



CHALLAN
MTR Form Number-6



GRN	MH001609644202526E	BARCODE			Date	02/05/2025-14:45:15		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 NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name		ADV RITESH MAHENDRA		
Location NAGPUR					Flat/Block No.		LAXMI NAGAR		
Year 2025-2026 From 02/05/1996 To 02/05/2025					Premises/Building				
Account Head Details				Amount In Rs.	Road/Street		NAGPUR		
0030072201 SEARCH FEE				750.00	Area/Locality		NAGPUR		
					Town/City/District				
					PIN		4 4 0 0 2 2		
					Remarks (If Any)				
					MOUZA JAITALA KH No 107/3 7 AND 107/4 CTS No 628 AND 629 EWS				
					PLOT No A AND B 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.	69103332025050215484		2928916530
Cheque/DD No.					Bank Date	RBI Date	02/05/2025-14:46:11		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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 0000000000

“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 EWS Plot Nos. A & B, out of the sanctioned layout, containing by admeasurement 2331.4847 Sq. Mtrs. & 184.8025 Sq. Mtrs., respectively, {Total admeasurements 2516.2870 Sq. Mtrs.}, being a portion of the entire land bearing Kh. Nos. 107/3-7 & 107/4 of MOUZA – JAITALA, P.S.K. 44, bearing City Survey No. 628, Sheet No. 41(593), including all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 989/A/A and B, situated at Jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR, (hereinafter referred as the said property).

(1) I have investigated the title of the said property on the request of **M/S. SHREE CONSTRUCTION**, A Proprietary Concern, having its Office at 262, Maharshree Shivpada Apartments, West High Court Road, Bajaj Nagar, Nagpur and acting through its Proprietor - **SHRI. SACHIN S/o ASHOK KHARE**, Aged about 46 Years, Occupation –



Business, Resident of Plot No. Q-20, "Shree Residency", Laxminagar, Nagpur, Pin Code : 440 022, Tahsil and District – NAGPUR, and following documents i.e. :

(i) Description of the Property.

ALL THOSE Pieces and parcel of land bearing EWS Plot Nos. A & B, out of the sanctioned layout, containing by admeasurement 2331.4847 Sq. Mtrs. & 184.8025 Sq. Mtrs., respectively, {Total admeasurements 2516.2870 Sq. Mtrs.}, being a portion of the entire land bearing Kh. Nos. 107/3-7 & 107/4 of MOUZA – JAITALA, P.S.K. 44, bearing City Survey No. 628, Sheet No. 41(593), including all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 989/A/A and B, situated at Jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR.

(ii) The Document of Sale Deed/Ownership of EWS Plot Nos. A & B,

- (a) Akhiv Patrika issued by City Survey Office, Nagpur.
- (b) Deed of Release dated 04/01/2013, which is duly registered at the Office of the Joint Sub-Registrar Nagpur-5, in Book No. 1, at Sr. No. 389 on even date.
- (c) Sale Deed Dated 28/02/2013, which is duly registered at the Office of the Sub-Registrar, Nagpur-8, in Book No. 1, at Sr. No. 305 on even date.
- (d) Sale Deed Dated 20/11/2013, which is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1, at Sr. No. 8101 on even date.
- (e) Copy of N.A. Order issued by the by the Collector, Nagpur bearing No. Prastutkar/Jilhadhikari/Kavi-382/2015 dated 15/04/2015 passed in Revenue Case No. 305/NAP-34/2014-2015.
- (f) Copy of Approved Layout Plan issued by the Assistant Director, Town Planning, Nagpur Improvement Trust, has recommended and approved the layout Plan of said land vide its Letter No. ADTP/PL./1981 Dated 17/04/2015.
- (g) Released Letter issued by Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur has released the Plots vide Letter No. म.न.पा./नरवि/८९० dated 11/08/2020.
- (h) Sale Deed Dated 19/12/2022. which is duly registered in the office of the Joint Sub Registrar Nagpur City No. 4, in Book No. 1, at Sr. No. 10947 on even date.
- (i) Deed of Correction Dated 26/09/2023, which is registered in the office of the Joint Sub Registrar Nagpur City No. 4, in Book No. 1, at Sr. No. 8530 on even date.
- (j) Deed of Correction Dated 31/03/2024, which is registered in the office of the Joint Sub Registrar Nagpur



City No. 4, in Book No. 1, at Sr. No. 6996 on
11/07/2024.

(iii) Search Report For 30 Years from 2/05/1996 to 2/05/2025.

(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. M/S. SHREE CONSTRUCTION is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner/Developer of the EWS Plot Nos. A & B :-

M/S. SHREE CONSTRUCTION,
A Proprietary Concern, having its Office at 262,
Maharshree Shivpada Apartments, West High Court Road,
Bajaj Nagar, Nagpur and acting through its
Proprietor - SHRI. SACHIN S/o ASHOK KHARE.

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 selable and M/S. SHREE CONSTRUCTION has full right and authority to develop the said property.

(3) The report reflecting the flow of the title of the said M/S. SHREE CONSTRUCTION on the said land is enclosed herewith as annexure.

Encl :- Annexure.

Date :- 5/05/2025.

RITESH C. MAHENDRA

R. Mahendra
ADVOCATE

FORMAT - A**(Circular No :- 28/2021)****ANNEXURE****FLOW OF THE TITLE OF THE SAID LAND****Mutation Entry -**

The name of M/S. SHREE CONSTRUCTION is mutated in Property Card of City Survey Department vide Ferfar Entry No. 9331, Dated 20/02/2023.

Search report for 30 Years from 2/05/1996 to 2/05/2025 taken from the online portal.

(i) THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 107/3-7 of MOUZA – JAITALA, P.S.K. 44 admeasuring 0.93 Hectares, Rental Rs. 2.97, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 628 & 629 and Sheet No. 41(593) of Mouza – Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR, Originally belonged to Shri. Narayan Raut, being his separate property.

(ii) THAT, consequent upon the death of Shri. Narayan Raut leaving behind him, his widow Smt Manjulabai Narayan Raut, 3 son namely Shri. Asaram Narayan Raut, Shri. Krushna Narayan Raut, Shri. Maroti Narayan Raut and only daughter namely Mrs. Rekha Ramkrushna Pangul, as the only legal heirs of the deceased.

(iii) THAT, the aforesaid Smt Manjulabai Narayan Raut and Mrs. Rekha Ramkrushna Pangul relinquished his right, title and interest in respect of the said property in favour of Shri. Maroti Narayan Raut, by a Deed of Release dated 04/01/2013, which is duly registered at the Office of the Joint Sub-Registrar Nagpur-5, in Book No. 1, at Sr. No. 389 on even date.

(iv) THAT, the aforesaid Shri. Asaram Narayan Raut left for heavenly abode on 22/12/2012 and consequent upon his death his share and interest in the said property devolved upon his Widow Smt. Sindhutai Asaram Raut, only son Master Sameer Asaram Raut and 2 daughters Miss. Priyanka Asaram Raut and Miss. Darshana Asaram Raut, by way of intestate succession, being the only legal heirs of the deceased.

(v) THAT, the aforesaid Shri. Krushna Narayan Raut and Shri. Maroti Narayan Raut Smt. Sindhutai Asaram Raut, Master Sameer Asaram Raut, Miss. Priyanka Asaram Raut, Miss. Darshana Asaram Raut, later on transferred the aforesaid property comprising Khasra No. 107/3-7 of MOUZA – JAITALA, P.S.K. 44 by way of Sale to Shri. Prafulla Vinodrao Gudadhe, Shri. Atul Vinodrao Gudadhe, Shri. Charudatta Arvindrao Gudadhe and Shri. Chetan Arvindrao Gudadhe, the Vendors named hereinabove, by a Sale Deed Dated 28/02/2013, which is duly registered at the Office of the Sub-Registrar, Nagpur-8, in Book No. 1, at Sr. No. 305 on even date.



(vi) THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 107/4 of MOUZA – JAITALA, P.S.K. 44 admeasuring 0.78 Hectares, Rental Rs. 2.72, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 628 & 629 and Sheet No. 41(593) of Mouza – Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 in Tahsil and District – NAGPUR, Originally belonged to Shri. Dinesh ishwarrao Gudadhe and Shri. Jayant Ishwarrao Gudadhe, being his ancestral property.

(vii) THAT, the aforesaid Shri. Dinesh ishwarrao Gudadhe and Shri. Jayant Ishwarrao Gudadhe later on transferred the aforesaid Kh. No. 107/4 of MOUZA – JAITALA P.S.K. 44 admeasuring 0.78 Hectares, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR by way of Sale to Shri. Prafulla Vindorao Gudadhe, Shri. Atul Vinodrao Gudadhe, Shri. Charudatta Arvindao Gudadhe and Shri. Chetan Arvindrao Gudadhe, the Vendors named hereinabove, by a Sale Deed Dated 20/11/2013, which is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1, at Sr. No. 8101 on even date.

(viii) THAT, as a result therefore the aforesaid Shri. Prafulla Vindorao Gudadhe, Shri. Atul Vinodrao Gudadhe, Shri. Charudatta Arvindao Gudadhe and Shri. Chetan Arvindrao Gudadhe have become the Joint/Co-owners of the aforesaid property comprising Kh. Nos. 107/3-7 & 107/4 of Mouza – Jaitala with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

(ix) THAT, the aforesaid Kh. Nos. 107/3-7 & 107/4 of MOUZA -JAITALA converted for Non-Agricultural (Residential) Use by the Collector, Nagpur bearing No. Prastutkar/Jilhadhikari/Kavi-382/2015 dated 15/04/2015 passed in Revenue Case No. 305/NAP-34/2014-2015.

(x) THAT, for the purpose of development of said land the aforesaid Shri. Prafulla Vindorao Gudadhe, Shri. Atul Vinodrao Gudadhe, Shri. Charudatta Arvindao Gudadhe and Shri. Chetan Arvindrao Gudadhe entered into an Agreement of Development with Nagpur Improvement Trust on 17/04/2015 upon several terms and conditions contained therein.

(xi) THAT, in terms of the said Agreement, the Assistant Director, Town Planning, Nagpur Improvement Trust, has recommended and approved the layout Plan of said land vide its Letter No. ADTP/PL./1981 Dated 17/04/2015.

(xii) THAT, the aforesaid Shri. Prafulla Vindorao Gudadhe, Shri. Atul Vinodrao Gudadhe, Shri. Charudatta Arvindao Gudadhe and Shri. Chetan Arvindrao Gudadhe have jointly applied to Nagpur Municipal Corporation for release of EWS Plot (A) & (B) and Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur has released the Plots vide Letter No. म.न.पा./नरवि/८९० dated 11/08/2020, and as per the said Release Letter of EWS Plot (A) admeasuring 2331.4847 Sq. Mtrs. &



EWS Plot (B) admeasuring 184.8025 Sq. Mtrs., Total Area of EWS Plot 2516.2870 Sq. Mtrs.

(xiii) THAT, as a result therefore Shri. Prafulla Vindorao Gudadhe, Shri. Atul Vinodrao Gudadhe, Shri. Charudatta Arvindao Gudadhe and Shri. Chetan Arvindrao Gudadhe have become an exclusive, absolute, joint and full Owners of the property comprising ALL THOSE Pieces and parcel of land bearing EWS Plot Nos. A & B, out of the sanctioned layout, containing by admeasurement 2331.4847 Sq. Mtrs. & 184.8025 Sq. Mtrs., respectively, {Total admeasurements 2516.2870 Sq. Mtrs.}, being a portion of the entire land bearing Kh. Nos. 107/3-7 & 107/4 of MOUZA – JAITALA, P.S.K. 44, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 628 & 629 and Sheet No. 41(593) of Mouza – Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

(xiv) THAT, thereafter Shri. Prafulla Vindorao Gudadhe, Shri. Atul Vinodrao Gudadhe, Shri. Charudatta Arvindao Gudadhe and Shri. Chetan Arvindrao Gudadhe have jointly sold/transferred the aforesaid property to M/S. SHREE CONSTRUCTION, Acting through its Proprietor - Shri. Sachin Ashok Khare, by a Sale Deed Dated 19/12/2022, which is duly registered in the office of the Joint Sub Registrar Nagpur City No. 4, in Book No. 1, at Sr. No. 10947 on even date.

(xv) THAT, thereafter Shri. Prafulla Vindorao Gudadhe and 3 others have executed Deed of Correction to Sale Deed Dated 19/12/2022 in favour of M/S. SHREE CONSTRUCTION on 26/09/2023 and the same is duly registered in the office of the Joint Sub Registrar Nagpur City No. 4, in Book No. 1, at Sr. No. 8530 on even date. In the like manner, Shri. Prafulla Vindorao Gudadhe and 3 others have also executed Deed of Correction in favour of M/S. SHREE CONSTRUCTION on 31/03/2024 and the same is duly registered in the office of the Joint Sub Registrar Nagpur City No. 4, in Book No. 1, at Sr. No. 6996 on 11/07/2024.

(xvi) THAT, as a result therefore M/S. SHREE CONSTRUCTION, Acting through its Proprietor - Shri. Sachin Ashok Khare has now become an absolute, exclusive & full owner of the said entire property with heritable and transferable rights therein and the same is also accordingly mutated in its sole name in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 9331, Dated 20/02/2023.

(xvii) THAT, M/S. SHREE CONSTRUCTION later on decided to develop the aforesaid entire property comprising into a "RESIDENTIAL ESTATE" by constructing a Multistoreyed Building thereon in 3 different Wings i.e. Wing – A, Wing - B & Wing - C consisting of various self contained separate Apartments therein.

(xviii) THAT, accordingly, the said M/S. SHREE CONSTRUCTION has prepared a plan of the Multistoried building proposed to be constructed on the said EWS Plot Nos. A & B, {As per Building Sanctioned Plan Plot No. EWS Plot} and to be known and styled as



"SHREE MANSION" and the same is duly sanctioned and approved by Building Engineer (W), Nagpur Improvement Trust, Nagpur, vide his Building Permit No. B.E.(WEST)/Case No. A-2897/Tracking No. 202503201/979, Dated 7/04/2025.

(xix) THAT, thereafter, M/S. SHREE CONSTRUCTION has submitted the entire property to the Maharashtra Apartment Ownership Act, 1970 for the purpose of giving clear title over the Apartment chosen by the prospective Purchaser in the said building, accordingly the Vendor has executed a DEED OF DECLARATION Under Section 2 of the Maharashtra Apartment Ownership Act, 1970, which is duly registered in the office of the Joint Sub Registrar Nagpur City No. 4, in Book No. 1, at Sr. No. 5123 on 24/04/2025.

(xx) THAT, M/S. SHREE CONSTRUCTION has used and utilized only Undivided 76.61 Percent share and interest in the said Plot of land and thus there is a Balance Undivided share and interest in the said Plot of land is at present 23.39 and the same shall always belongs to M/S. SHREE CONSTRUCTION and the same shall be used and utilized by M/S. SHREE CONSTRUCTION for construction of Upper Floors on the said proposed Multistoreyed Building by utilizing the Transferable Development Rights (TDR) and as per the revised Building Plan as may be sanctioned by the Competent Authority empowered in this behalf.

(xxi) 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 M/S. SHREE CONSTRUCTION holds a good, valid and marketable title in respect of the said property and M/S. SHREE CONSTRUCTION have full right and authority to develop the said plot of land and sell out the Apartments proposed to be constructed thereon.

(xxii) 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 – JAITALA, Kh. Nos. 107/3-7 & 107/4, CTS No. 628, EWS Plot Nos. A & B for the period of 30 Years by depositing necessary Search Fees online with the department of Registration vide GRN No. MH001609644202526E, Dated 2/05/2025, the receipt of the same is enclosed herewith.

(xxiii) 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 : 5/05/2025



RITESH C. MAHENDRA
Ritesh C. Mahendra
ADVOCATE