



CHALLAN
MTR Form Number-6



GRN MH011355611202021E		BARCODE 		Date 08/02/2021-19:09:14		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name		ADV AMOL DAREKAR	
Location NAGPUR							
Year 2020-2021 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			325.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					KHASRA NO. 182 OF MZ- WADDHAMANA TAH. HINGAN		
Total			325.00		Amount In Words		Three Hundred Twenty Five Rupees Only
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	03006172021020801322	293664272
Cheque/DD No.				Bank Date	RBI Date	08/02/2021-19:09:48	Not Verified with RBI
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9695555674

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

खदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नगुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न केल्याच्या दस्तांसाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN MH010148516202021E		BARCODE		Date 14/01/2021-14:27:52		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 HGN_HINGNA SUB REGISTRAR				Full Name		ADV AMOL DAREKAR	
Location NAGPUR				Flat/Block No.			
Year 2020-2021 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street			
0030072201 SEARCH FEE			325.00	Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				KHASRA NOS. 181 182 and 183 OF MOUZA WADDHAMANA TAHSIL			
				HINGNA NAGPUR			
				Amount In		Three Hundred Twenty Five Rupees Only	
Total			325.00	Words			
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	03006172021011400588	288719575
Cheque/DD No.				Bank Date	RBI Date	14/01/2021-14:28:31	Not Verified with RBI
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9595555674

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

AMOL DAREKAR, ADVOCATE

OFF: A-17, "Indra-Uma" Apt., 27, Corporation Colony, Nagpu-33. PH.NO. - 9767776789, 8275290741.

DATE - 10/02/2021

TO WHOMSOEVER IT MAY CONCERN

TITLE SEARCH REPORT

Having being engaged by M/s PREMIER HERITAGE, a registered partnership firm having its registered office at - 1, Ajanta Society, Chindwada Road, Byramji Town, Nagpur-440013, through its partner MR. AMIT MAGANLAL PANCHMATIYA, for the purpose of search and verification of title in respect of the property described in the schedule given hereinafter, I the undersigned do hereby submit the report and the opinion about the title in respect of the said property described in the schedule given hereunder.

1. DESCRIPTION OF THE PROPERTY:-

ALL THAT piece and parcel of Agricultural land bearing **Khasra./Survey No. 182** admeasuring about **0.63 Hectares**, Land Revenue Rs.3.75 per year, with Occupancy Class I Bhumiswami rights, bearing P. H. No. 6, situated at **MOUZA : WADDHAMNA**, Tahsil : Hingna, District : Nagpur and the same is bounded as under:

TO THE EAST	:	Kh. No. 184,
TO THE WEST	:	Nala,
TO THE NORTH	:	Kh. No.181.
TO THE SOUTH	:	Kh. No. 183.

(Hereinafter referred to as, "Said property")

2. DOCUMENTS PERUSED:-

1. Copy of 7/12 extract in the name of M/S Premier Heritage.
2. Copy of sale deed dated 18.10.2019.
3. Layout Sanction Plan 16.07.2020.
4. N. A. Order dated 6.11.2020.
5. Development Agreement with NMRDA dated 19.01.2021.



AMOL B. DAREKAR
ADVOCATE

3. OBSERVATION:-

I have perused the documents placed before me and also inspected the record from the office of Sub-Registrar, Hingna, by paying the prescribed fees vide GRN No. MH010148516202021E, on 14.01.2021 and vide GRN No. MH011355611202021E, on 8.02.2021, for the period from 2008 to 2021 i.e. for 13 Years, of the said Property.

*** Legal History and Tracing of the said property is as follows: -**

That, the land bearing New Survey No. 181 and 182 was portion of larger property bearing Old Survey No. 78, admeasuring 3.82 Acres, was owned by Shri Shripat Bahya, Avachit Bahya, Smt. Mohini Bahya and Shri Ganesha Jago as per records of Adhikar Abhilekh Panji 1954-55 .

That, the oral partition took place between Shri Shripat Bahay, Avachit Bahya and Shri Ganesha Jago on 15.03.1956 wherein the portion of land admeasuring about 0.63 Hectares (1.56 Acres), gone in the share of Shripat Bahya, Avchit Bahya, Smt. Mohini Bahya and the same was renumbered as New Kh. No. 78/2, and one of co-owner Avchit Bahya expired on 15.10.1959 without any issue, widow and the remaining co-owners Shripat Bahya and Smt. Mohini Bahya sold the said land to Sheshrao Ganeshrao Raut by registered Sale Deed dt. 23.06.1967 registered with Sub Registrar, Nagpur at Book No. 1 at Sr. No. 3156 dt. 23.06.1967. That under the said Partition, the land admeasuring 0.91 Hectares (2.26 Acres) gone in the share of Ganesha Jago and the same was renumbered as New Kh. No. 78/1.

That, under the consolidation proceedings the land bearing old Kh. No. 78/1 was renumbered/changed as new Kh. No. 181, admeasuring 0.91 Hectares, while the land bearing old Kh. No. 78/2 was renumbered/changed as new Kh. No. 182, admeasuring 0.63 Hectares.

That, after the death of Sheshrao Ganeshrao Raut on 7.07.2001 the owner of the land bearing Kh. No. 182, the said land was mutated in the name of his legal heirs as per Ferfar No. 1029, viz. Yamunabai Sheshrao Raut, Smt. Kantabai Bhagat and Smt. Shewanta Natthuji Khadse, who then jointly sold the said land to Smt. Nirupama Mayur Shah by Sale Deed dt. 06.07.2004 registered with Sub Registrar, Hingna at Book No. 1 at Sr. No. 2373 dt. 06.07.2004 and the name of Smt. Nirupama Mayur Shah was mutated in revenue records as the sole and exclusive owner of land bearing Kh. No. 182 vide Ferfar No. 1103 dt. 23.08.2004,



AMOL B. DAREKAR
ADVOCATE

That, said Smt. Nirupama Mayur Shah sold the land of Kh. No. 182 to Smt. Shobha Sandeep Gandhi by Sale Deed dt. 03.06.2005 registered, Hingna at Book No. 1 at Sr. No. 3207 dt. 03.06.2005.

That, said Smt. Shobha Sandeep Gandhi gifted the land of Kh. No. 182 to Shri Sandeep Shankarlal Gandhi by Gift Deed dt. 04.09.2019 registered with Sub Registrar, Hingna at Book No. 1 at Sr. No. 5003 dt. 04.09.2019 and the same of Shri Sandeep Shankarlal Gandhi was mutated in revenue records as the sole and exclusive owner of land bearing Kh. No. 182 vide Ferfar No. 1256 dt. 18.06.2005.

That, thereafter the firm M/S PREMIER HERITAGE, herein have purchased the said land from Shri Sandeep Shankarlal Gandhi by way of a Sale Deed, duly registered at Sr. No. 5769, before the Joint Sub-Registrar Hingna, on 18.10.2019, as a result thereof the firm M/S PREMIER HERITAGE hereinabove became the absolute owner of the aforesaid agricultural land bearing Kh. No. 182 with heritable and transferable rights therein, the name of the firm M/S PREMIER HERITAGE is also recorded in the revenue records as absolute owner thereof, AND;

WHEREAS, the said land bearing Kh. No. 182, having residential zoning under the sanctioned Regional Plan of Nagpur region, the Firm M/S PREMIER HERITAGE applied to the Collector, Nagpur for change of the user of the said land from agricultural into non-agricultural i.e. residential purposes and the Collector, Nagpur granted the permission for change of the user of the said land from agricultural to non-agricultural i.e. residential purposes vide order dated 6.11.2020 in Revenue Case No. 25 / NAP-34 / Mouza-Waddhamna / 2020-2021, AND;

WHEREAS, the said land being under the jurisdiction of Nagpur Metropolitan Region Development Authority, Nagpur, the firm M/S PREMIER HERITAGE got the final Plan of the residential lay out sanctioned on the said land from Nagpur Metropolitan Region Development Authority, Nagpur under section 45 of Maharashtra Regional & Town Planning (MRTP) Act, 1966 vide order dated 16.07.2020; AND

WHEREAS, on completion of all formalities of getting the said layout sanctioned from the Nagpur Metropolitan Region Development Authority, the NMRDA has executed an Agreement for development of the said layout, between NMRDA and the Firm M/S PREMIER HERITAGE hereinabove named on 19.01.2021, AND



AMOL B. DAREKAR
ADVOCATE

4. Opinion:-

I have verified the entire documents placed before me in respect of the aforesaid property and also inspected the records available in the office of Sub-registrar Hingna, wherein the links of the said property is established. That after the careful search taken by me and also on the basis of records which were made available to me and the entries therein, I can Say that title of the Firm M/S PREMIER HERITAGE to the said property and plots therein is clear and marketable.

5. THIS REPORT IS GIVEN SUBJECT TO THE FOLLOWING QUALIFICATIONS:

- (i) I have presumed that the documents perused by me and shown to me is final and has not been amended or modified in any manner.
- (ii) This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary;
- (iii) This opinion does not cover any litigation, suits etc. filed in any court save and except the case/s which has been brought to my notice in respect of the Said Property.
- (iv) There is no addition/correction/modification made by hand in this entire report at any place.

Nagpur

Date: - 10/02/2021.



(AMOL DAREKAR)
ADVOCATE

AMOL B. DAREKAR
ADVOCATE