CHALLAN
MTR Form Number-6

GRN	MH005007080202122E	BARCODE		Date	16/08/2021-16:50:03	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 Ashwin Patil
Location	NAGPUR		
Year	2021-2022 From 01/04/2021 To 31/03/2022	**Flat/Block No.**	Plot No. 54
		Premises/Building	
Road/Street	Sawarkar Nagar		
Area/Locality	Nagpur		
Town/City/District			
PIN	4 4 0 0 1 5		

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	375.00
Total	375.00

Remarks (If Any)

search fee for 30 Years for Kh. No. 44/A and 44/B/1 Mouza Dewapur Tah Hingna and Dist Nagpur

Amount In Words: Three Hundred Seventy Five Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021081650246	IK0BFTJJR1
Cheque/DD No.		Bank Date	RBI Date	16/08/2021-16:24:52	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. : 9822936551

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.

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

FORMAT- A

(Circular No. 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Khasra Nos. 44/A and **44/B/1** having an **area of 3.53 Hectare R. and 2.83 Hectare R. respectively**, held in Occupancy Class-1 Rights of **Mouza - DEWAPUR**, Patwari Halka No. 77, TOGETHERWITH the Multistoreyed Buildings proposed to be constructed on the said Plot of lands and the said entire project to be known and styled as "**MADHUBAN**", situated at Hingna in Tahsil – Hingna and District – NAGPUR including all other easementary rights appurtenant and belonging thereto, situated at Village – Dewapur, within the limits of the Grampanchayat Takalghat in Tahsil - Hingna and District – NAGPUR **(hereinafter referred as the said plot").**

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) ALL THOSE Pieces and Parcels of lands bearing **Khasra Nos. 44/A** and **44/B/1** having an **area of 3.53 Hectare R. and 2.83 Hectare R. respectively**, held in Occupancy Class-1 Rights of **Mouza - DEWAPUR**, Patwari Halka No. 77, TOGETHERWITH the Multistoreyed Buildings proposed to be constructed on the said Plot of lands and the said entire project to be known and styled as "**MADHUBAN**", situated at Hingna in Tahsil – Hingna and District – NAGPUR including all other easementary rights appurtenant and belonging thereto, situated at Village – Dewapur, within the limits of the Grampanchayat Takalghat in Tahsil - Hingna and District – NAGPUR and the said entire layout is bounded as under :-

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Advocate
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Khasra No. 44/A bounded as under :-

ON THE EAST	-	KHASRA NO. 44-B,
ON THE WEST	-	KHASRA NO. 27,
ON THE NORTH	-	GOVT. PANDHAN,
ON THE SOUTH	-	GOVT. PANDHAN.

Khasra No. 44/B/1 bounded as under :-

ON THE EAST	-	KHASRA NO. 45,
ON THE WEST	-	KHASRA NO. 44-B,
ON THE NORTH	-	PANDHAN,
ON THE SOUTH	-	ROAD / PANDHAN.

(2) Document of Ownership of Present Owner :-

(i) Sale Deed Dated 20.03.2008 for Khasra No. 44/A executed by Mr. Vijay Bhaskarrao Marawar in favour of M/s Landmark Builders and Developers, Registered on 31-03-2008.

(ii) Sale Deed Dated 15.01.2007 for Khasra No. 44/B/1 executed by Shri Narayan Marawar in favour of M/s Landmark Builders and Developers. The said Sale Deed is duly consented by Shri Ganpat Ramravji Ragit and Madhav Krushnaji Borkar as a Consenter capacity

(3) (i) 7 /12 extract issued by Competent Authority Mutation Entry No. 158 for Kh. No. 44/A

(ii) 7 /12 extract issued by Competent Authority Mutation Entry No. 156 for Kh. No. 44/B/1.

(4) Search report for 30 years from 1992 to 2021 from Records of Registrar's office for last 30 years by paying the necessary search fee Vide Challan GRN No. MH005007080202122E Dated 16-08-2021 in the office of Sub- Registrar Hingna. 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 (following owner) is clear, marketable and without any encumbrances.

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Owners of the Khasra Nos. 44/A and 44/B/1 of Mouza – DEWAPUR is M/s Landmark Builders And Developers.

(5) The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

THAT, ALL THAT Piece and Parcel bearing Khasra No. 44/A having an area of 3.53 Hectare R. (i.e. 8.72 Acres), held in Occupancy Class-1 Rights of Mouza - DEWAPUR, Patwari Halka No. 77, including all other easementary rights appurtenant and belonging thereto, situated at Village – Dewapur, within the limits of the Grampanchayat Takalghat in Tahsil - Hingna and District - NAGPUR, Originally belonged to Mr. Vijay Bhaskarrao Marawar, as recorded Owner thereof.

THAT the aforesaid Mr. Vijay Bhaskarrao Marawar lateron transferred/sold his aforesaid property comprising bearing Khasra No. 44/A by way of Sale to M/s Landmark Builders and Developers, by a Sale Deed Dated 20.03.2008, which is duly registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 2193/2008 on 31.03.2008;

THAT, in the like manner ALL THAT Piece and Parcel bearing Khasra No. 44/B having an area of 3.75 Hectare R. (i.e. 9.28 Acres), held in Occupancy Class-1 Rights of Mouza - DEWAPUR, Patwari Halka No. 77, including all other easementary rights appurtenant and belonging thereto, situated at Village – Dewapur, within the limits of the Grampanchayat Takalghat in Tahsil - Hingna and District - NAGPUR, Originally belonged to Mr. Narayan Mahadevrao Marawar, as recorded Owner thereof.

THAT, the aforesaid Mr. Narayan Mahadevrao Marawar lateron executed a General Power of Attorney on 02.12.2006 in respect of the aforesaid property bearing Khasra No. 44/B in favaour of Mr. Subhash Vasantrao Gandhare and the said General Power of Attorney which is duly registered in the Office of the Joint Sub Registrar, Hingna in Book No. 4 at Sr. No. 6172/2006 on 02.12.2006.

THAT, the said Shri Narayan Mahadevrao Marawar was entered into an oral agreement with Shri Ganpat Ramravji Ragit and Shri. Madhav Krushnaji Borkar but Shri. Ganpat Ramravji Ragit and Madhav Krushnaji Borkar could not paid agreed amount to Shri Narayan Marawar. That as per compromised was done between Shri Ganpat Ramravji Ragit & Madhav Krushnaji Borkar and Shri Narayan Marawar and they ready to purchase only 2.27

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acre out of total land 9.28 and remaining land 7.00 acres (i.e. 2.83 Hectare R.) was agreed to sale to the M/s Landmark Builders And Developers. That accordingly the aforesaid Shri Narayan Marawar was executed and registered a Sale Deed in favour of Ms/ Landmark Builders And Developers on 15.11.2007, which is duly registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 6509/2007 on 15.11.2007. The said Sale Deed is duly consented by Shri Ganpat Ramravji Ragit and Madhav Krushnaji Borkar as a Consenter capacity.

The said 2.83 Hectare R. of Khasra No. 44/B lateron renumbered as Khasra Number "44/B/1".

THAT, the aforesaid entire land bearing Khasra No. 44/A, 44/B/1 are converted for Non Agricultural (Residential) use by the Sub Divisional Officer, Nagpur vide his Order Dated 13.10.2018 passed in Revenue Case No. 92/NAP-34/07-08 of Mouza – DEWAPUR.

THAT, the aforesaid M/s. Landmark Builders and Developers lateron decided to develop the said Piece of land bearing Khasra Nos. 44/A and 44/B/1 into a Residential Layout by carving out various Plots of different sizes therein. And accordingly it has prepared the Layout Plan of the said Khasra Nos. 44/A and 44/B/1 by carving out various Plots of different sizes therein and the said layout is sanctioned and approved by the Executive Engineer, B.P. Cell PMAY/Maharashtra Housing and Development Authority (MHADA) vide No. अ.मं.व.बां.प. कक्ष/PMAY dated 23-08-2019.

THAT, the aforesaid M/s. Landmark Builders and Developers lateron decided to develop the said Piece of land bearing Khasra Nos. 44/A and 44/B/1 into a Residential Buildings consisting various Apartments of different sizes therein. And accordingly it has entered into Consortium Agreement Dated 16.07.2018 with M/s R.A.J. Krishna Construction Company Pvt. Ltd. and they jointly submitted proposal to the Planning Authority i.e. MHADA under vertical AHP – PPP Model under PMAY Scheme on the said land bearing Khasra No. 44/A and 44/B/1 and the said Buildings Map is sanctioned and Finally approved by Executive Engineer/B.P. Cell PMAY/Maharashtra Housing and Development Authority (MHADA) vide its Permit No. EE/BP/PMAY/A/MHADA/327/2019 Dated 03.12.2019.

Nagpur.
Dated : 16-08-2021

Ashwin Patil
Advocate

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FLOW OF THE TITLE OF THE SAID LAND.

1) 7 /12 extract as on date of application for registration - available.

2) 7 /12 extract issued by Competent Authority Mutation Entry No. 158 for Kh. No. 44/A.

2) 7 /12 extract issued by Competent Authority Mutation Entry No. 156 for Kh. No. 44/B/1.

3) Search report for 30 years from Taken from Sub-Registrar' office at Hingna

4) Any other relevant title. - No

5) Litigations if any. - No

Nagpur.
Dated : 16-08-2021

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