CHALLAN
MTR Form Number-6

GRN	MH012689140202122U	BARCODE		Date	04/02/2022-16:01:26	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	Adv Makarand M Pathak
Location	NAGPUR		
Year	2021-2022 From 01/02/2022 To 28/02/2022	Flat/Block No.	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	Serach from 2010 to 2022 Mouza Pipla Southern Part of Kh No 160/1 P H No 38 Tah Nagpur Gramin
Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572022020426812	CPABJVJUM1
Bank Date	RBI Date	04/02/2022-16:24:02	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9890387594

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 04-02-2022 04:02:16

CHALLAN

MTR Form Number-6

GRN	MH013519597202122E	BARCODE		Date	22/02/2022-18:56:21	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR			Full Name	Adv Makarand M Pathak		
Location	NAGPUR						
Year	2021-2022 From 01/02/2022 To 28/02/2022			Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE		425.00		Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)	Serach from 1993 to 2009 Mouza Pipla Southern Part of Kh No 160/1 P H No 38 Tah Nagpur Gramin		
Total		425.00		Amount In Words	Four Hundred Twenty Five Rupees Only		
Payment Details	BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02202292022022206738	127969434
Cheque/DD No.				Bank Date	RBI Date	22/02/2022-18:56:21	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9890387594

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 .

Print Date 22-02-2022 06:56:51

MAKARAND M. PATHAK
Advocate & Notary (Govt. of India)
Plot No.100, Bank Colony,
Bhagwan Nagar, Nagpur - 440027.
Ph. No. 2756455; Mo. 9890387594
E-mail – makarandpathak.2010@gmail.com

To,

Maha RERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to the "All that piece and parcel of Non-Agricultural land admeasuring about 0.94 HR, towards the Southern Side of the land bearing Kh. No. 160/1, total admeasuring about 2.74 HR, situated at Mouza - Pipla, P. H. No. 38, situate at Village - Pipla, Nagpur, within the limits of the Grampanchayat Pipla in Tahsil – Nagpur (Rural) and District – Nagpur" (hereinafter referred as the said plot/ land)

I have investigated the title of the said plot/ land on the request of M/s Golden Home Infraventures and following documents i.e.

1) Description of the Property: -

All that piece and parcel of Non-Agricultural land admeasuring about 0.94 HR, towards the Southern Side of the land bearing Kh. No. 160/1, total admeasuring about 2.74 HR, situated at Mouza - Pipla, P. H. No. 38, situate at Village - Pipla, Nagpur, within the limits of the Grampanchayat Pipla in Tahsil – Nagpur (Rural) and District - Nagpur and bounded as under:

East	:	Kh. No. 160/2
West	:	Shiv Pandhan
North	:	Remaining Portion of Kh. No. 160/1
South	:	Kh. No. 159

2) The Documents of allotment of plot/ land

a. Copy of Ferfar Panji dt. 04/03/1985, bearing No. 66
b. Copy of Ferfar Panji dt. 02/11/2002, bearing No. 400
c. Copy of Sale Deed dt. 30/07/2020, bearing Sr. No. 5293, executed by Shri. Kawadu Rajaram alias Rajeram Nagpure in favour of M/s Golden Home Infraventures acting through it's authorized partner Shri. Yash Ashok Agrawal
d. Copy of N A Order dt. 07/07/2021, in Rev. Case No. 249/NAP-34/Mouza - Pipala/2020-21, issued by the Collector Nagpur
e. Copy of Letter dt. 09/12/2021, issued by the Nagpur Metropolitan Region Development Authority
f. Copy of Development Agreement dt. 09/12/2021, executed by M/s Golden Home Infraventures with Nagpur Metropolitan Region Development Authority
g. Copy of Building Permit dated 17-02-2022 (Dispatch Date 18-02-2022), bearing Permit No. B.E. (NMRDA)/ South/ Nagpur (Rural)/ No. 30210319393/ 2021052518/ 2447
h. Copy of 7/12 Extract issued by the Gram Adhikari, dt. 17/01/2021, in the name of M/s Golden Home Infraventures,

3) 7/12 Extract issued by the Gram Adhikari, dt. 17/01/2021, in the name of M/s Golden Home Infraventures, Mutation Entry dt. 17/10/2020, bearing No. 3073.

MAKARAND M. PATHAK
ADVOCATE & NOTARY
NAGPUR (INDIA)

4) Search report for 30 Years from 1993 to 2022

On perusal of above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s Golden Home Infraventures is clear, marketable and without any encumbrances.

Owner of land

a. M/s Golden Home Infraventures (for land admeasuring about 0.94 HR out of Kh. No. 160/1

5) Qualifying comments/ remarks if any

That on the basis of available records and searches made by me and the documents placed before I can certify that the property referred in the schedule is owned by M/s Golden Home Infraventures. However any financial institution or prospective purchaser of individual apartment is suggested to verify the original title documents before entering in to any transaction.

That the owner is suggested to register deed of declaration under the Maharashtra Apartment ownership Act, after obtaining Building permit and Sanctioned plan from NMRDA in view to establish clear title for the prospective owners of apartment/flat

The Report reflecting the flow of the title of the M/s Golden Home Infraventures on the said land in enclosed herewith as annexure

Encl. Annexure

Nagpur.
Dt.22/02/2022

MAKARAND M. PATHAK
Advocate
MAKARAND M. PATHAK
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

FORMAT- A

FLOW OF THE TITLE OF THE SAID LAND

It is clear that the land bearing Kh. No. 160/1 (Old Kh. No. 4/1), total admeasuring about 3.78 HR, situated at Mouza - Pipla, P. H. No. 38, situate at Village - Pipla, Nagpur, within the limits of the Grampanchayat Pipla in Tahsil – Nagpur (Rural) and District - Nagpur, initially belonged to Shri. Kawadu Rajaram Nagpure, having acquired the same by virtue of the Partition dt. 15/12/1985, as per Ferfar Panji dt. 04/03/1985, bearing No. 66.

That thereafter sold the land area of 1.04 HR out of the said land bearing Kh. No. 160/1 (Old Kh. No. 4/1), total admeasuring about 3.78 HR, to Shri. Ramkhilawan Ramsumer yadav, Shri. Ramlapusan Ramkhilawan Yadav, Shri. Nandlal Ramkhilawan Yadav, Shri. Patla Ramkhilawan Yadav, Shri. Ramesh Ramkhilawan Yadav and Shri. Mahendra Ramkhilawan Yadav, by virtue of the Sale Deed dt. 21/07/1988, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 3231. (As per Ferfar Panji dt. 02/11/2002, bearing No. 400. As such Shri. Kawadu Rajaram Nagpure remained the owner of the land bearing Kh. No. 160/1, total admeasuring about 2.74 HR.

That thereafter Shri. Kawadu Rajaram alias Rajeram Nagpure sold the land admeasuring about 0.94 HR, towards the Southern Side of the land bearing Kh. No. 160/1, total admeasuring about 2.74 HR, to M/s Golden Home Infraventures acting through it's authorized partner Shri. Yash Ashok Agrawal, by virtue of the Sale Deed dt. 30/07/2020, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 5293. As such M/s Golden Home Infraventures became the owners of the land admeasuring about 0.94 HR, towards the Southern Side of the land bearing Kh. No. 160/1, total admeasuring about 2.74 HR.

That thereafter the said land admeasuring about 0.94 HR, towards the Southern Side of the land bearing Kh. No. 160/1, total admeasuring about 2.74 HR, was converted for Non-Agricultural Use vide Order passed by The Collector, Nagpur on 07/07/2021, in Rev. Case No. 249/NAP-34/Mouza - Pipala/2020-21. That Development Agreement is also made by the M/s Golden Home Infraventures with Nagpur Metropolitan Region Development Authority on 09/12/2021.

I have taken the Online Search by Kh. No. 160, vide free search portal on 04/02/2022 of Index-II, for the 30 years from 1993 to 2022, made available for inspection in the Sub-Registrar Office by paying requisite charges and the documents produced before me, I am of the Opinion that M/s Golden Home Infraventures is the owner of the said property. However, charges or rights created by unregistered documents cannot be ascertained and known from the entries from the Govt. Record. That thereafter further from 01-11-2005 all the Sub Registrar of Nagpur have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised, and In Sub Registrar Office Index-II are not complied Mouzawise and Encumbrance Certificate is not issued by the Sub-Registrar Office. And for the year 1993 to 2002, 2003, 2005, 2012, 2021 & 2022, online search was not available, and there is likelihood of human error of oversight while taking online search, therefore by way of an abundant precaution an affidavit from the owner be taken stating on oath that his title over the property is clear and marketable and that said property is not transferred or alienated in any manner whatsoever and there are no encumbrances. However any financial institution or prospective purchaser of individual apartment is suggested to verify the original title documents before entering in to any transaction.

MAKARAND M. PATHAK
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

Sr. No.

1. 7/12 Extract issued by the Revenue Department dt. 02/12/2021, in the name of M/s Golden Home Infraventures,
2. Mutation Entry dt. 17/10/2020, bearing No. 3072.
3. I have taken the Online Search by Kh. No. 160, vide free search portal on 04/02/2022 of Index-II made available for inspection in the Sub-Registrar Office by paying requisite charges and the documents produced before me, I am of the Opinion that M/s Golden Home Infraventures is the owner of the said property. However, charges or rights created by unregistered documents cannot be ascertained and known from the entries from the Govt. Record. That thereafter further from 01-11-2005 all the Sub Registrar of Nagpur have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised, and In Sub Registrar Office Index-II are not complied Mouzawise and Encumbrance Certificate is not issued by the Sub-Registrar Office. And for the year 1993 to 2002, 2003, 2005, 2012, 2021 & 2022, online search was not available, and there is likelihood of human error of oversight while taking online search, therefore by way of an abundant precaution an affidavit from the owner be taken stating on oath that his title over the property is clear and marketable and that said property is not transferred or alienated in any manner whatsoever and there are no encumbrances. However any financial institution or prospective purchaser of individual apartment is suggested to verify the original title documents before entering in to any transaction
4. Litigation if any: - Though there is no provision to take the search of cases in civil court and therefore by abundant precaution affidavit that no litigation is pending before Civil Court be obtained from the owner

Nagpur.
Dt.22/02/2022

MAKARAND M. PATHAK
Advocate

MAKARAND M. PATHAK
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA