CHALLAN

MTR Form Number-6

GRN	MH012171961202021E	BARCODE		Date	24/02/2021-16:27:52	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	Adv Susmit R Ghanwat
Location	NAGPUR		
Year	2020-2021 From 24/02/2009 To 24/02/2021	Flat/Block No.	Plot No. 220 Flat No. 104 Omkar Towers
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	Ravi Nagar Square
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	Mouza Pipla Khasra No 148 search for 13 years
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021022420236	2663991058
Cheque/DD No.		Bank Date	RBI Date	24/02/2021-16:28:42	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 0000000000

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 24-02-2021 04:29:08

SUSMIT R. GHANWAT
ADVOCATE
PLOT NO.220, FLAT NO. 104, OMKAR TOWERS,
RAVI NAGAR Square,
NAGPUR - 440033,
Mob. : 9890290392 & 8888881901

TITLE VERIFICATION REPORT

Under instructions and authority from my client and the Xerox Documents of the property provided to me by my client – **THE SQUARE FEET COMPANY**, A Partnership Firm, having its Office at Plot No. 151, 'Omkara Apartment', Flat No. 101, First Floor, Nelco Society, Trimurti Nagar, Nagpur – 440022, Tahsil and District – NAGPUR, acting through its Authorized Partner – **SHRI. ISHAN S/o GHANSHYAM HATWAR**, Resident of 425, Anand Nagar, Nagpur – 440009, Tahsil and District – NAGPUR, **{UID No. 6838 0093 9342},** I have investigated the title relating to the property comprising **ALL THAT** piece and parcel of Agricultural Land having an area of 0.40 Hectors (OR 0.988 Acres/4000 Sq. Mtrs.) out of the entire land bearing **Khasra/Survey No. 148** of **MOUZA – PIPLA,** having a total area of 1.48 Hectors (OR 3.65 Acres), Land Revenue of Rs. 2.77/- Yearly, out of the total Land Revenue of Rs.10.25/- Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 1865, situated at Village – Pipla, in Tahsil – Nagpur (Gramin) and District – NAGPUR and the said land is bounded as under :-

ON THE EAST	-	**BY KHASRA/SURVEY NO. 149**
ON THE WEST	-	**BY KHASRA/SURVEY NO. 145**
ON THE NORTH	-	**BY REMAINING PORTION OF THE SAID LAND**
ON THE SOUTH	-	**BY KHASRA/SURVEY NO. 146**

THAT, my observations and findings in respect of the aforesaid property are as under :-

(1) **THAT,** it is observed from the Revenue papers produced before me that the property comprising ALL THAT piece and parcel of Agricultural Land bearing Khasra/Survey No. 148 of MOUZA – PIPLA, P.H. No. 38, containing by admeasurements 0.40 Hectors (OR 0.988 Acres), out of the total containing by admeasurements 1.48 Hectors (OR 3.65 Acres), Land Revenue of Rs. 10.25/- Yearly, held in Class-I category, TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights

S. R. Ghanwat

appurtenant and belonging thereto, situated at Village – Pipla, in Tahsil – Nagpur (Gramin), District – NAGPUR, belongs to Shri. Pramod Anandrao Bhoyar and 2 Others, having purchased the same by them from Shri. Wachalabai Prabhakarrao Bhoyar, by way of Sale Deed Dated 22/3/2006, which is duly registered in the office of the Joint Sub Registrar Gramin - 10, in Book No. 1, at Sr. No. 1829 on 28/3/2006.

(2) **THAT,** it appears on the revenue records provided to me by my client that the names of present owners i.e. Shri. Pramod Anandrao Bhoyar, Mrs. Vandini Rajendra Chandak and Shri. Ashok Gulabchandra Chandak are mutated in all relevant records as also in 7/12 Extract.

(3) **THAT,** it is observed that the aforesaid (1) Shri. Pramod Anandrao Bhoyar, (2) Mrs. Vandini Rajendra Chandak and (3) Shri. Ashok Gulabchandra Chandak lateron decided to develop 0.40 Hectors of land out of the total extent of Kh. No. 148 of Mouza – Pipla, situated at Village – Pipla in Tahsil – Nagpur (Gramin) and District – Nagpur into a Residential Layout by carving out various Plots of different sizes therein.

(4) **THAT,** it is found that accordingly by an Agreement Dated 31/12/2020 the said Shri. Pramod Anandrao Bhoyar, Mrs. Vandini Rajendra Chandak and Shri. Ashok Gulabchandra Chandak have jointly agreed to sell All That Piece and Parcel of land having an area of 0.40 Hectors out of Kh. No. 148 to M/s. The Square Feet Company, upon the several terms and conditions contained therein and the said Agreement is duly registered at the Office of the Joint Sub Registrar, Nagpur (Rural) No. 10 in Book No. 1 at Sr. No. 888 on 12/11/2021 on payment of requisite Stamp Duty and Registration Fees payable thereon.

(5) **THAT,** it is found that by the same Agreement the aforesaid Shri. Pramod Anandrao Bhoyar, Mrs. Vandini Rajendra Chandak and Shri. Ashok Gulabchandra Chandak have jointly allowed and permitted M/s. The Square Feet Company to commence, carry on and complete all the developmental activities on the said Piece of land having an area of 0.40 Hector out of Kh. No. 148, situated at Village – Pipla in Tahsil – Nagpur (Gramin) and District - Nagpur viz. diversion of land for Non-Agricultural purpose, carving out a Lay-out comprising independent plots and thus the said M/s. The Square Feet Company is now fully entitled to develop the said land into a layout by carving out various Plots of different sizes therein.

(6) **THAT,** it is observed that in pursuance of the said Agreement Dated 31/12/2020 and the said M/s. The Square Feet Company is in possession of the said Project Land and therefore the said M/s. The Square Feet Company lateron

prepared a layout on the said 0.40 Hector land out of Kh. No. 148 by carving out various Plots of different sizes therein and the said proposed layout is known and styled as **"VIJAYA MAULI"**.

(7) **THAT,** it is found that as per the said proposed layout Plan the following features of the said land and the same are as under :

(a) Total Residential Plots in the said entire Layout are 21 Plots.
(b) Open Space is 400.506 Sq. Mtrs.
(c) Internal Roads on 774.228 Sq. Mtrs. of land.

(8) **THAT,** as the Real Estate (Regulation & Development) Act, 2016 has come into force since 01/05/2017. As the aforesaid Project known and styled as "VIJAYA MAULI" is an ongoing project and therefore it has now become necessary to M/s. The Square Feet Company to get the said project registered with the RERA Authority within the stipulated period of time.

(9) **THAT,** for the purpose of verification of the title, the following documents relating to the property comprising **ALL THAT** piece and parcel of Agricultural Land having an area of 0.40 Hectors (OR 0.988 Acres/4000 Sq. Mtrs.) out of the entire land bearing **Khasra/Survey No. 148** of **MOUZA – PIPLA,** having a total area of 1.48 Hectors (OR 3.65 Acres), Land Revenue of Rs. 2.77/- Yearly, out of the total Land Revenue of Rs.10.25/- Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 1865, situated at Village – Pipla, in Tahsil – Nagpur (Gramin) and District – NAGPUR are provided to me :-

(i) Copy of Agreement to Sell Dated 31/12/2020, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur (Rural) No. 10, in Book No. 1 at Sr. No. 888 on 12/1/2021.
(ii) Copy of 7/12 Extract of Khasra No. 148 of Mouza – Pipla.
(iii) Copy of Grampanchayat Tax Receipt.

(10) **THAT,** all these aforesaid documents are produce before me are photocopies. In the like manner it is further necessary to obtain an Affidavit from the aforesaid Owners and M/s. The Square Feet Company that they/it have/has not executed any unregistered deed or document whereby their ownership rights are affected, diluted or a third party interest is created.

(11) **THAT,** I have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in, by giving inputs of Khasra No. 148 for the period of 13 Years (i.e. from 2009-2021) by depositing necessary

Search Fees online with the Department of Registration vide GRN No. MH012171961202021E, Dated 24/02/2021.

(12) **THAT,** with the result I am the Opinion that the aforesaid present owners - Shri. Pramod Anandrao Bhoyar, Mrs. Vandini Rajendra Chandak and Shri. Ashok Gulabchandra Chandak holds a good, valid and marketable title in respect of their aforesaid property. In the like manner as per the aforesaid Agreement Dated 31/12/2020 the aforesaid M/s. The Square Feet Company is now fully entitled to develop and deal in respect of the Plots out of the aforesaid layout known and styled as "VIJAYA MAULI" with various prospective buyers/purchasers as per its own choice with due consent of the aforesaid owners and consequentially therefore the said M/s. The Square Feet Company has acquired a full right and authority to deal with the prospective buyers in respect of Plot(s) in the aforesaid layout.

(13) **THAT,** it is needless to mention here that any prospective buyer who desire to purchase a Plot in the said proposed layout known and styled as "VIJAYA MAULI", situated at Village – Pipla in Tahsil – Nagpur (Gramin) and District - NAGPUR shall also acquire a perfectly good, valid and marketable title on obtaining a proper and duly registered Sale Deed from the present Owners namely Shri. Pramod Anandrao Bhoyar, Mrs. Vandini Rajendra Chandak and Shri. Ashok Gulabchandra Chandak in the capacity of Land Owners and M/s. The Square Feet Company in the capacity of Developer.

(14) **THAT,** it is needless to mention here that on obtaining such Sale Deed the said Prospective buyer(s) can very well mortgage her/his/their property to any Financial Institution by way of security for the repayment of Loan if any advanced to her/him/them.

Hence this report.

NAGPUR.
DATE :- 6/03/2021

S. R. Ghanwat

(SUSMIT R. GHANWAT)
ADVOCATE