



CHALLAN
MTR Form Number-6



GRN MH012300148201920E	BARCODE	Date 19/02/2020-15:08:08	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 NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name Adv Vinayak M Rajkarne	
Location NAGPUR			
Year 2019-2020 From 01/01/1991 To 31/12/2020		Flat/Block No. Sushil Bhawan	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street	
0030072201 SEARCH FEE 750.00		West Park Road	
		Area/Locality	
		Dhantoli Nagpur	
		Town/City/District	
		PIN	
		4 4 0 0 1 2	
		Remarks (If Any)	
		Mouza Rui Plots Scheme on Kh No 42/2/6/B P H No 41 Tah Nagpur	
		Gramin Dist Nagpur	
		Amount In	
		Seven Hundred Fifty Rupees Only	
Total 750.00		Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 00040572020021910912 IK0ALVPVL7	
Cheque/DD No.		Bank Date RBI Date 19/02/2020-15:24:08 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 : Mobile No. : 9373103712
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 दस्त्यासाठी लागू नाही.



V. M. RAJKARNE

B.COM. LLB.

ADVOCATE

Mob. No. 9373103712

Off. Opp. Mayo Hospital,
Near Fish Market, Nagpur-18
Res. Balraj Apartment,
Dhantoli, Nagpur-12

TITLE INVESTIGATION REPORT (TIR)

Having been engaged by **Shri Sanjay Nagorao Paidlewar and Shri Nitish Ramesh Chordia** for preparing title verification and search report of the layout property i.e. All that Agricultural land of **Field Survey No. 42/2/6/B**, in total Admeasuring 1.22 HR, Class I Occupancy Rights, of Mouza – Rui, P. H. No. 41, Tah. Nagpur (Gramin) & Dist. Nagpur belonging to themselves. I am hereby submitting my report as under :

The title history of the property:

WHEREAS, as per the of land Revenue Records it is observed that the piece and parcel of All that Agricultural land of **Field Survey No. 42/2 & 42/6**, in total Admeasuring 8.40 HR, Class I Occupancy Rights, of Mouza – Rui, P. H. No. 41, Tah. Nagpur (Gramin) & Dist. Nagpur was owned by **Shri Santoshrao Mahadeorao Thakre**, being his separate property.

WHEREAS, the said land owner, **Shri Santoshrao Mahadeorao Thakre**, thereafter sold out the separate Southern Portion land admeasuring 1.22 HR, Out of the said land of Kh. No. **42/2 & 42/6**, admeasuring 8.40 H.R. to the Previous Land Owner, namely, **Shri Sandeep Santoshrao Thakre**, vide Sale Deed, duly registered in the office of Sub Registrar, Nagpur-1 at Sr. No. 3243 on Dt. 12.04.2002.

WHEREAS, the said land owner **Shri Sandeep Santoshrao Thakre**, in his turn sold out the above separate Southern Portion land admeasuring 1.22 HR, Out of the said land of Kh. No. **42/2 & 42/6**, admeasuring 8.40 H.R. to the Present Owners **Shri Sanjay Nagorao Paidlewar and Shri Nitish Ramesh Chordia**, vide Sale Deed, duly registered in the office of Sub Registrar, Nagpur-Gramin-7 at Sr. No. 4409 on Dt. 28.08.2012.

WHEREAS, after purchasing the afore stated land property, the names of said joint owners, **Shri Sanjay Nagorao Paidlewar and Shri Nitish Ramesh Chordia**, are duly mutated in all the record of right such as 7-12 Extract as the owner of said land admeasuring 1.22 HR being Southern Part of the Kh. No. **42/2 & 42/6** of Mouza Rui, Tah. Nagpur Gramin, Distt. Nagpur and the said separate land portion, received separate Field Survey No. **42/2/6/B** of Mouza Rui, P.H. No. 41, Tah. Nagpur (Gramin), Dist. Nagpur.

WHEREAS the said land of Kh. No. **42/2/6/B**, of Mouza Rui, Tah. Nagpur (Gramin), Dist. Nagpur is covered by Nagpur Metropolitan Area declared by Govt. vide Notification No. TPS/2409/2890/CR-356/05/UD-9, Dt. 31-08-2010, by which NIT then has been appointed as Special Planning Authority for the said Area. The said authority is now named as NMRDA i.e. Nagpur Metropolitan Region Development Authority.

WHEREAS, the Collector, Nagpur has issued N.A. Order in respect of the said land bearing Kh. No. **42/2/6/B**, Admeasuring 1.22 Hectare i.e. 12,200 Sq. Mtrs., in favour of said land owners, vide Order Dt. 15.02.2014, passed in Revenue Case No. 167/NAP-34/2013-2014, in respect of Kh. No. **42/2/6/B**.



WHEREAS, the said layout owners, **Shri Sanjay Nagorao Paidlewar and Shri Nitish Ramesh Chordia**, then applied to the NMRDA, Nagpur, for the approval of layout drawn on the above lands, and in pursuance there to the NMRDA, Nagpur, vide the layout plan finally approved by the Executive Engineer, NMRDA on Dt. 01.01.2020 granted its permission and approval to the layout to be drawn on the said land of Field Survey No. 42/2/6/B, covering total Platable Area of 6,979.026 Sq. Mtrs. (Plots covering Built Up Area of 10,035.743 Sq. Mtrs. on Prorata basis), excluding MHADA allotted Plot No. 5 to 11 admeasuring 756.00 Sq. Mtrs. and Plot No. 14 to 19 admeasuring 648.00 Sq. Mtrs. towards EWS/LIG Scheme of MHADA. As the said Plot No. 5 to 11 and Plot No. 14 to 19 are granted to MHADA, the said Plots will not be available to the land owners/developers for sale purpose.

WHEREAS, on the recommendation of NMRDA vide its Letter No. 3307 Dt. 10.01.2020 the Collector, Nagpur has issued Sanad related to N.A. Order in respect of the said land bearing Kh. No. 42/2/6/B, in favour of said land owners, vide Order/Sanad Dt. 30.01.2020, passed in Revenue Case No. 150/NAP-34/Mouza-Rui/2019-20, in respect of Kh. No. 42/2/6/B, Admeasuring 1.22 Hectare i.e. 12,200 Sq. Mtrs.

WHEREAS, the NMRDA also entered in to Agreement with the then present land owners **Shri Sanjay Nagorao Paidlewar and Shri Nitish Ramesh Chordia** on dated 13.02.2020, regarding Development of the aforesaid land in question as per the norms of the NMRDA, set forth in this regard. As per the said Development Agreement Dt. 13.02.2020, and also as per the Collector N.A. Order/Sanad Dt. 30.01.2020, covering Development terms and conditions, the land owners have to carry development work of the proposed layout including layout roads, electricity, water arrangement, sewerage line, etc. as per the terms mentioned in the above said NMRDA Development Agreement. The above Developers/Land Owners are also required to deposit various development charges/cost with the NMRDA as per the Development Schedule provided in the above said NMRDA Development Agreement.

WHEREAS, similarly, the said Land Owners/Developers are also required to get the individual plots released from NMRDA prior to selling the same. Hence, NMRDA Plot Release Letter shall be obtained in respect of the concerned Individual Plot/s before the sale of individual plot/s.

WHEREAS, the above said land owners/developers, are entitled to sale various individual plots situated in the afore stated layout bearing Nos. 1 to 36 (Plot No. 5 to 11 and Plot No. 14 to 19 are now MHADA Property) and further entitled to obtain the sale consideration of the concerned plots from the various intending purchasers/buyers. The individual Sale Agreement/Sale Deed pertaining to the each individual plot case shall be executed by the land/layout owners, in favour of the intending purchaser, along with the other necessary documents including the concern Plot Release Letter from NMRDA.

WHEREAS, said owner **Shri Sanjay Nagorao Paidlewar**, executed Power of Attorney for documents admission/presentation purpose only to **Shri Anna Kisanji Hatwar**, in respect of the said property. The said power of Attorney Dt. 30.04.2010, bearing Registration No. 2126 is duly registered in the office of Sub-Registrar Nagpur-4.

WHEREAS, after coming in to force of the Real Estate Regulatory Authority (RERA) the said Act has been introduced in State of Govt. Of Maharashtra with effect from 01.05.2017 under Maharashtra Real Estate Regulatory Authority and under said ACT, above said project is required to be registered under RERA Act in respect of layout on land of Kh. No. 42/2/6/B of Mouza : Rui, P.H. No. 41, Tahsil Nagpur (Gramin), Dist. Nagpur.



Sl. No.	Particulars of the documents scrutinized	Name of parties	Original/Certified/Photocopy/True Copy
1.	Sale Deed Dt. 28.08.2012, Regd. at Sr. No. 4409, in respect of land admeasuring 1.22 H.R. Out of Kh. No. 42/2 & 42/6.	Shri Sandeep Santoshrao Thakre to Shri Sanjay Nagorao Paidlewar and Shri Nitish Ramesh Chordia	Original
2.	Sale Deed Dt. 12.04.2002, Regd. at Sr. No. 3243, in respect of land admeasuring 1.22 H.R. Out of Kh. No. 42/2 & 42/6.	Shri Santoshrao Mahadeorao Thakre to Shri Sandeep Santoshrao Thakre	Xerox
3.	7-12 Extract Dt. 23.01.2020, in respect of Field Survey No. 42/2/6/B admeasuring 1.22 H.R.	Shri Sanjay Nagorao Paidlewar and Shri Nitish Ramesh Chordia	Original
4.	N. A. Order Dt. 15.02.2014, in respect of Kh. No. 42/2/6/B, passed by The Collector, Nagpur in Revenue Case No. 167/NAP-34/2013-2014.	Shri Sanjay Nagorao Paidlewar and Shri Nitish Ramesh Chordia	Original
5.	N. A. Sanad Dt. 30.01.2020, in respect of Kh. No. 42/2/6/B, passed by The Collector, Nagpur in Revenue Case No. 150/NAP-34/Mouza-Rui/2019-20.	Shri Sanjay Nagorao Paidlewar and Shri Nitish Ramesh Chordia	Original
6.	Development Agreement Dt. 13.02.2020, between the NMRDA and Land owners, for N.A. Land of Kh. No. 42/2/6/B.	NMRDA to Shri Sanjay Nagorao Paidlewar and Shri Nitish Ramesh Chordia	Original
7.	Power of Attorney for Admission Purpose Dt. 30.04.2010, Regd. at Sr. No. 2126, on behalf of Shri Sanjay Nagorao Paidlewar.	Shri Sanjay Nagorao Paidlewar to Shri Anna Kisanji Hatwar	Xerox
8.	NMRDA Sanctioned Layout Map Dt. 01.01.2020, in respect of Field Survey No. 42/2/6/B, covering Plot No. 1 to 36, admeasuring 1.22 Hectare.	Shri Sanjay Nagorao Paidlewar and Shri Nitish Ramesh Chordia	Original

WHEREAS the links in the title history of the last 30 years of the chain of title have been properly established and the title of the property in question is absolute, clear & marketable, free from any encumbrances and as such said property bears good and enforceable title.

WHEREAS, in order to secure the interest of intending purchaser/s more comprehensively, it is advised to obtain sworn affidavit from the present owners/borrowers, regarding nil encumbrances, valid construction and clear title.

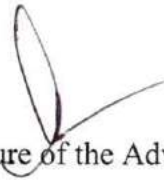
Description of the afore mentioned property.

All that piece and parcel of Non Agricultural and NMRDA Sanctioned Plots, bearing Plot No. 1 to 36, covering total Plotable Area of 6,979.026 Sq. Mtrs. (Plots covering Built Up Area of 10,035.743 Sq. Mtrs. on Prorata basis), excluding MHADA allotted Plot No. 5 to 11 admeasuring 756.00 Sq. Mtrs. and Plot No. 14 to 19 admeasuring 648.00 Sq. Mtrs. towards EWS/LIG Scheme of MHADA, along with all other easementary rights appurtenant and belonging thereto, out of the layout drawn in the land bearing **Field Survey No. 42/2/6/B**, in total Admeasuring 1.22 HR, Class I Occupancy Rights, of Mouza – Rui, P. H. No. 41, Tah. Nagpur (Gramin) & Dist. Nagpur and Bounded as under :

On the East : Road
On the West : Road
On the North : Land Adm. 3.00 Acres of Shri Pradip Thakre
On the South : Road

Date : 19.02.2020
Place : NAGPUR




Signature of the Advocate