CHALLAN
MTR Form Number-6

GRN MH011356032202021E	BARCODE	Date 08/02/2021-19:16:25	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.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		KHASRA NO. 183OF MZ- WADDHAMANA TAH. HINGAN	
		Amount In Words	Three Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172021020801333	293686136
Cheque/DD No.		Bank Date	RBI Date	08/02/2021-19:17:05	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. : 9595555674

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 दस्तासाठी लागू नाही.

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CHALLAN

MTR Form Number-6

GRN MH010148516202021E	**BARCODE**	**Date** 14/01/2021-14:27:52	**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 HGN_HINGNA SUB REGISTRAR		**Full Name**	ADV AMOL DAREKAR
Location NAGPUR			
Year 2020-2021 One Time		**Flat/Block No. 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
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.	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	

Department ID :

Mobile No. : 9595555674

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 लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 14-01-2021 02:29:07

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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. 183** admeasuring about **1.05 Hectares**, Land Revenue Rs.4.00 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 & 1,
TO THE WEST	:	Nala,
TO THE NORTH	:	Kh. No.182.
TO THE SOUTH	:	Nala.

(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 15.06.2020.
4. N. A. Order dated 6.11.2020.
5. Development Agreement with NMRDA dated 21.01.2021.

AMOL B. DAREKAR
ADVOCATE

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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. MH011356032202020E, 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. 183 was bearing Old Survey No. 77, admeasuring 1.05 Hectares, was owned by Shri Govinda, Vithoba, Rama. Thereafter, the land bearing old Kh. No. 77, admeasuring about 1.05 Hectares (2.60 Acers) was purchased by (i) shri Laxman Krushnaji Bhende, (ii) Shri Motiram Tanu Bhende, (iii) Shri Janglu Shrawan Bhende, (iv) Shri Ganba Gangaram Bhende, (v) Shri Ganpat Pundlik Bhende, (vi) Shri Maroti Ganpat Bhende, (vii) Shri Raghunath Doma Bhende, (viii) Shri Dajiba Tanu Bhende, (ix) Shri Ganesha Pandu Bhende, (x) Chintaman Bajirao Bhende, jointly from the owners Govinda, Vithoba, Rama.

That, under the consolidation proceedings the land bearing old Kh. No. 77 was renumbered/changed as new Kh. No. 183, admeasuring 1.05 Hectares.

That, all the co-owners expired and on their death their share in the land were inherited by their legal heirs and their names were mutated time to time in revenue records as co-owners of the said land.

That, all the 53 co-owners sold the said land bearing Kh. No. 183 to Shri Sandeep Shankarlal Gandhi by Sale Deed dt. 03.07.2007 registered with Sub Registrar, Hingna at Book No. 1 at Sr. No. 4077 dt. 05.07.2007 and his name was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 1691 dt. 23.07.2007,

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. 183 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;

AMOL B. DAREKAR
ADVOCATE

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WHEREAS, the said land bearing Kh. No. 183, 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. 34 / 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 15.06.2020; 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 21.01.2021, AND

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.

AMOL B. DAREKAR
ADVOCATE

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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

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