



MTR Form Number-6

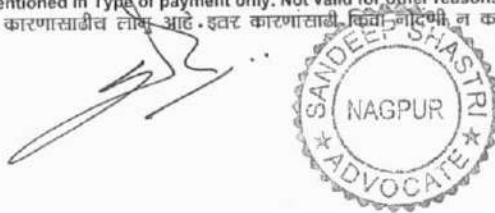


GRN	MH001300936202122E	BARCODE	[Barcode]		Date	18/05/2021-15:30:16	Form ID	
Department			Inspector General Of Registration					
Type of Payment			Search Fee					
Type of Payment			Other Items					
Office Name			PND1_JT DISTT REGISTRAR PUNE URBAN					
Location			PUNE					
Year			2021-2022 One Time					
Account Head Details			Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE			500.00		Road/Street			
					Area/Locality			
					Town/City/District			
					PIN			
			Remarks (If Any)					
Total			500.00		Amount In Words			
					Five Hundred Rupees Only			
Payment Details			IDBI BANK					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
			Bank CIN		Ref. No.		69103332021051812954 2681130460	
Cheque/DD No.			Bank Date		RBI Date		18/05/2021-15:31:20 Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID : 393999325

Mobile No. : 9850361454

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी, किंवा नोंदणी न करण्याच्या दस्तांसाठी लागू नाही.



MTR Form Number-6



SRN	MH001300734202122E	BARCODE			Date	18/05/2021-15:25:38		Form ID	
Department				Inspector General Of Registration					
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		SANDEEP ANANT SHASTRI	
Location				NAGPUR					
Year				2021-2022 One Time		Flat/Block No.			
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				250.00		Road/Street		MOUZA PANJARI FARM	
						Area/Locality		NAGPUR	
						Town/City/District			
						PIN		441108	
						Remarks (If Any)			
						KH. NO. 106 SEARCH FOR 10 YEARS 1992 TO 2001			
Total				250.00		Amount In		Two Hundred Fifty Rupees Only	
						Words			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		69103332021051812928 2681129638	
Cheque/DD No.				Bank Date		RBI Date		18/05/2021-15:26:45 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. : 9850361454
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 खदर चतन 'टाइप ऑफ पेमेंट' मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा कोणती न कचवयाच्या दस्तांसाठी लागू नाही.



SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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19-2122-0087

FORMAT – A

(Circular No: - 28 / 2021)

To

Maha RERA

Mumbai.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to ALL THOSE Pieces and Parcels of Agricultural Lands bearing Khasra / Survey / Gut Nos. 106/1 and 106/2 of MOUZA – PANJRI (Bk.), P.S.K. 42, having an area of 0.81 Hectares and 0.98 Hectares, respectively, Rental Rs. 1.53 and Rs. 1.86 Yearly, respectively, both held in Occupancy Class -1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village – Panjri (Bk.), within the limits of the Grampanchayat Panjri in Tahsil – Nagpur (Rural) and District – NAGPUR.

- (1) I have investigated the title of the said land on the request of **SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED**, a Company duly Incorporated under the Companies Act, 1956, having its Office at M-27, Second Floor, K.K. Business Plaza, Central Bazar Road, Ramdaspath, Nagpur-440010, Income Tax PAN AACCS4263L and acting through its Authorised Director **SHRI. ANIL S/o SHYAMRAO ASHTANKAR**, Aged about 53 years, Occupation - Business, Resident of M-27, 2nd Floor, Business Plaza, Central Bazar Road, Ramdaspath, Nagpur-440010, Tahsil and District – NAGPUR and following documents i.e.:-

- (i) Description of the Property.
- (ii) The Document of Sale Deed/Ownership of Khasra/Survey Nos. 106/1 & 106/2
- (iii) 7/12 Extract issued by Village Officer, Panjri (Farm)
- (iv) Sale Deed of Khasra/Survey Nos. 106/1 & 106/2 Dated 24-04-2020 Registration No. 3222-2020 SRO-10, Nagpur.

Contd. ...

- (2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of owner and Developer in clear, marketable and without any encumbrances.

Owner of the land bearing Khasra/Survey Nos. 106/1 & 106/2:-

SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED,
a Company duly Incorporated under the Companies Act, 1956, having its Office at
M-27, Second Floor, K.K. Business Plaza, Central Bazar Road, Ramdaspath,
Nagpur-440010

- (3) The report reflecting the flow of the title of the said **SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 22/05/2021




(SANDEEP SHASTRI)
Advocate

ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND.**

- 1) 7/12 Extract issued by Village Officer, Panjri (Farm)
Property Card/7/12 Extracts issued by Village Officer, Panjri (Farm)
- 2) Mutation (Ferfar) Entries :-

SR. NO.	NAME OF THE EXISTING OWNER(S)	KH. No.	MUTATION ENTRY NO.
(1)	SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED,	106/1 & 106/2	3284

- 3) Search report for 30 years from 1192 to 2021 Taken from Sub-Registrar office at Nagpur.

KHASRA/SURVEY NOS. 106/1 & 106/2

(1) ALL THOSE Pieces and Parcels of Agricultural Lands bearing Khasra / Survey / Gut Nos. 106/1 and 106/2 of MOUZA – PANJRI (Bk.), P.S.K. 42, having an area of 0.81 Hectares and 0.98 Hectares respectively, Rental Rs. 1.53 and Rs. 1.86 Yearly respectively, both held in Occupancy Class -1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, both situated at Village – Panjri (Bk.), within the limits of the Grampanchayat Panjri in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to M/s. Hindusthan Developers and Real Estate, being its separate property.

(2) The aforesaid M/s. Hindusthan Developers and Real Estate lateron transferred the aforesaid Khasra / Survey / Gut No. 106/2 of MOUZA – PANJRI (Bk.), P.S.K. 42 by way of Sale to M/s. Anjana Spinners Limited, by a Sale Deed Dated 08-09-2005, which is duly registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 5606 on 13-09-2005.

(3) The aforesaid M/s. Hindusthan Developers and Real Estate lateron transferred the aforesaid Khasra / Survey / Gut No. 106/1 of MOUZA – PANJRI (Bk.), P.S.K. 42 by way of Sale to M/s. Anjana Spinners Limited, by a Sale Deed Dated 23-03-2007, which is

duly registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 1308 on even date.

(4) The aforesaid M/s. Anjana Spinners Limited lateron transferred the aforesaid Khasra / Survey / Gut Nos. 106/1 and 106/2 of MOUZA – PANJRI (Bk.), P.S.K. 42 by way of Sale to M/s. Dera Finvest Pvt. Ltd., by a Sale Deed Dated 22-06-2009, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4449 on even date.

(5) The aforesaid M/s. Dera Finvest Pvt. Ltd lateron transferred the aforesaid property by way of Sale to Smt. Sumita Preetinder Singh Sethi, by a Sale Deed Dated 17-06-2016, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-Rural-10 in Book No. 1 at Sr. No. 3033 on even date.

(6) The aforesaid Smt. Sumita Preetinder Singh Sethi lateron transferred the aforesaid property comprising ALL THOSE Pieces and Parcels of Agricultural Lands bearing Khasra / Survey / Gut Nos. 106/1 and 106/2 alongwith adjacent Khasra / Survey / Gut Nos. 89 & 105/1 of MOUZA – PANJRI (Bk.), P.S.K. 42, having an area of 0.81 Hectares and 0.98 Hectares, respectively, Rental Rs. 1.53 and Rs. 1.86 Yearly, respectively, both held in Occupancy Class -1 Rights, situated at Village – Panjri (Bk.), within the limits of the Grampanchayat Panjri in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri Anjaneya Developers Private Limited, by a Sale Deed Dated 24-04-2020, which is duly registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 3222 on even date. As a result therefore the said Shri Anjaneya Developers Private Limited has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records as also in the 7/12 Extract vide Ferfar Entry No. 3284 on 09-11-2020.

(7) THAT as a result thereof the aforesaid Shri Anjaneya Developers Private Limited own and possess Khasra/Survey Nos. 106/1 & 106/2 of MOUZA – PANJRI (FARM), P.S.K. 42 as mentioned above and the same is also accordingly mutated in its name in all revenue records as also in the 7/12 Extract. The details of the same are as under:

SR. NO.	KHASRA/ SURVEY NO.	AREA	NAME OF THE EXISTING OWNER(S)
(1)	106/1 & 106/2	0.81 Hectares and 0.98 Hectares	Shri Anjaneya Developers Private Limited

(8) THAT, the aforesaid Shri Anjaneya Developers Private Limited later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein

(9) THAT, The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of said Act, Rules and Regulations thereof shall be applicable to the said Project.

(10) A search was taken for the 30 Years from 1992 to 2001 and 2002 to 2021. It was carried out in the Offices of the Sub-Registrar, Nagpur vide Challan GRN No. MH001300936202122E dated 18-05-2021 & vide Challan GRN No. MH001300734202122E dated 18-05-2021. However most of the Index II registrars in the Offices of the Sub-Registrar, Nagpur (Rural) were not consistently available for inspection, some are either torn into pieces/leaves and mutated and some of the registrars were sent for binding or not available for inspection, from the available Index II registrar and records no adverse entry found. I have gone through the revenue records. I have received mutation entries and 7/12 extracts in respect of the said land or properties and all documents and Title Deeds referred to in this search are also available for security and have perusal the same.

NOTE : The registration of the properties is made centralized for all the properties is made centralized for all the properties after 2002 however the search is not centrally available hence I could not conduct search in that regards. This search and title report is entirely based upon and relied on the documents supplied to me and index registers made available to me in the Sub-Registrar's Office, Nagpur.

(11) On relying upon the aforesaid documents made available by **SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED** to me for security and examination and the registers available with the concern Sub-Registrar Offices, I am in the opinion that **SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED** has acquired development rights in respect of the said land and have good, clear and marketable title in respect of the said land or property which is under non-agricultural use for residential purpose and further the schedule property or lands are free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell/assign the said property or otherwise deal with said property or land in any manner.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause/clauses which will be obstructing the present developer **SHRI ANJANEYA DEVELOPERS PRIVATE LIMITED** for development of the said property or land and to

sell/transfer the said land with or without construction to any prospective buyers, allottee, mortgagee, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

4) Any other relevant Title :- NA

5) Litigations if any :- NA

Date : 22/05/2021




(SANDEEP SHASTRI)
ADVOCATE