



CHALLAN
MTR Form Number-6



GRN	MH000672200202526E	BARCODE			Date	15/04/2025-12:05:42		Form ID	
Department					Inspector General Of Registration				
Search Fee					Payer Details				
Type of Payment					Other Items				
Office Name					PND1_JT DISTT REGISTRAR PUNE URBAN				
Location					PUNE				
Year					2025-2026 One Time				
Account Head Details					Amount In Rs.				
0030072201 SEARCH FEE					325.00				
Flat/Block No.					Ashish Madhukar Nagpure				
Premises/Building									
Road/Street									
Area/Locality									
Town/City/District									
PIN									
Remarks (If Any)									
Amount In					Three Hundred Twenty Five Rupees Only				
Words									
Total					325.00				
Payment Details					STATE BANK OF INDIA				
Cheque-DD Details					FOR USE IN RECEIVING BANK				
Bank CIN					Ref. No.				
00040572025041588801					IK0DEWJWU1				
Bank Date					RBI Date				
15/04/2025-12:24:07					Not Verified with RBI				
Name of Bank					Bank-Branch				
STATE BANK OF INDIA									
Name of Branch					Scroll No. , Date				
Not Verified with Scroll									

Department ID : 609312920

Mobile No. : 9823630809

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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

ASHISH M. NAGPURE

Advocate

Off Address :

1st Floor,
Namrata Apartments,
Plot No. 68, Atrey Layout,
Ring Road, Nagpur.
Mobile No. 9823630809

FORMAT- A

To, Maha RERA,
NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 12,
situated at Payal Co-operative Society, Somalwada, Nagpur, (hereinafter referred as the
said plot).

I have investigated the title of the said plot on the request of **M/s. SAS INFRAVENTURE** Through its Partners **(1) SHRI. SATISH S/o MOHANLAL HIRANI**, Resident of Flat No. 35, "Sagar Palace", Laxminagar, Nagpur, Tahsil and District – NAGPUR **(2) SHRI. AMIT S/o VIJAY KUMAR DIXIT**, Resident of Butiwada, Sitabuldi, Nagpur, Tahsil and District – NAGPUR; AND **(3) SHRI. SACHIN S/o MADHUKAR DUMBHARE**, Resident of Plot No. 74, Uday Nagar, Vitthal Nagar No.1, Ring Road, Ayodhya Nagar, Nagpur – 440034, Tahsil and District - NAGPUR and following documents i.e' :-

1) Description of the property-

ALL THAT Piece and Parcel of land bearing Plot No. 12 out of the layout of PAYAL CO-OPERATIVE HOUSING SOCIETY LTD., NAGPUR, containing by admeasurement **539.00 Sq. Mtrs.** being a portion of the entire land bearing Kh. No 159/2 and 159/9 of Mouza – SOMALWADA, P.S.K. 44, bearing, City Survey No. 595 and Sheet No. 729, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR.

2) The documents of allotment of plot – Sale Deed.

3) property card issued by City Survey Office No. 595 , Nagpur, vide mutation entry No. 53714 Dated 06-05-2023.

4) Search report for 30 years from 1995 to 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 (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land : **M/s. SAS INFRAVENTURE**

CTS/C.S. No.595

Qualifying comments/remarks if any - Nil

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

Encl : Annexure.



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FLOW OF THE TITLE OF THE SAID LAND

THAT ALL THAT Piece and Parcel of land bearing Kh. No. 159/2, admeasuring 0.98 Hectors R (i.e. 2.25 Acres) of Mouza – SOMALWADA, P.S.K. 44, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR, Originally belonged to Payal Co-operative Housing Society Ltd. Nagpur, having purchased the same by it from Shri. Salik Saoji Mahajan, by a Sale Deed Dated 03-03-1990, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2925 on even date.

THAT in the like manner adjoining land admeasuring 0.91 Hectors R (i.e. 2.2 Acres) being a portion of the entire land bearing Kh. No. 159/9 of Mouza – SOMALWADA, P.S.K. 44, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR, Originally belonged to Payal Co-operative Housing Society Ltd. Nagpur, having purchased the same by it from Shri. Keshao Saoji Mahajan, by a Sale Deed Dated 08-06-1988, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 6123 on even date.

THAT the said Payal Co-operative Housing Society Ltd. Nagpur lateron prepared a layout in the said land by carving out various Plots of different sizes therein.

THAT in pursuance of the application and resolution the said Society Allotted the said Plot No. 12 being a portion of the entire land bearing Kh. Nos. 159/2 and 159/9 of Mouza – SOMALWADA, P.S.K. 44, bearing City Survey No. 595 and Sheet No. 729, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR, to Mrs. Smita W/o Vijay Mogre, by a Deed of Allotment Dated 13-05-2002, which is duly Registered in the Office of the Sub-Registrar, Nagpur -9 in Book No. 1 at Sr. No. 1750 on 24-05-2002.

THAT the said Society lateron transferred/sold ALL THAT Piece and parcel of land bearing Plot No. 12 out of the layout of Payal Co-operative Housing Society Ltd. Nagpur , admeasuring Breadth North-South towards East Side 24.50 Mtrs. and towards West Side 14.00 Mtrs. and Length East-West 28.00 Mtrs. thus total admesurement 539.00 Sq.Mtrs. (5801.796 Sq.Ft.) being a portion of the entire land bearing Kh. No. 159/2 and 159/9 of Mouza – SOMALWADA, P.S.K. 44, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR by way of sale to Mrs. Smita W/o Vijay Mogre by a Sale Deed Dated 22-07-2004, which is duly Registered in the Office of the Sub-Registrar Nagpur-9 in Book No. 1 at Sr. No. 2135 on even date.

THAT the aforesaid Plot No. 12 is covered under the Scheme of 572 Layouts of the Nagpur Improvement Trust, Nagpur.

THAT the aforesaid Plot No. 12 is Regularised by the Nagpur Improvement Trust, Nagpur and accordingly a Regularisation Letter regarding the aforesaid Plot No. 12 is also issued by the Building Engineer (W) Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)/572/(U/L)1154/17/008097, Dated 03-10-2007 in Case No. 200308191407 and Layout No. 572/Som/4364. As per the said Regularization Letter Dated 03-10-2007, the area of the said Plot No. 12 is shown and declared as 539.00 Sq. Mtrs. Thus the area of the said Plot No. 12 is at present 539.00 Sq. Mtrs.

THAT the said Mrs. Smita W/o Vijay Mogre lateron transferred the aforesaid Plot No. 12 by way of sale to DNR Industries Pvt. Ltd., by a Sale Deed Dated 11-09-2014, which is duly Registered in the Office of the Sub-Registrar Nagpur-6 in Book No. 1 at Sr. No. 4705 on even date.

THAT the said DNR Industries Pvt. Ltd. lateron transferred the aforesaid Plot No. 12 by way of sale to **SAS INFRAVENTURE**, by a Sale Deed Dated 10-01-2024, which is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Sr. No. 368 on even date. As a result therefore the said **SAS INFRAVENTURE** has now become the absolute owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

THAT the said **M/s. SAS INFRAVENTURE** have sanction the Building Plan of the said Plot of a Multistoreyed Building proposed to be constructed on the said land and to be known and styled as "**PROSPERITY PATH**" is duly sanctioned by the Building Engineer (W) Nagpur Improvement Trust, Nagpur vide his Building Engineer (W), Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE(WEST)/Case No. A-2824/Tracking No. 2024122632/934, Dated 09-04-2025.

THAT **M/s. SAS INFRAVENTURE** has submitted the said building in The Maharashtra Apartment Ownership Act, 1970. The provisions of The Maharashtra Apartment Ownership Act, 1970 and the said Deed of Declaration is duly Registered in the Office of the Sub-Registrar, Nagpur- 1 in Book No. 1 at Sr. No. 4346 on 11-04-2025.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 53714 Dated 06-05-2023.
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Nagpur

Date: 15-04-2025


(ASHISH M. NAGPURE)
Advocate.

ASHISH M. NAGPURE
Advocate