 942.27 Sq. Mtrs., 1258.12 Sq. Mtrs., 942.35 Sq. Mtrs. & 942.63 Sq. Mtrs. respectively, thus total admeasurement 4085.37 Sq. Mtrs. (OR 43974.92 Sq. Ft.), (As per ULC Letter area is 4000 Sq. Mtrs.) Land Revenue Rs. 47/-, Rs. 63/-, Rs. 47/- & Rs. 47/-, all held in Bhogwatdar Class-1 Rights, being a portion of the entire land bearing Khasra/Survey No. 77/1 (Old No. 77) (As per Building Sanctioned Plan Kh. No. 77/1 A,K,D,E) of Mouza – BESA, P.H. No. 38-B, including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat House Nos. 1036/77/1A, 1039/77/1E, 1037/77/1K & 1038/77/1D respectively, all situated at Mouza – Besa, within the limits of the Nagar Panchayat Besa-Pipla Ward No. 7 in Tahsil – Nagpur (Rural) and District – NAGPUR, (hereinafter referred as the said property).



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(1) I have investigated the title of the said property on the request of SHIV REALITIES, A Partnership Firm, A Partnership Firm having its Office at Plot No. 2, New Shivaji Nagar, Manewada Road, Nagpur, Pin Code : 440027, and following documents i.e. :

(i) Description of the Property.

ALL THOSE Pieces and parcel of land bearing Plot Nos. A, E, K & D out of the sanctioned layout of ULC, containing by admeasurement 942.27 Sq. Mtrs., 1258.12 Sq. Mtrs., 942.35 Sq. Mtrs. & 942.63 Sq. Mtrs. respectively, thus total admeasurement 4085.37 Sq. Mtrs. (OR 43974.92 Sq. Ft.). (As per ULC Letter area is 4000 Sq. Mtrs.) Land Revenue Rs. 47/-, Rs. 63/-, Rs. 47/- & Rs. 47/-, all held in Bhogwatdar Class-1 Rights, being a portion of the entire land bearing Khasra/Survey No. 77/1 (Old No. 77) {As per Revised Building Sanctioned Plan Kh. No. 77/1 A,K,D,E} of Mouza – BESA, P.H. No. 38-B, including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat House Nos. 1036/77/1A, 1039/77/1E, 1037/77/1K & 1038/77/1D respectively, all situated at Mouza – Besa, within the limits of the Nagar Panchayat Besa-Pipla Ward No. 7, in Tahsil – Nagpur (Rural) and District – NAGPUR.

(ii) The Document of Sale Deed/Ownership of Plot Nos. A, E, K & D,

- (a) 7/12 Extract issued by Revenue Office, Nagpur.
- (b) Sale Deed Dated 21/12/2006, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur No. 7 in Book No. 1 at Sr. No.7312 on 22/12/2006.
- (c) Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 27/04/2007 passed in Revenue Case No. 795/NAP-34/2006-2007 of Mouza – BESA.
- (d) Copy of Unregistered Partition Deed Dated 22/04/2011.
- (e) Copy of Letter issued by the Additional Collector and Competent Authority, U.L.C., Nagpur, vide its Letter No. AKA/VULC(TD)KAVI-230/2023 Dated 24/11/2023.
- (f) Copy of Final Demarcated Layout of the aforesaid four Plots is also duly sanctioned and approved by the Administrator, Nagar Panchayat and the Planning Assistant, Nagar Panchayat Besa-Pipla vide its Letter No. Nagar Panchayat Besa-Pipla/Layout Final Sanction/1872 Dated 15/01/2024 (न.प.वे.पि./अमी.अंती. गंजु./1872 दिनांक 15/01/2024).
- (g) Sale Deed Dated 21/05/2024, which is duly registered in the office of the Joint Sub Registrar Nagpur Rural – 10, in Book No. 1, at Sr. No. 4453 on even date.
- (h) Building sanctioned plan issued by Chief Officer, Besa-Pipla Nagar Panchayat, vide his Building Permit No. 249852, Permit No. BPNM/B/2024/APL/00126, Proposal Code : BPNM-24-19786 Dated 18/04/2024.



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- (i) Revised Building sanctioned plan issued by Chief Officer, Besa-Pipla Nagar Panchayat, vide his Revised Building Permit No. 1480461, Permit No. BPNM/RB/2024/APL/00010. Proposal Code : BPNM-24-19786 Dated 8/01/2025.
- (iii) Search Report For 30 Years from 10/01/1995 to 10/01/2025.
- (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 owner/developer i.e. SHIV REALITIES is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner/Developer of the Plot Nos. A, E, K & D :-

SHIV REALITIES,

A Partnership Firm, having its Office at Plot No. 2, New Shivaji Nagar, Manewada Road, Nagpur, Pin Code : 440027.

Qualifying comments/remarks if any -

In accordance with the available search from the online portal the Title of the aforesaid land owner on the said land is good, valid marketable, clear and saleable and SHIV REALITIES has full right and authority to develop the said property.

- (3) The report reflecting the flow of the title of the said SHIV REALITIES on the said land is enclosed herewith as annexure.

Encl :- Annexure.

Date :- 15/01/2025.



RITESH C. MAHENDRA
R. Mahendra
ADVOCATE

FORMAT - A

(Circular No :- 28/2021)

ANNEXUREFLOW OF THE TITLE OF THE SAID LAND

Mutation Entry -

The name of SHIV REALITIES is mutated in 7/12 Extract vide Ferfar No. 5280, Dated 26/11/2024.

Search report for 30 Years from 10/01/1995 to 10/01/2025 taken from the online portal.

(i) THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra/Survey No. 77 having an area of 2.43 Hectors (i.e. 6.00 Acres), Land Revenue Rs. 11.50 Yearly, held in Bhogwatdar Class-1 Rights of Mouza - BESA, P.H. No. 38, including 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 - Besa, within the limits of the Grampanchayat - Besa in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to Shri. Bala S/o Bajirao Banait, being his separate property and he was the recorded Owner thereof.

(ii) THAT, the said Shri. Bala S/o Bajirao Banait having held and owned the properties within the limits of the Nagpur Urban/Rural Agglomeration and the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17/2/1976, he had filed his Statement/Return Under Section 6(i) of the said Act before the Additional Collector and Competent Authority, U.L.C., Nagpur, which was registered as ULC Case No. 1953/2006 and on completion of his enquiry in respect of the said Case, the Additional Collector and Competent Authority U.L.C., Nagpur vide his Order Dated 26/05/2006 declared 16500 Sq. Mtrs. of land out of aforesaid entire land of Khasra No. 77 as a Retainable land and the remaining land of 7800 Sq. Mtrs. out of Khasra No. 77 was declared as a Surplus Vacant Land within the meaning of the said Act.

(iii) THAT, the then Owners namely Shri. Bala S/o Bajirao Banait and others lateron applied for exemption to the aforesaid surplus vacant land containing by admeasurement 7800 Sq. Mtrs. (OR 83959.20 Sq. Ft.) Under Section 20(1)(a) of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and Tenements in accordance with the special dispensation issued by the Government Resolution Housing and Special Assistance No. CSC/ULC/1091/5(3977)/D-XIII Dated 15/1/1992.

(iv) THAT, considering the application of the then Owners namely Shri. Bala S/o Bajirao Banait and others, the Additional Collector and Competent Authority, U.L.C., Nagpur vide his Order Dated 31/07/2006 passed in Case No. ATP/ULC/TD(910)/2006/688 exempted the aforesaid surplus land from the provisions of the said Act Under Talegaon Dabhade Scheme subject to certain terms and conditions contained therein in favour of Shri. Bala S/o Bajirao Banait and others.



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(v) THAT, the said Shri. Bala S/o Bajirao Banait lateron in his turn transferred/sold All That Piece and parcel of Agricultural Land having an area of 0.83 Hectors (OR 2.05 Acres) comprising the NORTHERN PORTION of the entire land bearing Khasra/Survey No. 77, situated at Village – Besa, within the limits of the Grampanchayat – Besa in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to (i) Shri. Dnyaneshwar S/o Pundlikrao Pande, (ii) Shri. Sunil S/o Narayan Khanorkar, (iii) Shri. Ashish S/o Babasaheb Lakhe and (iv) Shri. Gajanan S/o Rambhau Warambhe jointly by a Sale Deed Dated 21/12/2006, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur No. 7 in Book No. 1 at Sr. No. 7312 on 22/12/2006. The said Piece of Land further allotted new Khasra/Survey No. 77/1 of Mouza – BESA and the same was accordingly mutated in their joint names in all relevant records as also in 7/12 Extract.

(vi) THAT, the aforesaid entire land bearing Khasra/Survey No. 77 having an area of 24300 Sq. Mtrs. is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 27/04/2007 passed in Revenue Case No. 795/NAP-34/2006-2007 of Mouza – BESA.

(vii) THAT, the aforesaid Shri. Dnyaneshwar S/o Pundlikrao Pande and others lateron prepared a layout of the aforesaid land by carving out various Plots of different sizes therein and the same is also duly sanctioned and approved by the Additional Collector and Competent Authority, U.L.C., Nagpur.

(viii) THAT, for better utilization of the land and as per their respective needs, the aforesaid (i) Shri. Dnyaneshwar S/o Pundlikrao Pande, (ii) Shri. Sunil S/o Narayan Khanorkar, (iii) Shri. Ashish S/o Babasaheb Lakhe, and (iv) Shri. Gajanan S/o Rambhau Warambhe, lateron Partitioned/Divided their aforesaid joint property in between them by a Partition Deed Dated 22/04/2011. In pursuance of the said Partition Deed they had distributed/allotted the said property in between them in the following manner as per their own contribution paid by them at the time of Registration of the aforesaid Sale Deed :

All That Piece and Parcel of Non Agricultural Land having an area of 942.27 Sq. Mtrs. out of the entire land bearing Khasra/Survey No. 77/1 having a total area of 0.82 Hector, situated at Village – Besa in Tahsil – Nagpur (Rural) and District – Nagpur to Shri. Dnyaneshwar S/o Pundlikrao Pande absolutely forever with heritable and transferable rights therein.

In the like manner All That Piece and Parcel of Non Agricultural Land having an area of 1258.12 Sq. Mtrs. out of the entire land bearing Khasra/Survey No. 77/1 having a total area of 0.82 Hector, situated at Village – Besa in Tahsil – Nagpur (Rural) and District – Nagpur to Shri. Dnyaneshwar S/o Pundlikrao Pande absolutely forever with heritable and transferable rights therein.

In the like manner All That Piece and Parcel of Non Agricultural Land having an area of 942.64 Sq. Mtrs. out of the entire land bearing Khasra/Survey No. 77/1 having a

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total area of 0.82 Hectar, situated at Village – Besa in Tahsil – Nagpur (Rural) and District – Nagpur to Shri. Sunil S/o Narayan Khanorkar absolutely forever with heritable and transferable rights therein.

In the like manner All That Piece and Parcel of Non Agricultural Land having an area of 942.63 Sq. Mtrs. out of the entire land bearing Khasra/Survey No. 77/1 having a total area of 0.82 Hectar, situated at Village – Besa in Tahsil – Nagpur (Rural) and District – Nagpur to Shri. Gajanan S/o Rambhau Warambhe absolutely forever with heritable and transferable rights therein.

In the like manner All That Piece and Parcel of Non Agricultural Land having an area of 942.35 Sq. Mtrs. out of the entire land bearing Khasra/Survey No. 77/1 having a total area of 0.82 Hectar, situated at Village – Besa in Tahsil – Nagpur (Rural) and District – Nagpur to Shri. Ashish S/o Babasaheb Lakhe absolutely forever with heritable and transferable rights therein.

In the like manner All That Piece and Parcel of Non Agricultural Land having an area of 2523.99 Sq. Mtrs. out of the entire land bearing Khasra/Survey No. 77/1 having a total area of 0.82 Hectar, situated at Village – Besa in Tahsil – Nagpur (Rural) and District – Nagpur to (i) Shri. Ashish S/o Babasaheb Lakhe and (ii) Shri. Gajanan S/o Rambhau Warambhe jointly absolutely forever with heritable and transferable rights therein. The said Partition Deed is duly Notarized in the Office of Deepak M. Paranjpe, Naotary on even date. The separate 7/12 Extract in respect of the said Joint Portion is issued by the Competent Authority empowered in this behalf and its allotted Plot No. U.

(ix) THAT, as a result therefore Shri. Dnyaneshwar S/o Pundlikrao Pande and others have become Owners for their respective Plot(s) with heritable and transferable rights therein and the same is also accordingly mutated in their respective names in all relevant records as also in separate 7/12 Extracts.

(x) THAT, the aforesaid Shri. Sunil S/o Narayan Khanorkar lateron in his turn transferred/sold his property comprising All That Piece and Parcel of Non Agricultural Land having an area of 942.64 Sq. Mtrs. out of the entire land bearing Khasra/Survey No. 77/1 having a total area of 0.82 Hectar, situated at Village – Besa in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to Shri. Moreshwar Daulatrao Bhute & Others by a Sale Deed Dated 14/01/2013, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur (Rural) No. 10 in Book No. 1 at Sr. No. 571 on even date.

(xi) THAT, during the course of time the Competent Authority resurveyed the said Khasra and while resurvey of the said Khasra it is observed that the aforesaid Plot No. U containing by admeasurement 2523.99 Sq. Mtrs. is not found on site and the same facts is also accepted by the aforesaid Joint Owners of the said Plot of land namely (i) Shri. Ashish S/o Babasaheb Lakhe and (ii) Shri. Gajanan S/o Rambhau Warambhe without

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taking any objection and consequentially therefore the question in respect of the said Plot of land does not arise. Accordingly the Additional Collector and Competent Authority, U.L.C., Nagpur has issued a Letter in this behalf in favour of Shri. Dnyaneshwar Pundlik Pande vide its Letter No. AKA/ULC(TD)KAVI-230/2023 Dated 24/11/2023 and also issued K Prat in this behalf and thereby declared land of the aforesaid remaining Plots as 4000 Sq. Mtrs. Only. However the total area of the aforesaid Plot Nos. A, E, K & D as per 7/12 Extracts is at present 4085.37 Sq. Mtrs. (OR 43974.92 Sq. Ft.). (As per ULC Letter area is 4000 Sq. Mtrs.).

(xii) THAT, the Final Demarcated Layout of the aforesaid four Plots is also duly sanctioned and approved by the Administrator, Nagar Panchayat and the Planning Assistant, Nagar Panchayat Besa-Pipla vide its Letter No. Nagar Panchayat Besa-Pipla/Layout Final Sanction/1872 Dated 15/01/2024 (न.प.बे.पि./अभी.अंती. मंजु/१८७२ दिनांक १५/०१/२०२४).

(xiii) THAT, for variety of reasons and other good causes the Shri. Dnyaneshwar S/o Pundlikrao Pande and others have decided to sell their aforesaid property comprising Plot Nos. A, E, K & D containing by total admeasurement 4085.37 Sq. Mtrs. (OR 43974.92 Sq. Ft.), (As per ULC Letter area is 4000 Sq. Mtrs.), all situated at Mouza – Besa, within the limits of the Nagar Panchayat – Besa-Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR jointly to any interested buyer and to utilize the sale proceeds thereof in their best interests and for the benefits of their respective family members.

(xiv) THAT, accordingly Shri. Dnyaneshwar S/o Pundlikrao Pande and others have decided jointly sold/transferred the property comprising ALL THOSE Pieces and parcel of bearing Plot Nos. A, E, K & D out of the sanctioned layout of ULC, containing by admeasurement 942.27 Sq. Mtrs., 1258.12 Sq. Mtrs., 942.35 Sq. Mtrs. & 942.63 Sq. Mtrs. respectively, thus total admeasurement 4085.37 Sq. Mtrs. (OR 43974.92 Sq. Ft.), (As per ULC Letter area is 4000 Sq. Mtrs.) Land Revenue Rs. 47/-, Rs. 63/-, Rs. 47/- & Rs. 47/-, all held in Bhogwatdar Class-1 Rights, being a portion of the entire land bearing Khasra/Survey No. 77/1 (Old No. 77) of Mouza – BESA, P.H. No. 38-B, including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat House Nos. 1036/77/1/A, 1039/77/1/E, 1037/77/1/K & 1038/77/1/D respectively, all situated at Mouza – Besa, within the limits of the Nagar Panchayat Besa-Pipla Ward No. 7 in Tahsil – Nagpur (Rural) and District – NAGPUR to SHIV REALITIES, by a Sale Deed Dated 21/05/2024, which is registered in the office of the Joint Sub Registrar Nagpur Rural – 10, in Book No. 1, at Sr. No. 4453 on even date.

(xv) THAT, as a result therefore, SHIV REALITIES have now become an exclusive, absolute and full Owner of the aforesaid Plot Nos. A, E, K & D, containing by total admeasurements 4085.37 Sq. Mtrs. with heritable and transferable rights therein, and the name of the SHIV REALITIES is mutated in revenue records including in 7/12 Extract vide Ferfar No. 5280, Dated 26/11/2024.



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(xvi) THAT, the Owner hereinabovenamed later on decided to develop the aforesaid entire property comprising Plot Nos. A, E, K & D containing by total admeasurement 4085.37 Sq. Mtrs., situate at Mouza – Besa, within the limits of the Nagar Panchayat Besa-Pipla Ward No 7 in Tahsil – Nagpur (Rural) and District – NAGPUR into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon in 2 different Wings i.e. Wing – A & Wing - B consisting of various self contained separate Apartments therein.

(xvii) THAT, accordingly, the said Owner/Developer i.e. SHIV REALITIES has prepared a plan of the Multistoried building proposed to be constructed on the said Plot Nos. A, E, K & D (As per Building Sanctioned Plan Kh. No. 77/1 A,K,D,E,U) and to be known and styled as "SHIV-GANGA PARK" WING – B and the same is duly sanctioned and approved by Chief Officer, Besa-Pipla Nagar Panchayat, vide his Building Permit No. 249852, Permit No. BPNM/B/2024/APL/00126, Proposal Code : BPNM-24-19786 Dated 18/04/2024.

(xviii) THAT, it is observed by me at the time of search, the Survey/Kh. No. 77/1 A,K,D,E,U is mentioned in the Non-Agricultural Order bearing No. R.M.K. 156/N.A.A.-48/2022-2023. In the like manner, in the aforesaid building sanctioned plan, approved by Chief Officer, Besa-Pipla Nagar Panchayat, vide his Building Permit No. 249852, Permit No. BPNM/B/2024/APL/00126, Proposal Code : BPNM-24-19786 Dated 18/04/2024, the Survey/Kh. No. 77/1 A,K,D,E,U is mentioned. In fact the actual Survey Number of the said plot of land is Survey/Kh. No. 77/1 A,K,D,E. Hence, the Owner has applied to the Tahsildar Nagpur (Gramin) for correction regarding Survey Number in the aforesaid N.A. Order and accordingly Tahsildar Nagpur (Gramin) has issued corrected order on 12/12/2024. In the like manner, the Owner has also applied to Besa-Pipla Nagar Panchayat for correcting the Survey Number in the aforesaid building sanctioned plan dated 18/04/2024 and accordingly Chief Officer, Besa-Pipla Nagar Panchayat has also issued Revised Building Permit on 8/01/2025 and therein Survey Number mentioned as Kh. No. 77/1 A,K,D,E. In the like manner, the ULC record is also corrected accordingly.

(xix) 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 SHIV REALITIES holds a good, valid and marketable title in respect of the said property and the present Developer i.e. SHIV REALITIES have full right and authority to develop the said plot of land and sell out the Apartments proposed to be constructed thereon.

(xx) THAT, I have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Mouza – BESA, P.H. No. 38-B, Khasra/Survey No. 77/1 (Old No. 77) (As per Building Sanctioned Plan Kh. No. 77/1 A,K,D,E), Plot Nos. A, E, K & D for the period of 30 Years by depositing necessary Search Fees online with the department of Registration vide GRN No. MH014162066202425E, Dated 10/01/2025, the receipt of the same is enclosed herewith.



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

Any other relevant Title :- N.A.

Litigations if any. – There is no any litigation found.

PLACE : NAGPUR

DATED : 15/01/2025



RITESH C. MAHENDRA
R Mahendra
ADVOCATE