



CHALLAN
MTR Form Number-6



GRN MH006231699202122E		BARCODE 		Date 15/09/2021-14:31:21		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 NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		DWIVEDI AND KHEDKAR ADVOCATES	
Location NAGPUR							
Year 2021-2022 One Time				Flat/Block No.		SHRINIWAS WARDHAMAN NAGAR SQ	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			325.00		Road/Street		CENTRAL AVENUE
					Area/Locality		NAGPUR
					Town/City/District		
					PIN		4 4 0 0 0 8
					Remarks (If Any)		
					SEARCH FEES KH NO 195-2 MAUZA JAMTHA TAHSIL NAGPUR		
					RURAL DISTRICT NAGPUR SANDESH MEDICLAVE		
Total			325.00		Amount In		Three Hundred Twenty Five Rupees Only
					Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572021091551909		CKR4233070	
Cheque/DD No.				Bank Date		RBI Date	
				15/09/2021-14:24:32		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. : 9373103103
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 करावयाच्या दस्त्यासाठी लागू नाही.

03. That, said Shri Machhindra Ramchandra Kadam and Shri Dattatraya Jalinder Kadam agreed to sell the said land of Kh. No. 195/2 to Shri Ramdeo Pralhadrai Agrawal and Smt. Anjum Murad Khetani by Agreement to Sell dt. 24.12.2009 and thereafter executed Sale Deed of the said land by Sale Deed dt. 13.09.2010 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 5783 dt. 13.09.2010 and the names of Shri Ramdeo Pralhadrai Agrawal and Smt. Anjum Murad Khetani were mutated in revenue records as the co-owners of the said land vide Ferfar No. 1939 dt. 06.10.2010.

04. That, the co-promoters Shri Ramdeo Pralhadrai Agrawal and Mrs. Anjum Murad Khetani with a intention to develop the said lands formed the Association of Persons known as "M/s R SANDESH DEVELOPERS".

05. That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

06. That Nagpur Metropolitan Region Development Authority has tentatively sanctioned the residential Lay Out carved on the said entire land of Kh. No. 195/2, admeasuring about 20500.00 Sq. Mtrs. (as per possession) consisting of various residential lay out plots vide Letter bearing No. का.अभि./नामप्रविप्रा/२६१३ दि. १६.०८.२०१९ and the owner is under the process of final sanctioned the Lay Out as well as to obtain the user of the said land to be converted from agricultural into residential purposes since the said land is under the residential zone under the Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018.

07. We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.



08. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property known as SANDESH MEDICLAVE situated on Kh. No. 195/2 of Mauza : JAMTHA, Tahsil : NAGPUR RURAL, District : NAGPUR is now owned by Promoter M/s **R. SANDESH DEVELOPERS**, as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.


(S.M. KHEDKAR)
ADVOCATE



ADVOCATES

Consultants for transfer of
Properties & Income Tax

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Lay Out known as "SANDESH MEDICLAVE", to be developed on Land bearing Survey No. 195/2, admeasuring about 2.15 Hectares (as per possession 2.05 Hectares), with Occupant Class I Bhumiswami rights situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : NAGPUR (GRAMIN) and District : NAGPUR (here-in-after referred as the said Project "SANDESH MEDICLAVE")

I/We have investigated the title of the said land on the request of R SANDESH DEVELOPERS, {PAN : AAHAR1980N} an Association of Persons having it's Office at Canal Road, Ramdaspath, Nagpur - 440010 and having members (i) Shri Ramdeo Pralhadrai Agrawal and (ii) Mrs. Anjum Murad Khetani, and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of non agricultural land bearing Kh. No. 195/2, admeasuring about 2.05 Hectares, 20500.00 Sq. Mtrs. (as per possession) with Occupant Class I Bhumiswami rights situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : NAGPUR (GRAMIN) and District : NAGPUR.



M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

R-101, "SHRINIWAS", 10, Central Avenue, Wardhaman Nagar Square, Nagpur - 440 008. Ph.: Off. : 0712 - 2767995 Fax : 0712 - 2767409

Sadar Office : FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kamptee Road, Nagpur. Ph.: 0712 - 2556018

E-mail : msdkadvocates@gmail.com



02. Title documents for allotment of Unit.

(i) Sale Deed dt. 28.12.2007 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 7590 dt. 28.12.2007 executed by Hinge Family to Shri Machhindra Ramchandra Kadam and Shri Dattatraya Jalinder Kadam in respect of land bearing Kh. No. 195/2, Mauza : JAMTHA, Tahsil : Nagpur (Rural), District : Nagpur.

(ii) Unregistered Agreement to Sell dt. 24.12.2009 and regularized u/s 33 of Bombay Stamp Act, 1958 and Sale Deed dt. 13.09.2010 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 5783 dt. 13.09.2010 executed by Shri Machhindra Ramchandra Kadam and Shri Dattatraya Jalinder Kadam in favour of Shri Ramdeo Pralhadrai Agrawal and Mrs. Anjum Murad Khetani in respect of land bearing Kh. No. 195/2, Mauza : JAMTHA, Tahsil : Nagpur (Rural), District : Nagpur.

03. 7/12 Abstract issued by Patwari bearing Halka No. 42

04. Search report for more than 13 years from 2006 till 2021.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of R SANDESH DEVELOPERS, {PAN : AAHAR1980N} an Association of Persons being PROMOTER having it's Office at Canal Road, Ramdaspath, Nagpur - 440010 and SHRI RAMDEO PRALHADRAI AGRAWAL, and MRS. ANJUM W/O MURAD KHETANI, being Co-Promoter / Land Owners is clear, marketable and without any encumbrances.

Owner of the land	
Kh. Survey No. 195/2, Mauza: }	R SANDESH
Jamtha, Tahsil : Nagpur Rural }	DEVELOPERS
District : Nagpur }	

Qualifying comments/ remarks if any
The Title of Promoter M/s R SANDESH DEVELOPERS is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of Promoter M/s R. SANDESH DEVELOPERS on the said land of Kh. No. 195/2, Mauza : JAMTHA, Tahsil : Nagpur Rural, District : Nagpur is enclosed herewith as annexure.

Encl : Annexure
Date: 15.09.2021



Adv. Sandeep M. Khedkar