CHALLAN

MTR Form Number-6

GRN	MH014477406202122E	BARCODE		Date	11/03/2022-16:23:41	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	Ashish Madhukar Nagpure
Location	PUNE		
Year	2021-2022 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022031186041	IK0BOQLBV6
Cheque/DD No.		Bank Date	RBI Date	11/03/2022-16:24:24	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9823630809

Department ID : 565071460

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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .

MH014477406202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Mar 2022	Receipt	Receipt no.: 1112339544
	Name of the Applicant :	Ashish Madhukar Nagpure
	Details of property of which document has to be searched :	Dist :Nagpur Village :Takali (jhingabai) S.No/CTS No/G.No. : 3
	Period of search :	From :2002 To :2022
	Received Fee :	525

The above mentioned Search fee has been credited to government vide GRN no :MH014477406202122E

As this is a computer generated receipt, no stamp or signature is required.

For Physical search in office, Please bring this receipt along with mentioned Gras Challan.

Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.

ASHISH M. NAGPURE
Advocate

Off Address :
1st Floor,
Namrata Apartments,
Plot No. 68, Atrey Layout,
Ring Road, Nagpur.
Mobile No. 9823630809

FORMAT- A

To, Maha RERA,
NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 3,
situated at Deo Nagar, Zingabai Takli, Nagpur, (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M M/s. R. B. CONSTRUCTION COMPANY,** Through its Partners **(1) SHRI. AMOL S/o LAXMANRAO BADHIYE**, Resident of Plot No. 111, Mahesh Nagar, Nagpur - 440013, Tahsil and District – NAGPUR AND **(2) SHRI. PRANAY S/o DEORAO RAUT,** Resident of Plot No. 252/2, Datta Nagar, Katol Road, Nagpur - 440013, Tahsil and District – NAGPUR and following documents i.e' :-

1) Description of the property-

ALL THAT Piece and Parcel of land bearing **Plot No. 3** containing by admeasurement **14.916 Sq. Mtrs**. being a portion of the entire land bearing Kh. No. 27/1 of **Mouza – ZINGABAI TAKLI**, P.S.K. 11, bearing City Survey No. 38 and Sheet No. 32 of Mouza – ZINGABAI TAKLI, situate at Deo Nagar, Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR.

2) The documents of allotment of plot – Sale Deed.

3) property card issued by City Survey Office No.-3 , Nagpur, vide mutation entry No. 39342.

4) Search report for 30 years from 1992 to 2022.

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. (If any encumbrances please mention in separate sheet)

Owners of the land : **M/s. R. B. CONSTRUCTION COMPANY**
CTS/C.S. No.38
Qualifying comments/remarks il any .....
g/- The Report reflecting the flow of the title of the
(owner/ promoter/ developer/company) on the said land is enclosed herewith
as annexure.
Encl : Annexure.

FLOW OF THE TITLE OF THE SAID LAND

THAT ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 27/1 of Mouza – ZINGABAI TAKLI, having a area of 1.20 Hectors, Rental Rs. 7.20, held in Bhogwatdar Class-I Rights, situate at Zingabai Takli, Nagpur in Tahsil and District – NAGPUR, belongs to Shri. Ukundrao S/o Daulatrao Raut, being his separate property.

THAT the said Shri. Ukundrao S/o Daulatrao Raut lateron prepared a layout of the said land by carving out various Plots of different sizes therein.

THAT the said Shri. Deorao S/o Govindrao Raut has executed an Agreement to Sell on 30-12-1999 to purchase Plot No. 3 out of the aforesaid Layout containing by admeasuring East-West ½ (31.62 + 38.80) Mtrs. and North – South 42.52 Mtrs. equal to 1497.12 Sq.Mtrs..

THAT thereafter Sale Deed was executed and registered in favour of Shri. Deorao S/o Govindrao Raut on 08-04-2019, which is duly registered in the Office of Sub-Registrar, Nagpur-4, in Book No.1 and Serial No. 2357 on payment of requisite stamp duty and registration fees thereon.

THAT the aforesaid Plot No. 3 is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur.

THAT the aforesaid Plot No. 3 is Regularised by the Nagpur Improvement Trust, Nagpur and accordingly a Regularisation Letter regarding the aforesaid Plot No. 3 is also issued by the Building Engineer (NORTH) Nagpur Improvement Trust, Nagpur vide his Permit No. BE/N/236, in Case No. 20071130250 and Layout No. 2007103073 Dated 08-04-2019. As per the said Regularization Letter Dated 08-04-2019 the area of the said Plot No. 3 is shown and declared as 1496.916 Sq. Mtrs. Thus the area of the said Plot No. 3 is **1496.916 Sq. Mtrs.** on even date.

THAT the said Shri. Deorao S/o Govindrao Raut have sanction the Building Plan of the said Plot of a Multistoreyed Building proposed to be constructed on the said land and to be known and styled as **"SHIV – GOVIND LOTUS"** is duly sanctioned by the Building Engineer (N) Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE(NORTH)/ Case No. BUL-G-08023000/Tracking No. 2021120322/338, Dated 11-01-2022 ; AND

THAT the said Shri. Deorao S/o Govindrao Raut lateron transferred the aforesaid Plot No. 3 containing by admeasurement **1496.916 Sq. Mtrs.** by way of sale to **M/s. R. B. CONSTRUCTION COMPANY,** by a Sale Deed Dated 04-03-2022, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-4 in Book No. 1 at Sr. No. 2182 on even date. As a result therefore the said **M/s. R. B. CONSTRUCTION COMPANY** has now become an exclusive, absolute and full Owner of the aforesaid Plot No. 3 with heritable and transferable rights therein.

THAT **M/s. R. B. CONSTRUCTION COMPANY** has submitted the said building in The Maharashtra Apartment Ownership Act, 1970. The provisions of The Maharashtra Apartment Ownership Act, 1970 and the said Deed of Declaration is duly Registered in the Office of the Sub-Registrar, Nagpur- 1 in Book No. 1 at Sr. No. 1900 on 09-03-2022.

1) P.R. Card as on date of application for registration.

2) Mutation Entry No. 39342

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

(ASHISH M. NAGPURE)
Advocate.

Date: 11-03-2022