CHALLAN
MTR Form Number-6

GRN MH011355365202021E	BARCODE	Date 08/02/2021-19:05:51	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	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	325.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	KHASRA NO. 181 OF MZ- WADDHAMANA TAH. HINGAN
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172021020801320	293663361
Cheque/DD No.		Bank Date	RBI Date	08/02/2021-19:06:24	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 दस्तांसाठी लागु 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.**	
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 NOS. 181 182 and 183 OF MOUZA WADDHAMANA TAHSIL HINGNA NAGPUR
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

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 ग करावयाच्या दस्तांसाठी 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. 181** admeasuring about **0.91 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. 179, 180 & 184,
TO THE WEST	:	Nala,
TO THE NORTH	:	Nala.
TO THE SOUTH	:	Kh. No. 182.

(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

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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. MH011355365202021E, 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 Acers, 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 Acers), 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. 23.06.1667. That under the said Partition, the land admeasuring 0.91 Hectares (2.26 Acers) gone in the share of Ganesha Jago and the same was renumbered as New Kh. No. 78/1.

That, Ganesha Jago expired in the year 1964 and on his death, the said land was inherited by legal heirs son Shri Sheshrao Ganeshrao Raut, widow Smt. Janabai Ganeshrao Raut, daughters Smt. Puni Lahanu Bhagat and Smt. Guni w/o Manikrao Hulke by way of intestate succession.

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, Smt. Puni Lahanu Bhagat and legal heirs of Smt. Guni w/o Manikrao Hulke agreed to sell the land of Kh. No. 181 to Shri Ranglal Nagorao Pal by Agreement To Sell dt. 04.02.2004 registered with Sub Registrar, Hingna at Book No. 1 at Sr. No. 352 dt. 09.02.2004 and said Smt. Puni Lahanu Bhagat and legal heirs of Smt. Guni w/o

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ADVOCATE

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Manikrao Hulke with the consent of Shri Ranglal Nagorao Pal executed the Sale Deed of said land in favour of Smt. Nirupama Mayur Shah by Sale Deed dt. 09.02.2004 registered with Sub Registrar, Hingna at Book No. 1 at Sr. No. 382 dt. 09.02.2004 and the name of Smt. Niruoama Mayur Shah were mutated in revenue records as the sole and exclusive owner of land bearing Kh. No. 181 vide Ferfar No. 1104 dt. 23.08.2004.

That, Smt. Nirupama Mayur Shah sold the land bearing Kh. No. 181 to Shri Sandeep Shankarlal Gandhi, by Sale Deed dt. 03.06.2005 registered with Sub Registrar, Hingna, at Book No. 1 at Sr. No. 3208 dt. 03.06.2005 and the same of Shri Sandeep Shankarlal Gandhi was mutated in revenue records as the sole and exclusive owner of land bearing Kh. No. 181 vide Ferfar No. 1257 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. 181 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. 181, 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. 43 / 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

AMOL B. DAREKAR
ADVOCATE

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an Agreement for development of the said layout, between NMRDA and the Firm M/S PREMIER HERITAGE hereinabove named on 19.01.2021, 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.

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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