# CHALLAN
## MTR Form Number-6

| GRN | MH001315813202122E | BARCODE | | Date | 19/05/2021-11:12:20 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Department** | Inspector General Of Registration | **Payer Details** | |
| **Type of Payment** | Search Fee<br>Other Items | **TAX ID / TAN (If Any)** | |
| | | **PAN No.(If Applicable)** | |
| **Office Name** | NGP1_HQR SUB REGISTRAR NAGPUR 1 | **Full Name** | ADV AMIT BAND |
| **Location** | NAGPUR | | |
| **Year** | 2021-2022 One Time | **Flat/Block No.** | |
| | | **Premises/Building** | |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030072201 SEARCH FEE | 750.00 |
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| | |
| | |
| **Total** | 750.00 |

| | |
|---|---|
| **Road/Street** | |
| **Area/Locality** | |
| **Town/City/District** | |
| PIN | |
| **Remarks (If Any)** | |
| **Amount In Words** | Seven Hundred Fifty Rupees Only |

| **Payment Details** | STATE BANK OF INDIA | **FOR USE IN RECEIVING BANK** | | | |
|---|---|---|---|---|---|
| **Cheque-DD Details** | | Bank CIN | Ref. No. | 00040572021051933656 | IK0BCRIAY4 |
| Cheque/DD No. | | Bank Date | RBI Date | 19/05/2021-11:24:13 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :

Mobile No. : 8381033335

**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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.



Print Date 19-05-2021 11:13:02

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**A. S. BAND (JAIN)**
**ADVOCATE**

**OFFICE : -**
**PLOT NO. 313, HANUMAN NAGAR,**
**NAGPUR - 440009.**

**Mobile: - 8381033335**

FORMAT- A

To,
MahaRERA,
Headquarter,
Mumbai (Maharashtra).

## LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Plot No. 39-B, City Survey No. 11 and Sheet No. 116/14, Situated at Gokul/Joras Housing Society, Nagpur, Tahsil and District – NAGPUR. (hereinafter referred as the said plot" ").

1) I have investigated the title of the said plot on the request of **M/S PURNIMA CONSTRUCTION**, A Proprietary Concern having its Office at Nagpur, acting through its Sole Proprietor **SHRI. JAIDEO S/o PRABHULAL CHAUHAN (PAN: - ACUPC2730K)**, Aged 44 Years, Occupation – Business, Resident of Manji Dana Colony, Gittikhadan, Katol Road, Nagpur, Tahsil and District – NAGPUR the Owner and following documents i.e :-

**1) Description of the property**: -

ALL THAT Piece and Parcel of land bearing Plot No. 39-B out of the layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, containing by admeasurement 442.415 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 AND 82/1 of Mouza – BORGAON, bearing Nagpur Municipal Corporation No. 808/C/39/B, City Survey No. 11 and Sheet No. 116/14 of Mouza – BORGAON, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and bounded as under :-

| | | |
|---|---|---|
| **ON THE EAST** | **-** | **PLOT NO. 31.** |
| **ON THE WEST** | **-** | **9.00 MTRS WIDE ROAD.** |
| **ON THE NORTH** | **-** | **PLOT NO. 39-A.** |
| **ON THE SOUTH** | **-** | **PLOT NO. 38.** |

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**2) The documents of allotment of plot: -**

Akhiv Patrika, Regularization Letter, Sale Deed, Layout Map, Nagpur Municipal Corporation Tax Receipt.

**3)** Akhiv Patrika issued by City Survey Department, Nagpur, Dated 11-11-2019, Mutation entry no 20344.

**4)** Search report for 30 years from 1992 till 2021.

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 i.e **M/S PURNIMA CONSTRUCTION**, A Proprietary Concern having its Office at Nagpur, acting through its Sole Proprietor **SHRI. JAIDEO S/o PRABHULAL CHAUHAN,** Resident of Manji Dana Colony, Gittikhadan, Katol Road, Nagpur, Tahsil and District – NAGPUR is clear, marketable and without any encumbrances.

**Owners of the land**

a. Shri. Hemendra Harilal Chotalia, Shri. Mukund Harilal Chotalia and Shri. Sirish Harilal Chotalia purchased the same by them from GOKUL/JORAS HOUSING SOCIETY, NAGPUR by a Sale Deed Dated 18-4-1990, which is duly Registered in the Office of the Joint Sub-Registrar - 1, Nagpur in Addl. Book No. 1, Volume No. 1653 on Pages 19 to 20 at Sr. No. 5033(P) on even date.

b. lateron Shri. Hemendra Harilal Chotalia, Shri. Mukund Harilal Chotalia and Shri. Sirish Harilal Chotalia applied for division of the said Plot No. 39. The Nagpur Improvement Trust, Nagpur divided the said Plot No. 39 into 39-A and 39-B respectively by letter No. इमा.अभि.(प)/265 Dated 24-7-2019. Therefore the Plot agreed to be purchased by the Purchaser is now 39-B containing by admeasurement 442.415 Sq.Mtrs.

c. Shri. Hemendra Harilal Chotalia, Shri. Mukund Harilal Chotalia and Shri. Sirish Harilal Chotalia lateron transfer the said Plot to M/s Purnima Construction the Grantor hereinabovenamed, by an Agreement to Sell Dated 23-11-2020, which is duly Registered in the Office of the Sub-Registrar - 1, Nagpur in Book No. 1, at Sr. No. 7260 on even date then after Sale Deed Dated 19-03-2021, which is duly Registered in the Office of the Sub-Registrar - 6, Nagpur in Book No. 1, at Sr. No. 2424 on even date.

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3/- The Report reflecting the flow of the title of the Owner on the said land is enclosed herewith as annexure.

Encl : Annexure.




**Amit S. Band**
**Advocate**

**NAGPUR**
**DATED : 19-05-2021.**

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FORMAT – A

Annexure

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

1. That ALL THAT Piece and Parcel of land bearing Plot No. 39 out of the layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, containing by admeasurement 929.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 AND 82/1 of Mouza – BORGAON, bearing City Survey No. 11 and Sheet No. 116/14 of Mouza – BORGAON, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, Originally belonged to Shri. Hemendra Harilal Chotalia, Shri. Mukund Harilal Chotalia and Shri. Sirish Harilal Chotalia, having purchased the same by them from Gokul/Joras Housing Society, Nagpur by a Sale Deed Dated 18-4-1990, which is duly Registered in the Office of the Joint Sub-Registrar - 1, Nagpur in Addl. Book No. 1, Volume No. 1653 on Pages 19 to 20 at Sr. No. 5033(P) on even date.

2. That the aforesaid Plot No. 39 is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur.

3. That the Regularization Letter regarding the aforesaid Plot No. 39 is issued by the Building Engineer (North-East), Nagpur Improvement Trust, Nagpur vide his Permit No. BE\NE/1900/2249 Dated 14-2-2007 in Case No. 200303274844. As per the said Regularization Letter the area of the said Plot No. 39 is shown and declared as 884.8340 Sq. Mtrs. Thus the area of the said Plot No. 39 is at present 884.8340 Sq. Mtrs.

4. That lateron Shri. Hemendra Harilal Chotalia, Shri. Mukund Harilal Chotalia and Shri. Sirish Harilal Chotalia applied for division of the said Plot No. 39. The Nagpur Improvement Trust, Nagpur divided the said Plot No. 39 into 39-A and 39-B respectively by letter No. इमा.अभि.(प)/265 Dated 24-7-2019. Therefore the Plot agreed to be purchased by the Purchaser is now 39-B containing by admeasurement 442.415 Sq.Mtrs.

5. That Shri. Hemendra Harilal Chotalia, Shri. Mukund Harilal Chotalia and Shri. Sirish Harilal Chotalia lateron transfer the said Plot to M/s Purnima

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Construction the Grantor hereinabovenamed, by an Agreement to Sell Dated 23-11-2020, which is duly Registered in the Office of the Sub-Registrar - 1, Nagpur in Book No. 1, at Sr. No. 7260 on even date then after Sale Deed Dated 19-03-2021, which is duly Registered in the Office of the Sub-Registrar - 6, Nagpur in Book No. 1, at Sr. No. 2424 on even date, THAT now As a result therefore **M/S PURNIMA CONSTRUCTION** has now become an exclusive, absolute and full Owner of the said Plot No. 39-B.

6. That M/s Purnima Construction after Purchasing the said Plot No. 39-B decided to develop the said Plot into Residential Estate by constructing various self contained Apartments therein and to utilise the sale proceeds thereof in its best interests and for the benefits of its Proprietary Concern.

7. That M/s Purnima Construction has started the construction on the Piece and Parcel of land described above, of a Multistoreyed Building to be known and styled as "NIKUNJ REGENCY-II" according to the Plan, which is approved and the same is duly sanctioned by the Deputy Engineer of Town Planning of Nagpur Municipal Corporation, Nagpur vide his Building Permit No. ADTP(Dharampeth Zone)AB-W-B-39B/Tracking No. 202101251/1181 Dated 15-03-2021.

8. That M/s Purnima Construction has executed a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970, which is duly Registered in the Office of the Sub-Registrar Nagpur-6 in Book No. 1 at Sr. No. 2434/2021 on 19/03/2021.

11. THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and any kind of Litigations and that the present Owner thereof holds good, valid and marketable title thereto. The necessary E-Search fees for the Period commencing from 1992 to 2021 (30 Years) is deposited vide Challan No. MH001315813202122E Dated 19-05-2021.

12. THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "NIKUNJ REGENCY-II" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

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13. That it is needless to mention here that on obtaining such Agreement and Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

AMIT S BAND ADVOCATE

**Amit S. Band**
**Advocate**

**NAGPUR**
**DATED : 19-05-2021.**

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