



CHALLAN
MTR Form Number-6



GRN	MH001105547202223E	BARCODE			Date	27/04/2022-16:17:38	Form ID
Department		Inspector General Of Registration		Payer Details			
Type of Payment		Search Fee		TAX ID / TAN (If Any)			
		Other Items		PAN No. (If Applicable)			
Office Name		PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name		Makarand Madhao Pathak	
Location		PUNE		Flat/Block No.			
Year		2022-2023 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street			
0030072201 SEARCH FEE		325.00		Area/Locality			
				Town/City/District			
				PIN			
				Remarks (if Any)			
Total		325.00		Amount In Words		Three Hundred Twenty Five Rupees Only	
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		Ref. No.		00040572022042791753 IK0BQSLME7	
Cheque/DD No.		Bank Date		RBI Date		27/04/2022-16:24:18 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 : 510523043
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालान "रजिस्ट्रार ऑफ रेजिस्ट्रार" कक्षी लमुद करणसालीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवताच्या दस्तावेजाचे लागू नाही.

MH001106547202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
27 Apr 2022	Receipt	Receipt no.: 1112387045
Name of the Applicant : Makarand Madhao Pathak		
Details of property of which document has to be searched :		Dist :Nagpur Village :Somalawada S.No/CTS No/G.No. : 588
Period of search :		From :2010 To :2022
Received Fee :		325
The above mentioned Search fee has been credited to government vide GRN no :MH001106547202223E		
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/frnSearchChallanWithOutReg.php'.		

MAKARAND M. PATHAK
Advocate & Notary (Govt. of India)
Plot No.104, Bank Colony,
Bhagwan Nagar, Nagpur - 440027.
Ph. No. 2756455; Mo. 9890387594
E-mail - makarandpathak.2010@gmail.com

FORMAT - A

To,
Maha RERA

LEGAL TITLE REPORT

Subject: - Title clearance certificate with respect to the "All that piece and parcel of the land bearing Plot No. 1 & 2, admeasuring about 264.155 Sq. Mtrs., Plot No. 3, admeasuring about 139.29 Sq. Mtrs. and Plot No. 31, admeasuring about 175.946 Sq. Mtrs., total admeasuring about 579.391 Sq. Mtrs., being a part and portion of the entire land bearing Kh. No. 94/2, situated in the layout of Samrat Navshakti Janvikas Sanstha, Nagpur, at Mouza - Somalwada, P. H. No. 44, City Survey No. 588, Sheet No. 731/104, bearing Corporation House No. 3543/B/1+2, 3543/B/3 & 3543/B/31, within the limits of N.I.T and N.M.C., Tahsil and District Nagpur" (hereinafter referred as the said plot/ land)

1. I have investigated the title of the said plot/ land on the request of M/s Design Developers Private Limited and following documents i.e.

1) Description of the Property: -

All that piece and parcel of the land bearing Plot No. 1 & 2, admeasuring about 264.155 Sq. Mtrs., Plot No. 3, admeasuring about 139.29 Sq. Mtrs. and Plot No. 31, admeasuring about 175.946 Sq. Mtrs., total admeasuring about 579.391 Sq. Mtrs., being a part and portion of the entire land bearing Kh. No. 94/2, situated in the layout of Samrat Navshakti Janvikas Sanstha, Nagpur, at Mouza - Somalwada, P. H. No. 44, City Survey No. 588, Sheet No. 731/104, bearing Corporation House No. 3543/B/1+2, 3543/B/3 & 3543/B/31, within the limits of N.I.T and N.M.C., Tahsil and District Nagpur, and the said land is bounded as under: -

	Plot No. 1 & 2	Plot No. 3	Plot No. 31
East :	Plot No. 31	Plot No. 31	Open Land
West :	9 Mtrs. Wide Road	9 Mtrs. Wide Road	Plot No. 1, 2, 3
North :	Compound Wall	Plot No. 2	Compound Wall
South :	Plot No. 3	Plot No. 39	9 Mtrs. Wide Road

2) The Documents of allotment of plot/ land

- Copy of Akhive Patrika issued by the City Survey Office in the name of M/s Design Developers Private Limited acting through it's director/ authorized signatories 1. Shri. Elvis Omprakash Borikar & 2. Shri. Jolly Khan S/o Mohd. Ziauddin Khan
- Copy of Sale Deed dt. 04/11/1991, bearing Sr. No. 5108, executed by Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi in favour of Shri. Amitabh Bhattacharya for Plot No. 1 & 2
- Copy of Correction Deed dt. 05/02/2019, bearing Sr. No. 783, executed by Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi acting through POA holder Shri. Sanjay Champatrao Khorgade in favour of Shri. Amitabh S. Bhattacharya for Plot No. 1 & 2
- Copy of Sale Deed dt. 30/11/1994, bearing Sr. No. 2819, executed by Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi in favour of Shri. Amitabh S. Bhattacharya for Plot No. 3


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

- e. Copy of Correction Deed dt. 05/02/2019, bearing Sr. No. 786, executed by Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi acting through POA holder Shri. Sanjay Champatrao Khorgade in favour of Shri. Amitabh S. Bhattacharya for Plot No. 3
- f. Copy of Sale Deed dt. 03/12/1991, bearing Reg. No. 1271, executed by Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi in favour of Shri. Amitabh S. Bhattacharya for Plot No. 31
- g. Copy of Correction Deed dt. 05/02/2019, bearing Sr. No. 784, executed by Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi acting through POA holder Shri. Sanjay Champatrao Khorgade in favour of Shri. Amitabh S. Bhattacharya for Plot No. 31
- h. Copy of Sale Deed dt. 30/06/2021, bearing Sr. No. 3726, executed by Shri. Amitabh Sishirranjan Bhattacharya in favour of M/s Design Developers Private Limited acting through it's director/ authorized signatories 1. Shri. Elvis Omprakash Borikar & 2. Shri. Jolly Khan S/o Mohd. Ziauddin Khan for Plot No. 1, 2, 3 & 31
- i. Copy of R L Letter dt. 28/09/2005, issued by the N.I.T. for Plot No. 1 & 2
- j. Copy of R L Letter dt. 28/06/2005, issued by the N.I.T. for Plot No. 3
- k. Copy of R L Letter dt. 28/06/2005, issued by the N.I.T. for Plot No. 31
- l. Copy of N A Order dt. 12/06/2016, issued by the Tahasildar, Nagpur for Plot No. 1 & 2
- m. Copy of N A Order dt. 12/06/2016, issued by the Tahasildar, Nagpur for Plot No. 3
- n. Copy of N A Order dt. 12/06/2016, issued by the Tahasildar, Nagpur for Plot No. 31
- o. Copy of Amalgamation Letter dt. 09/11/2010, issued by the N.I.T. for Plot No. 1, 2, 3 & 31
- p. Copy of Tax Receipt dt. 22/07/2019, issued by the N.M.C. for Plot No. 1 & 2
- q. Copy of Tax Receipt dt. 22/07/2019, issued by the N.M.C. for Plot No. 3
- r. Copy of Tax Receipt dt. 08/05/2019, issued by the N.M.C. for Plot No. 31

3) Akhive issued by the City Survey Office, in the name of M/s Design Developers Private Limited acting through it's director/ authorized signatories 1. Shri. Elvis Omprakash Borikar & 2. Shri. Jolly Khan S/o Mohd. Ziauddin Khan

4) Search report for 13 Years from 2010 to 2022

2. 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 Design Developers Private Limited is clear, marketable and without any encumbrances.

Owner of land
M/s Design Developers Private Limited

2. 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 Design Developers Private Limited. 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 N.I.T./ N.M.C in view to establish clear title for the prospective owners of apartment/flat

3. The Report reflecting the flow of the title of the M/s Design Developers Private Limited on the said land in enclosed herewith as annexure

Encl. Annexure

Nagpur.
Dt.18/05/2022

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 **Plot No. 1 & 2, Plot No. 3, and Plot No. 31**, being a part and portion of the entire land bearing Kh. No. 94/2, situated at Mouza - Somalwada, P. H. No. 44, City Survey No. 588, Sheet No. 731/104, within the limits of N.I.T and N.M.C., Tahsil and District Nagpur, initially belonged to Samrat Navshakti Janvikas Sanstha, Nagpur.

That thereafter Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi sold the said Plot No. 1 & 2, to Shri. Amitabh Bhattacharya, by virtue of the Sale Deed dt. 04/11/1991, which is duly registered before the office of Sub-Registrar Nagpur at Sr. No. 5108. As such Shri. Amitabh Bhattacharya became the owner of the said Plot No. 1 & 2

It is observed that the said property was under 1900 Lay- Out scheme of N.I.T. under Regularisation of Unauthorized Construction of The House/Plot as per Maharashtra Gunthewari Developments Act 2001. And the owner of the land has paid development charges to N.I.T. The N.I.T. has issued the Regularisation Letter for Plot No. 1 & 2 in favour of Shri. Amitabh Bhattacharya, on 28/09/2005, and thereby regularized the area of the said Plot No. 1 & 2.

That thereafter Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi acting through POA holder Shri. Sanjay Champatrao Khorgade executed the Correction Deed to the above Sale Deed in favour of Shri. Amitabh S. Bhattacharya, on 05/02/2019, which is duly registered before the office of Sub-Registrar Nagpur at Sr. No. 783. And thereby corrected the area from "283.34 Sq. Mtrs." to "264.155 Sq. Mtrs." and boundaries of the said land bearing Plot No. 1 & 2.

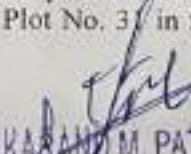
That thereafter Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi sold the said Plot No. 3, to Shri. Amitabh S. Bhattacharya, by virtue of the Sale Deed dt. 30/11/1994, which is duly registered before the office of Sub-Registrar Nagpur at Sr. No. 2819. As such Shri. Amitabh S. Bhattacharya became the owner of the said Plot No. 3

It is observed that the said property was under 1900 Lay- Out scheme of N.I.T. under Regularisation of Unauthorized Construction of The House/Plot as per Maharashtra Gunthewari Developments Act 2001. And the owner of the land has paid development charges to N.I.T. The N.I.T. has issued the Regularisation Letter for Plot No. 3 in favour of Shri. Amitabh Bhattacharya, on 28/06/2005, and thereby regularized the area of the said Plot No. 3.

That thereafter Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi acting through POA holder Shri. Sanjay Champatrao Khorgade executed the Correction Deed to the above Sale Deed in favour of Shri. Amitabh S. Bhattacharya, on 05/02/2019, which is duly registered before the office of Sub-Registrar Nagpur at Sr. No. 786. And thereby corrected the area from "139.354 Sq. Mtrs." to 139.29 Sq. Mtrs." and boundaries of the said land bearing Plot No. 3.

That thereafter Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi sold the said Plot No. 31, to Shri. Amitabh S. Bhattacharya, by virtue of the Sale Deed dt. 03/12/1991, which is duly registered before the office of Sub-Registrar Nagpur at Reg. No. 1271. As such Shri. Amitabh S. Bhattacharya became the owner of the said Plot No. 31.

It is observed that the said property was under 1900 Lay- Out scheme of N.I.T. under Regularisation of Unauthorized Construction of The House/Plot as per Maharashtra Gunthewari Developments Act 2001. And the owner of the land has paid development charges to N.I.T. The N.I.T. has issued the Regularisation Letter for Plot No. 31 in favour


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

of Shri. Amitabh Bhattacharya, on 28/06/2005, and thereby regularized the area of the said Plot No. 31.

That thereafter Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi acting through POA holder Shri. Sanjay Champatrao Khorgade executed the Correction Deed to the above Sale Deed in favour of Shri. Amitabh S. Bhattacharya, on 05/02/2019, which is duly registered before the office of Sub-Registrar Nagpur at Sr. No. 784. And thereby corrected the area from "206.70 Sq. Mtrs." to "175.946 Sq. Mtrs." and boundaries of the said land bearing Plot No. 31.

That thereafter Shri. Amitabh Sishirranjan Bhattacharya sold the said Plot No. 1, 2, 3 & 31, to M/s Design Developers Private Limited acting through its director/ authorized signatories 1. Shri. Elvis Omprakash Borikar & 2. Shri. Jolly Khan S/o Mohd. Ziauddin Khan, by virtue of the Sale Deed dt. 30/06/2021, which is duly registered before the office of Sub-Registrar Nagpur at Sr. No. 3726. As such M/s Design Developers Private Limited became the owner of the said Plot No. 1, 2, 3 & 31.

I have taken the Online Search by CTS No. 588, vide paid search portal on 27/04/2022 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 Design Developers Private Limited is the owners 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 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.

This counsel has verified the Following documents in Original on 18/05/2022

- a. Sale Deed dt. 04/11/1991, bearing Sr. No. 5108, executed by Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi in favour of Shri. Amitabh Bhattacharya for Plot No. 1 & 2
- b. Correction Deed dt. 05/02/2019, bearing Sr. No. 783, executed by Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi acting through POA holder Shri. Sanjay Champatrao Khorgade in favour of Shri. Amitabh S. Bhattacharya for Plot No. 1 & 2
- c. Sale Deed dt. 30/11/1994, bearing Sr. No. 2819, executed by Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi in favour of Shri. Amitabh S. Bhattacharya for Plot No. 3
- d. Correction Deed dt. 05/02/2019, bearing Sr. No. 786, executed by Samrat Navshakti Janvikas Sanstha, Nagpur acting through Shri. Jagdish Ganeshram Joshi acting through POA holder Shri. Sanjay Champatrao Khorgade in favour of Shri. Amitabh S. Bhattacharya for Plot No. 3
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- h. R L Letter dt. 28/09/2005, issued by the N.I.T. for Plot No. 1 & 2
- i. R L Letter dt. 28/06/2005, issued by the N.I.T. for Plot No. 3


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- j. R L Letter dt. 28/06/2005, issued by the N.I.T. for Plot No. 31
- k. N A Order dt. 12/06/2016, issued by the Tahasildar, Nagpur for Plot No. 1 & 2
- l. N A Order dt. 12/06/2016, issued by the Tahasildar, Nagpur for Plot No. 3
- m. N A Order dt. 12/06/2016, issued by the Tahasildar, Nagpur for Plot No. 31
- n. Amalgamation Letter dt. 09/11/2010, issued by the N.I.T. for Plot No. 1, 2, 3 & 31

Sr. No.

1. Akhive Patrika issued by the City Survey Office in the name of M/s Design Developers Private Limited acting through it's director/ authorized signatories 1. Shri. Elvis Omprakash Borikar & 2. Shri. Jolly Khan S/o Mohd. Ziauddin Khan,
2. I have taken the Online Search by CTS No. 588, vide paid search portal on 27/04/2022 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 Design Developers Private Limited is the owners 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 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.
3. 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.18/05/2022

MAKARAND M. PATHAK
Advocate

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