



CHALLAN
MTR Form Number-6



GRN	MH003178222202122E	BARCODE			Date	03/07/2021-17:03:49		Form ID				
Department Inspector General Of Registration				Payer Details								
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				Flat/Block No.								
Year 2021-2022 One Time				Premises/Building								
Account Head Details			Amount In Rs.	Road/Street		MOUZA WELA HARISHCHANDRA						
0030072201 SEARCH FEE			300.00	Area/Locality		NAGPUR						
				Town/City/District								
				PIN			4	4	1	1	0	8
				Remarks (If Any)								
				SEARCH FEES FOR 12 YEARS i e 1990 TO 2001 KH NO 195								
				Amount In		Three Hundred Rupees Only						
Total			300.00	Words								
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	69103332021070313562			2689467216			
Cheque/DD No.				Bank Date	RBI Date	03/07/2021-17:05:00			Not Verified with RBI			
Name of Bank				Bank-Branch		IDBI BANK						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Department ID :

Department ID :
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 नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवताच्या दस्तासाठी लागू नाही.

Mobile No. : 9850361454

सदर चलन "ट्रिपल ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II,
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : shastriassociates@gmail.com

19-2122-0213

FORMAT – A

(Circular No: - 28 / 2021)

To
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to ALL THAT Piece and Parcel of Land bearing Khasra / Survey / Gut No. 195 of MOUZA – VELA (HARI), P.S.K. 38, having an area of 1.20 Hectares, Rental Rs. 3.70 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 – Vela (Hari) in Tahsil – Nagpur (Rural) and District – NAGPUR.

(1) I have investigated the title of the said land on the request of **M/S. OZEN DEVELOPERS**, a Partnership Firm, having its Office at Nagpur, and acting through its Partners **(1) SHRI. PRATIK S/o RAJESH SARAOGI**, AND **(2) SHRI. AJAY S/o NATTHUJI KESARE**, and following documents i.e.:-

- (i) Description of the Property.
- (ii) The Document of Sale Deed/Ownership of Khasra/Survey No. 195
- (iii) Sale Deed of Khasra/Survey No. 195 Dated 31-12-2020 Registration No. 443-2021 SRO-7, 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 i.e. **M/S. OZEN DEVELOPERS** in clear, marketable and without any encumbrances.

Owner of the land bearing Khasra/Survey No. 195 :-
M/S. OZEN DEVELOPERS,
a Partnership Firm, having its Office at Nagpur.

- (3) The report reflecting the flow of the title of the said **M/S. OZEN DEVELOPERS** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 03/08/2021




(SANDEEP SHASTRI)
Advocate

ANNEXUREFLOW OF THE TITLE OF THE SAID LAND.

- 1) 7/12 Extract -NA
- 2) Mutation (Ferfar) Entries :- NA

SR. NO.	NAME OF THE EXISTING OWNER(S)	KH. No.	MUTATION ENTRY NO.
(1)	Shri. Pramod Keshavrao Amte and Shri. Sudhakar Daulatrao Bansod	195	564
(2)	M/S. OZEN DEVELOPERS	195	Under Process

- 3) Search report for 30 years from 1992 to 2021 Taken from Sub-Registrar office at Nagpur.

(1) ALL THAT Piece and Parcel of Agricultural Land bearing Khasra / Survey / Gut No. 195 of MOUZA – VELA (HARI), P.S.K. 38, having an area of 1.20 Hectares, Rental Rs. 3.70 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 – Vela (Hari) in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Smt. Leela Laxman Kotrange, Smt. Kausi Laxman Kotrange, Smt. Ushbai Vinayak Kotrange, Shri. Rajat Vinayak Kotrange, Smt. Ushabai Vinayak Kotrange, Shri. Dhanraj Ramchandra Mohurle, Shri. Keshav Ramchandra Mohurle, Shri. Vasanta Ramchandra Mohurle and Smt. Chindhabai Prabhakar Sonule, being thier separate property.

(2) The aforesaid Smt. Leela Laxman Kotrange, Smt. Kausi Laxman Kotrange, Smt. Ushbai Vinayak Kotrange, Shri. Rajat Vinayak Kotrange, Smt. Ushabai Vinayak Kotrange, Shri. Dhanraj Ramchandra Mohurle, Shri. Keshav Ramchandra Mohurle, Shri. Vasanta Ramchandra Mohurle and Smt. Chindhabai Prabhakar Sonule lateron transferred the aforesaid Khasra / Survey / Gut No. 195 of MOUZA – VELA (HARI) by way of Sale to Shri. Pramod Keshavrao Amte and Shri. Sudhakar Daulatrao Bansod, by a Sale Deed Dated 22-03-2004, which is duly registered at the Office of the Sub-Registrar, Nagpur-Rural in Book No. 1 at Sr. No. 1797 on even date.

(3) The aforesaid Shri. Pramod Keshavrao Amte and Shri. Sudhakar Daulatrao Bansod lateron transferred the aforesaid Khasra / Survey / Gut No. 195 of MOUZA – VELA (HARI), P.S.K. 38 by way of Sale to M/s. Ozen Developers, by a Sale Deed Dated

Contd.

31-12-2020, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 443 on even date. As a result therefore the said M/s. Ozen Developers 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.

(4) THAT as a result thereof the aforesaid M/s. Ozen Developers own and possess Khasra / Survey / Gut No. 195 of MOUZA – VELA (HARI), P.S.K. 38 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)	195	1.20 Hectares	M/s. Ozen Developers

(5) THAT, the aforesaid M/s. Ozen Developers later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein

(6) 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.

(7) 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. MH003173446202122E dated 03-07-2021 & vide Challan GRN No. MH003178222202122E dated 03-07-2021. 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

Contd. ...

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.

(8) On relying upon the aforesaid documents made available by **M/S. OZEN DEVELOPERS** to me for security and examination and the registers available with the concern Sub-Registrar Offices, I am in the opinion that **M/S. OZEN DEVELOPERS** 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.

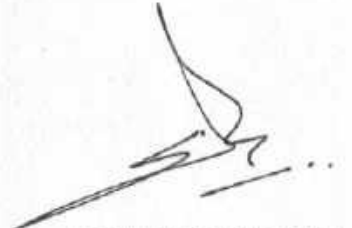
Therefore in my opinion there is/are no any hurdle or impediment restrictive clause/clauses which will be obstructing the present developer **M/S. OZEN DEVELOPERS** for development of the said property or land and to sell/transfer the said land with or without construction to any prospective buyers, 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 : 03/08/2021




(SANDEEP SHASTRI)
ADVOCATE