



CHALLAN
MTR Form Number-6



GRN	MH00309220220223E	BARCODE			Date	08/06/2022-19:22:32	Form ID	
Department Inspector General Of Registration				Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Type of Payment Other Items				PAN No.(If Applicable)				
Office Name NGP6_JT NAGPUR NO 6 SUB REGISTRAR				Full Name		P S DONGAONKAR ADV		
Location NAGPUR								
Year 2022-2023 One Time				Flat/Block No.		ITWARI		
Account Head Details			Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE			750.00	Road/Street		LADPURA		
				Area/Locality		NAGPUR		
				Town/City/District				
				PIN		4 4 0 0 0 2		
				Remarks (If Any)				
				MOUZA-KACHIMET PLOT NO 11 12 WARD NO 73 SHEET NO 12 C				
				NO 21				
Total			750.00	Amount In	Seven Hundred Fifty Rupees Only			
				Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572022060878304	IK0BSLTUX1	
Cheque/DD No.				Bank Date	RBI Date	08/06/2022-19:24:23	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 :

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 नगद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 93730446



Pranjal S. Dongaonkar
Advocate

Off. : Global Computers Building
1st Floor, Ruikar Road, Opp.
Axis Bank, Mahal Br.,
Nagpur - 18
(M) 9373044666 ; 9075096437

FORMAT - A
(CIR. NO 28/2021)

To,

MAHA RERA,
6 & 7th 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 The Property Situated At
Mouza - Kachimet, Plot No. 11 & 12, Ward No. 73, Nagpur, including all other
easementary rights appurtenant belonging thereto, situated at Kachimet, Tah. & Dist.
Nagpur.

- (1) I have investigated the title of the immovable property hereby described on the request of **VIKAS INFRAVENTURES, a Partnership Firm**, having its registered office at 3rd Floor, MG House, Rabindranath Tagore Marg, Civil Lines, Nagpur - 440001, acting through its Partners, **(1) SAU. BHAGYASHRI W/o. ASHISH SAOJI, R/o. 107, Kanchanganga Estate, Borkute Layout, Narendra Nagar, Nagpur - 440015, (2) SAU. SHIKHA W/o. AMIT AGRAWAL, R/o. Plot No. 77, Ring Road, Gurudeo Nagar, Nagpur - 440024,** and following documents i.e. :-

- i) All That Piece & Parcel Of Land Bearing PLOT NO. 11 & 12 (Block - O), admeasuring about 891.869 Sq. Mtrs., or 9600 Sq. Fts., (as per Release Letter) being part & portion of entire land bearing Kh. No. 21/3, 24, 26, 27, 28, 29/2 & 30, P. H. No. 7, Ward No. 73 bearing Shee No. 12, City Survey No. 21, Mouza - Kachimet, situated in the sanctioned layout scheme of Mahadeo Nagar Gruha Nirman Co. Op. Housing Society Ltd., Nagpur, & which is within the limits of N. I. T. & N. M. C., Nagpur, Tah. & Dist. Nagpur.
- ii) The Documents of Ownership of Plot No. 11 & 12 (Block - O),
 - a. Copy of Sale Deed registered in favor of Shri Keshao Kumar P. Agrawal by Mahadeo Nagar Gruha Nirman Co. Op. Housing Society Ltd., Nagpur, registered on dated 13.10.1981 registered at Sr. No. 3693(P) before the Joint Sub-registrar No. 3, Nagpur.
 - b. Copy of Sale Deed registered in favor of Vikas Infraventures by Shri Keshao Kumar P. Agrawal registered on dated 16.02.2022 at Sr. No. 1112/2022 before the Sub-registrar, No. 6, Nagpur.
 - c. Copy of Release Letter dated 14.02.2022 bearing Permit No. BE(W)6722 regularizing a total Plot area admeasuring 891.869 Sq. Mtrs., in the name of Shri Keshao Kumar Pusulal Agrawal issued by Building Engineer, N.I.T., Nagpur.
 - d. Copy of Building Permit & Sanctioned map sanctioned by Building Engineer, N.I.T., Nagpur, bearing Permit No. 644 dated 07.06.2022.
 - e. Copy of Digital Property Card of City Survey No. 21 dated 22.03.2022.



- (2) On perusal of the above mentioned documents and all other relevant documents related to the title of the said property I am of the opinion that, the title of owner i.e. Vikas Infraventures, a Partnership Firm, is clear, marketable and without any encumbrances.

Owner of the land :

All That Piece & Parcel Of Land Bearing <u>PLOT NO. 11 & 12 (Block - O)</u> , admeasuring about 891.869 Sq. Mtrs., or 9600 Sq. Fts., (as per Release Letter) being part & portion of entire land bearing Kh. No. 21/3, 24, 26, 27, 28, 29/2 & 30, P. H. No. 7, Ward No. 73 bearing Sheet No. 12, City Survey No. 21, Mouza - Kachimet, situated in the sanctioned layout scheme of Mahadeo Nagar Gruha Nirman Co. Op. Housing Society Ltd., Nagpur, & which is within the limits of N. I. T. & N. M. C., Nagpur, Tah. & Dist. Nagpur	Vikas Infraventures, a Partnership Firm.
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Qualifying comments / remarks if any

The title of Vikas Infraventures on the said land is good, valid, marketable, clear and salable.

- (3) The report reflecting the flow of the title of the said Vikas Infraventures with respect to the said plot of land/s is enclosed herewith as annexure.

Encl : Annexure

Date : 08.06.2022


(P. S. Dongaonkar)
Adv.

ANNEXTURE
FLOW OF THE TITLE OF THE SAID LAND

- 1) Property Card issued by City Survey No. 3 Nagpur, as on date of application for registration –

The name of Vikas Infraventures is recorded in the Property Card issued and checked digitally, in respect of the property comprising, All That Piece & Parcel Of Land Bearing PLOT NO. 11 & 12 (Block - O), admeasuring about 891.869 Sq. Mtrs., or 9600 Sq. Fts., (as per Release Letter) being part & portion of entire land bearing Kh. No. 21/3, 24, 26, 27, 28, 29/2 & 30, P. H. No. 7, Ward No. 73 bearing Sheet No. 12, City Survey No. 21, Mouza – Kachimet, situated in the sanctioned layout scheme of Mahadeo Nagar Gruha Nirman Co. Op. Housing Society Ltd., Nagpur, & which is within the limits of N. I. T. & N. M. C., Nagpur, Tah. & Dist. Nagpur.

- 2) Mutation Entry :-

The Digital Property Card dated 22.03.2022 reveal that the name of present title holder is recorded as Owner of the said land/s. While verification of the same I found that the name of present title holder Vikas Infraventures is recorded as the absolute owner of the land/s.

- 3) Search report for 30 years from May 1992 to May 2022 taken from Sub-registrar Nagpur Office, at Nagpur.

- a) That, the immovable property bearing Plot No. 11 & 12 was originally purchased by Shri Keshao Kumar P. Agrawal from Mahadeo Nagar Gruha Nirman Co. Op. Housing Society Ltd., Nagpur, vide registered sale deed dated 13.10.1981 registered at Sr. No. 3693(P) before the Joint Sub-registrar No. 3, Nagpur.
- b) That, during the course of time the layout scheme of Mahadeo Nagar Gruha Nirman Co. Op. Housing Society Ltd., Nagpur, of Kh. No. 21/3, 24, 26, 27, 28, 29/2 & 30, of Mouza – Kachimet, came within the purview of Regularization of Unauthorized Layout/Construction Scheme (1900 Layout Scheme) of N. I. T., Nagpur and after completing all the formalities the Regularization authority finally sanctioned the layout map of Kh. No. 21/3, 24, 26, 27, 28, 29/2 & 30. In view of the above, the title holder of Plot No. 11 & 12 then applied to regularize his plot & after completing all the required formalities, Building Engineer (W), Nagpur Improvement Trust, Nagpur, regularized the said Plot No. 11 & 12 under aforesaid Maharashtra Gunthewari Developments Act, 2001 & issued its Release Letter on dated 14.02.2022 regularizing a total Plot area admeasuring 891.869 Sq. Mtrs., in the name of Shri Keshao Kumar Pusulal Agrawal.
- c) That, Shri Keshao Kumar Pusulal Agrawal then decided to sell the immovable property hereby described to Vikas Infraventures and accordingly sold to it / him vide registered sale deed registered on dated 16.02.2022 at Sr. No. 1112/2022 before the Sub-registrar No. 6, Nagpur, as a result of which Vikas Infraventures, a Partnership Firm, became the absolute legal owner of the same and its / his name is also recorded on all the Government, Semi-Government records as absolute legal owner thereof.
- d) Further, the title holder decided to develop the aforesaid plot of lands into a residential apartment / flat / unit by Constructing a Building Complex / Multi Family Building there on consisting of separate independent Apartment(s) / Flat(s) on each floor & accordingly prepared a building plan which was then sanctioned by the Building Engineer (W), N.I.T., Nagpur, vide Permit No. 644 on dated 07.06.2022.
- e) That, for the purpose of verification of title, the following documents relating to said property are provided to me,
- a) Copy of Sale Deed registered in favor of Shri Keshao Kumar P. Agrawal by Mahadeo Nagar Gruha Nirman Co. Op. Housing Society Ltd., Nagpur, registered on dated 13.10.1981 registered at Sr. No. 3693(P) before the Joint Sub-registrar No. 3, Nagpur.
- b) Copy of Sale Deed registered in favor of Vikas Infraventures by Shri Keshao Kumar P. Agrawal registered on dated 16.02.2022 at Sr. No. 1112/2022 before the Sub-registrar