CHALLAN
MTR Form Number-6

GRN	MH006363097202122P	BARCODE		Date	17/09/2021-22:34:38	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	Advocate Priyesh M Anjikar
Location	NAGPUR		
Year	2021-2022 From 01/04/2021 To 31/03/2022	Flat/Block No.	37 Mangalya Nagri
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	Besa
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 7
		Remarks (If Any)	MOUZA BESA KH NO 93 OF 3 PLOT NO 3
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502021091703683	2039061117922
Cheque/DD No.		Bank Date	RBI Date	17/09/2021-22:35:02	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 8888860662

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 केलेल्यासाठी लागू नाही .

Print Date 17-09-2021 10:37:11

Mr. PRIYESH M. ANJIKAR

LL.M. (The Constitution and Administrative Law)

RES./OFF.:- Plot No.37, MANGALYA NAGRI, Near Palloti School, Pipla Road, Besa, Nagpur – 440037
Mobile No.: +918888860662, **E-mail** :-anjikar.priyesh8@gmail.com
Chamber No.55, **Bar Room** No.5, High Court Bar Association, Nagpur- 440001

SER/67/Gen/21-9 Date:-17-09-2021

To,
MAHARERA
Nagpur

FORMAT - A

Legal Title Report

SUBJECT:- Title clearance certificate with respect to Plot No. 19, which admeasuring 515.97 Sq. mtrs (5554 Sq. Fts.) as per sale deed, 483.23 Sq.mtrs as per Release Letter, situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur (hereinafter referred as the "said plot").

I have investigated the title of the said plot on the request of **M/S S.S.V BUILDERS AND DEVELOPERS** through its Partners **MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT** Resident of Nagpur. I have inspected the concerned deeds, documents and also the record after the due payment of search fees vide Receipt No. **MH006363097202122P** dated 17-09-2021 to **Sub-Registrar office-10 Nagpur (Gramin)** for the Period of **30 (1991 to 2021) years**.

That the applicant placed before me following documents and my opinion is based on careful study of

1) Schedule of Property

All that Piece and Parcel of Land bearing **Plot No. 19**, which admeasuring 515.97 Sq. mtrs (5554 Sq. Fts.) as per sale deed and 483.23 Sq.mtrs as per Release Letter, situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur bounded as under: -

ON THE EAST BY -- 9 mtrs. Wide Shivpandhan Road

ON THE WEST BY	---	Duplex Plot No.18
ON THE NORTH BY	---	7.50 mtrs. Wide Road
ON THE SOUTH BY	---	Khasra No. 93/4

2) The documents of allotment of plot.

That the applicant placed before me following documents and my opinion is based on careful study of

A) Xerox copy of General Power of Attorney duly executed by IBRAHIM KHAN S/o KARIM KHAN PATHAN as executor and appoint M/s CHINTAMANI BUILDERS AND DEVELOPERS LTD. Through its Partner Mr. RAJU S/o LAXMIKANT ITKELWAR as "ATTORNEY" by registered Power of Attorney dated 08-08-2003 vide No. 3272 of 2003.

B) Xerox Copy of U.L.C. order passed by Additional Collector and Competent Authority Nagpur on 03-07-2004 vide No. ATP/ULC/T(420)2004/915,

C) Xerox Copy of N.A. order passed by Additional Collector Nagpur on 14-12-2004 in Revenue Case No. 753/NAP-34/2003-2004.

D) Xerox Copy of Layout Map sanctioned by Town Planning Authority vide No. 3361 on 22-08-2005.

E) Xerox Copy of Registered Sale Deed executed by IBRAHIM KHAN S/o KARIM KHAN PATHAN through its Power of Attorney holder Mr. RAJU S/o LAXMIKANT ITKELWAR in favor of SMT. SWATI MADHUKARRAO CHIDDARWAR on 24-01-2005 vide No. 00477 of 2005.



F) Xerox Copy of Registered Sale Deed executed by SMT. SWATI MADHUKARRAO CHIDDARWAR in favor of M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT on 11-11-2019 vide No. 9046 of 2019.

G) Xerox Copy of Release Letter dated 22-02-2021 issued by Nagpur Metropolitan Region Authority, Nagpur vide No.AE/DPC/R4/556.

H) Xerox Copy 7/12 extract with mutated name of M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR,

MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT.

I) Xerox Copy of Sanctioned Building Permit and Commencement Certificate issued by Nagpur Metropolitan Region Authority, Nagpur vide No.B.E. (NMRDA)/SOUTH NAGPUR (RULER)/No. 30210319402/2021052019/2123 Dated 16-07-021.

J) Xerox copy of Tax Receipt issued by Grampanchayat Besa-Beltarodi Nagpur dated 16-04-2021.

K) Xerox copy of Registration Certificate of M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT issued under Indian Partnership Act 1932 dated 02-12-2020.



3) 7 /12 extract issued by Talathi Tahsil Nagpur (Gramin) dated 04-01-2021, mutation entry No. 3845

4) Search report for 30 years from 1991 till 2021.

That I have inspected the concerned deeds, documents and also the record after the due payment of search fees vide Receipt No. **MH013798252202021P** dated 24-03-2021 to **Sub-Registrar office-10 Gramin** for the Period of **13 (2009 to 2021) years**.

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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances.

Owners of the land

1) Plot No. 19 Khasara No.93/3, Mouza Besa:- **M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT.**

(4) **Qualifying comments/remarks** That, the index registers available with the Sub-Registrar office-10 Nagpur (Gramin) for period commencing from 1991 to 2021 have been verified by paying Search Fees, I have gone through the record available with Sub-Registrar office-10 Nagpur (Gramin). However, some record was in mutilated and torn form, intermittently and some record was missing. Moreover, during the course of the inspection, I have not found any adverse entry in **Index-II**. Hence it can be said that the property is having free from all type of encumbrances, charges, lien and mortgages or order claim affecting the clear and marketable title as on the date. In order to safe guard the interest, it is advisable to obtain

the following documents.

A) General Power of Attorney duly executed by IBRAHIM KHAN S/o KARIM KHAN PATHAN on 08-08-2003 vide No. 3272 of 2003 as executor and appoint M/s CHINTAMANI BUILDERS AND DEVELOPERS LTD. Through its Partner Mr. RAJU S/o LAXMIKANT ITKELWAR as "ATTORNEY".

B) U.L.C. order passed by Additional Collector and Competent Authority Nagpur on 03-07-2004 vide No. ATP/ULC/T(420)2004/915,

C) N.A. order passed by Additional Collector Nagpur on 14-12-2004 in Revenue Case No. 753/NAP-34/2003-2004.

D) Layout Map sanctioned by Town Planning Authority vide No. 3361 on 22-08-2005.

E) Registered Sale Deed executed by IBRAHIM KHAN S/o KARIM KHAN PATHAN through its Power of Attorney holder Mr. RAJU S/o LAXMIKANT ITKELWAR in favor of SMT. SWATI MADHUKARRAO CHIDDARWAR on 24-01-2005 vide No. 00477 of 2005.

F) Registered Sale Deed executed by SMT. SWATI MADHUKARRAO CHIDDARWAR in favor of M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT on 11-11-2019 vide No. 9046 of 2019.

PRIYESH M. ANJIKAR ADVOCATE

G) Release Letter dated 22-02-2021 issued by Nagpur Metropolitan Region Authority, Nagpur vide No.AE/DPC/R4/556.

H) 7/12 extract with mutated name of M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT.

I) Sanctioned Building Permit and Commencement Certificate issued by Nagpur Metropolitan Region Authority, Nagpur vide No.B.E. (NMRDA)/SOUTH NAGPUR (RULER)/No. 30210319402/2021052019/2123 Dated 16-07-21.

J) Tax Receipt issued by Grampanchayat Besa-Beltarodi Nagpur dated 16-04-2021.

K) Xerox copy of Registration Certificate of M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT issued under Indian Partnership Act 1932 dated 02-12-2020.

L) Affidavit of the owner regarding non encumbrances and charge etc.

3. The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land are as follows and Annexure of Index II are enclosed with this report.

a) That originally land admeasuring 1.21 H.R., situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur was belonging to IBRAHIM KHAN S/o KARIM KHAN PATHAN.

b) That, IBRAHIM KHAN S/o KARIM KHAN PATHAN was consented for the development of this land admeasuring 1.21 H.R., situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur for residential purpose and enters into the agreement with M/s CHINTAMANI BUILDERS AND DEVELOPERS LTD. Through its Partner Mr. RAJU S/o LAXMIKANT ITKELWAR on 20-08-2003.

c) That, for the development of land admeasuring 1.21 H.R., situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur IBRAHIM KHAN S/o KARIM KHAN PATHAN was executed General Power of Attorney as executor on 08-08-2003 vide No. 3272 of 2003 and appoint M/s CHINTAMANI BUILDERS AND DEVELOPERS LTD. Through its Partner Mr. RAJU S/o LAXMIKANT ITKELWAR as "ATTORNEY".

d) That, land admeasuring 1.21 H.R., situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin), District Nagpur obtained U.L.C. order passed by Additional Collector and Competent Authority Nagpur on 03-07-2004 vide No. ATP/ULC/T(420)2004/915.

e) That, land admeasuring 1.21 H.R., situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur converted into Non-Agricultural Land through N.A. order passed by Additional Collector Nagpur on 14-12-2004 in Revenue Case No. 753/NAP-34/2003-2004.

f) That, on land admeasuring 1.21 H.R., situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur layout was sanctioned by Town Planning Authority vide No. 3361 on 22-08-2005.

g) That, Land bearing **Plot No. 19**, which admeasuring 515.97 Sq. mtrs (5554 Sq. Fts.) as per sale deed and 483.23 Sq.mtrs as per Release Letter, situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) ,

District Nagpur was firstly transfer by IBRAHIM KHAN S/o KARIM KHAN PATHAN through its Power of Attorney holder Mr. RAJU S/o LAXMIKANT ITKELWAR to SMT. SWATI MADHUKARRAO CHIDDARWAR on 24-01-2005 vide No. 00477 of 2005.

h) That later on Land bearing **Plot No. 19**, which admeasuring 515.97 Sq. mtrs (5554 Sq. Fts.) as per sale deed and 483.23 Sq.mtrs as per Release Letter, situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur was transfer by SMT. SWATI MADHUKARRAO CHIDDARWAR to M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT on 11-11-2019 vide No. 9046 of 2019.

i) That after M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT muted their name of 7/12 extract of Mouza-Besa, Khasra No. 93/3 vide Mutation entry No. 3845.

j) That, M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT decided to develop the said **Plot No. 19**, which admeasuring 515.97 Sq. mtrs (5554 Sq. Fts.) as per sale deed and 483.23 Sq.mtrs as per Release Letter, situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur and obtained Release Letter of land dated 22-02-2021 issued by Nagpur Metropolitan Region Authority, Nagpur vide No.AE/DPC/R4/556.

k) That, M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT decided to construct multistoried building on the said **Plot No. 19**, which admeasuring 515.97 Sq. mtrs (5554 Sq. Fts.) as per sale deed and 483.23 Sq.mtrs as per Release Letter, situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur and obtained sanctioned building Map with Building Permit and Commencement Certificate issued by Nagpur Metropolitan Region Authority, Nagpur vide No.B.E. (NMRDA)/SOUTH NAGPUR (RULER)/No. 30210319402/2021052019/2123 Dated 16-07-21.

l) Hence from the above said chain of the owner it is clear that M/S S.S.V BUILDERS AND DEVELOPERS through its Partners MR. VIJAY S/o WASUDEORAO KARWATKAR, MR. SURAJ MANOHAR

S/o KAPARTIWAR AND MR. SANJAY S/o GULABRAO BANAIT becomes absolute owners of the aforesaid **Plot No. 19**, which admeasuring 515.97 Sq. mtrs (5554 Sq. Fts.) as per sale deed and 483.23 Sq.mtrs as per Release Letter, situated at MOUZA-BESA, P.H. No. 38, Khasra No. 93/3, within limits of Grampanchayat Besa-Belatrodi, in Tahsil-Nagpur (Gramin) , District Nagpur property with Heritable and Transferable rights.

Encl : Annexure-A INDEX –II of property.

Nagpur

Yours Sincerely,



ADV. PRIYESH M. ANJIKAR