CHALLAN

MTR Form Number-6

GRN MH005957713202223E	BARCODE	Date 03/08/2022-13:28:25	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	NGP9_NAGPUR NO 9 SUB REGISTRAR	Full Name	ADVOCATE R B IRKHEDE
Location	NAGPUR		
Year	2022-2023 From 01/01/1993 To 31/12/2009	Flat/Block No.	103 SHREE APARTMENT
		Premises/Building	
		Road/Street	DHARAMPETH
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 0

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	425.00
Total	425.00

Remarks (If Any)

MOUZA NARSALA KHASRA NO 121 PLOT NOS 21 AND 22 NMC HOUSE NO 121/21/22 WARD NO 77 SEARCH FOR 17 YRS

Amount In Words: Four Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	00040572022080382711 / CKU3777567
Cheque/DD No.		Bank Date / RBI Date	03/08/2022-13:24:30 / 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 :

Mobile No. : 9822362366

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 03-08-2022 01:30:25

CHALLAN

MTR Form Number-6

GRN	MH000262407202223E	BARCODE		Date	07/04/2022-13:57:58	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 R B IRKHEDE
Location	NAGPUR		
Year	2022-2023 From 01/01/2010 To 07/04/2022	Flat/Block No.	103 SHREE APARTMENT
		Premises/Building	
Road/Street	DHARAMPETH		
Area/Locality	NAGPUR		
Town/City/District			
PIN	4 4 0 0 1 0		

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

Remarks (If Any)

MOUZA NARSALA KHASRA NO 121 PLOT NOS 21 AND 22 NMC HOUSE NO 12/21/22 WARD NO 77 SEARCH FOR 13 YRS

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.	00040572022040710056	CKT3457477
Cheque/DD No.		Bank Date	RBI Date	07/04/2022-13:24:59	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 :

Mobile No. : 9822362366

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 07-04-2022 01:59:17

R. B. IRKHEDE
M. Com., M.A., M.Phil., LL.B.
ADVOCATE

OFFICE : 103, Shree Apartment, Mama Road, Dharampeth, NAGPUR - 440 010.
Mobile No. : 9822362366
E-mail : advirkhede@gmail.com

RESI. : Plot No. 77, 2nd Canal Road, Dharampeth, NAGPUR - 440 010.
COURT : Room No. 310, 3rd Floor, Nyaya Mandir, NAGPUR - 440 001.

Ref. No. **Date :** .....

FORMAT – A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) (7/12) issued by the Revenue Department, Nagpur, issued on the date of application for registration. It is under process.

2) **Mutation Entry**

The (7/12) issued by the Revenue Department, Nagpur. ALL THAT piece and parcel of land bearing **Plot No. 21 & 22** containing by admeasuring **507.00 Sq. Mtrs.,** bearing **Nagpur Municipal Corporation House No. 12/21+22,** being a portion of entire land bearing **KHASRA No. 121,** of **MOUZA – NARSALA, Patwari Halka No. 37,** held in Bhogwatdar Class – 1 Rights, within the limits of Nagpur Municipal Corporation, situated at Narsala, **Ward No. 77, Nagpur (City) Tahsil** and District **NAGPUR** belongs to **"M/s. Dhanshree Homes"** a Partnership Firm, having its Office at Shop No. 3, Tajshree Vaibhav Apartment, Near Allahabad Bank, Umred Road, Sakkardara Square, Nagpur – 440009 acting through its Authorized Partners, Shri. Mukesh Singh S/o. Jasbir Singh, Shri. Anil S/o. Madhukarrao Balbudhe, Shri. Manoj S/o. Madhukarrao Balbudhe and Shri. Sunil S/o. Madhukarrao Balbudhe and the said Firm is the recorded Owner of the said Plot.

3) **Search Report for last 30 years 1993 to 2022 taken from the Sub-Registrar, Office at Nagpur.**

(i) **THAT** the land bearing **KHASRA No. 121**, of **MOUZA – NARSALA, Patwari Halka No. 37**, having an area of **0.90 Hector, (9000.00 Sq. Mtrs.)** Rental Rs. 5.50, held in **Bhogwatdar Class – 1 Rights**, originally within the limits of **Grampanchayat Narsala**, situated at Narsala, in Tahsil Nagpur (Rural) and District **NAGPUR,** originally belonged to Shri. Baburao Sadhu Vaidya & others being their ancestral agricultural land property.

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(ii) **THAT** the aforesaid property owned by the aforesaid Shri. Baburao Sadhu Vaidya & others specified for **RESIDENTIAL USE** in the sanctioned Regional Development Plan of Nagpur City and consequentially the Urban Land (Ceiling and Regulation) Act 1976 having come into force with effect from 17.02.1976, therefore the provisions of said Act, came to be applicable to the aforesaid land.

(iii) **THAT** the said Shri. Baburao Sadhu Vaidya & others lateron filed Return/Statement **Under Section 6 (2)** of the **Urban Land (Ceiling & Regulation) Act, 1976** in respect of land admeasuring **0.90 Hectares, (9000.00 Sq. Mtrs.)** bearing **Khasra No. 121**, of **Mouza – Narsala**. The returns filed by the said Shri. Baburao Sadhu Vaidya & others registered as **U.L.C. Case No. 79 / 2003** and after scrutiny of the returns filed by the said owners, the **Competent Authority U.L.C. Nagpur,** after completing his inquiry to this behalf and as per his **Order Dated 05.01.2004** passed under **Section 8 (4)** of the said act declared that the aforesaid entire land admeasuring **9000.00 Sq. Mtrs.,** as a **retainable land** and further declare that the said Owners does not hold **Surplus Vacant Land**, and dropped the said proceeding as **Non-Actionable**.

(iv) **THAT** the said Shri. Baburao Sadhu Vaidya & others lateron decided to developed aforesaid land admeasuring **0.90 Hectares, (9000.00 Sq. Mtrs.)** bearing **Khasra No. 121**, of **Mouza – Narsala,** into a Residential Estate by carving out various Residential Plots of different sizes therein but having no experience they have jointly entrusted the entire work of Development of the said entire property to **M/s. Balbudhe Developers & Promoters,** a Partnership Firm, having its Office at 184, Nandanvan Colony, Nagpur, by Registered **Development Agreement** Dated 13.02.2006, which is duly Registered in the Office of Sub-Registrar Nagpur (Rural) No. 7, in Additional Book No. 1, at Serial No. 636/2006.

(v) **THAT** the said entire Land admeasuring **0.90 Hectares, (9000.00 Sq. Mtrs.)** bearing **KHASRA No. 121**, of **MOUZA – NARSALA,** subsequently converted for **NON AGRICULTURAL USE** vide Order **Dated 13.04.2006,** passed by **Hon'ble Collector, Nagpur,** passed in **Revenue Case No. 668 / NAP – 34 / 2005 –2006.**

(vi) **THAT** the said Owners submitted the Layout plan in respect of land bearing **Khasra No. 121**, admeasuring **9000.00 Sq. Mtrs.,** of **Mouza – Narsala,** for its FINAL sanction and considering the same the **Assistant Director, Town Planning, Nagpur** sanctioned the **"FINAL LAYOUT PLAN"** as per **letter No. Mouza – Narsala / Sansanaga / 6018 Dated 18-10-2008.**

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(vii) **THAT** the aforesaid Shri. Baburao Sadhu Vaidya & others (Being Vendors) and the said **M/s. Balbudhe Developers & Promoters** (Being Developer) later on sold / transferred **Plot No. 21,** containing by admeasuring **243.75 Sq. Mtrs.,** being a portion of entire land bearing **Khasra No. 121,** of **Mouza – Narsala,** to **Mrs. Sushila W/o. Sureshrao Shirbhate** by registered **Sale Deed Dated 22.09.2010** which is registered at the Office of the **Sub-Registrar, Nagpur (Rural) No. 7,** in Book No. 1 at **Serial No. 6018/2010.**

(viii) **THAT** the aforesaid Shri. Baburao Sadhu Vaidya & others (Being Vendors) and the **M/s. Balbudhe Developers & Promoters** (Being Developer) later on also sold / transferred **Plot No. 22,** containing by admeasuring **263.25 Sq. Mtrs.,** being a portion of entire land bearing **Khasra No. 121,** of **Mouza – Narsala,** to **Mrs. Sushila W/o. Sureshrao Shirbhate** by registered **Sale Deed Dated 22.09.2010** which is registered at the Office of the **Sub-Registrar, Nagpur (Rural) No. 7,** in Book No. 1 at **Serial No. 6017/2010.**

(ix) **THAT** the aforesaid **Mrs. Sushila W/o. Sureshrao Shirbhate** subsequently on her turn sold / transferred the aforesaid both the Plots bearing **Plot No. 21,** containing by admeasuring **243.75 Sq. Mtrs., & Plot No. 22,** containing by admeasuring **263.25 Sq. Mtrs.,** (total area of both the Plots admeasuring **507.00 Sq. Mtrs.,**) being a portion of entire land bearing **Khasra No. 121,** of **Mouza – Narsala, M/s. Dhanshree Homes** by registered **Sale Deed Dated 23.05.2013** which is registered at the Office of the **Sub-Registrar, Nagpur (Rural) No. 7,** in Book No. 1 at **Serial No. Serial No. 2733/2013.**

(x) **THAT** the said **M/s. Dhanshree Homes** a Partnership Firm acting through its authorized Partner, **Shri. Mukesh Singh S/o. Jasbir Singh** later on applied for Release of the aforesaid **Plot No. 21 & 22** being a portion of entire land bearing **Khasra No. 121,** of **MOUZA – NARSALA,** to the Nagpur Municipal Corporation and considering his application **Assistant Director, Town Planning Department** of **Nagpur Municipal Corporation, Nagpur,** by its **RELEASE LETTER No. 307 Dated 01.06.2015** Released the aforesaid **Plot No. 21 & 22** for the purpose of construction.

(xi) **THAT** in pursuance of the said **Sale Deed dated 23.05.2013,** the present Owner **M/s. Dhanshree Homes,** a Partnership Firm became the absolute legal Owner of the said **Plot No. 21 & 22,** total admeasuring **507.00 Sq. Mtrs.,** being a portion of entire land bearing **Khasra No. 121,** of **MOUZA – NARSALA,** with all heritable and transferable rights and the name of the Owner also mutated in 7/12 Revenue Record and also in the record of Nagpur Municipal Corporation and other relevant records of the Government.

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(xii) **THAT, M/s. Dhanshree Homes** a Partnership Firm has now decided to develop the Project Land i.e **Plot No. 21 & 22,** total admeasuring **507.00 Sq. Mtrs.,** being a portion of entire land bearing **Khasra No. 121,** of **Mouza – Narsala,** into a Residential Estate by constructing Multi-storeyed Building thereon consisting of various self contained separate Apartments therein.

(xiii) **THAT, M/s. Dhanshree Homes,** later on through its Partners **Shri. Mukesh Singh S/o. Jasbir Singh, Shri. Anil S/o. Madhukarrao Balbudhe** and **Shri. Manoj S/o. Madhukarrao Balbudhe** file an application for amalgamation of the aforesaid both Plots bearing Plot No. 21 and Plot No. 22 in one Plot of land and considering the same **Dy. Engineer, Town Planning Department** of **Nagpur Municipal Corporation Nagpur** Approved the Amalgamation of said both the plots in one Plot bearing **Plot No. 21 & 22,** area admeasuring **507.00 Sq. Mtrs.,** as per his **Letter No. 22 Dated 25.01.2016.**

(xiv) **THAT,** said **M/s. Dhanshree Homes,** a has proposed to construct on the said plot bearing **Plot No. 21 & 22,** area admeasuring **507.00 Sq. Mtrs.,** being a portion of entire land bearing **Khasra No. 121,** of **Mouza – Narsala,** a Multi-storeyed Building to be known **"Dhanshree 2"** consisting of various self contained separate residential Apartments therein in accordance with the Plan sanctioned and approved by the **Assistant Director, Town Planning Department** of the **Nagpur Municipal Corporation** vide its **Building Permit No. 11/BP/NARSALA/TP/NMC/414, Dated 05-04-2022.**

(4) **THAT** for the purpose of verification of title, the following documents relating to said property is provided to me:-

a. **Order Dated 05.01.2004** passed under **Section 8 (4)** by the **Competent Authority U.L.C. Nagpur.**
b. **Non-Agricultural Order Dated 13.04.2006,** passed by **HON'BLE COLLECTOR, NAGPUR,** passed in **Revenue Case No. 668 / NAP – 34 / 2005 –2006.**
c. **"Final Layout Plan"** approved and sanctioned by **Assistant Director, Town Planning, Nagpur** as per **letter No. Mouza – Narsala / Sansanaga / 6018 Dated 18-10-2008.**
d. **Sale Deed Dated 22.09.2010** in respect of **Plot No. 21** executed by Shri. Baburao Sadhu Vaidya & others in favour of **Mrs. Sushila W/o. Sureshrao Shirbhate.**
e. **Sale Deed Dated 22.09.2010** in respect of **Plot No. 22** executed by Shri. Baburao Sadhu Vaidya & others in favour of **Mrs. Sushila W/o. Sureshrao Shirbhate.**

f. **Sale Deed dated 23.05.2013,** in respect of **Plot No. 21 & 22,** total area admeasuring **507.00 Sq. Mtrs.,** executed by **Mrs. Sushila W/o. Sureshrao Shirbhate** in favour of the present Owner **M/s. Dhanshree Homes.**

g. **RELEASE LETTER No. 307 Dated 01.06.2015** issued by Assistant Director, Town Planning Department of Nagpur Municipal Corporation, Nagpur.

h. **Amalgamation** of **Plot No. 21 & 22,** area admeasuring **507.00 Sq. Mtrs.,** as per Amalgamation order Dated 25.01.2016.

i. **Copy of 7/12 Extract** of **Plot No. 21 & 22,** total area admeasuring **507.00 Sq. Mtrs.**

j. Copy of Nagpur Municipal Corporation Tax receipt.

k. Sanction Building Permit & Commencement Certificate Dt. **05-04-2022..**

l. **Sanction Building Plan** dated **05-04-2022.**

(i) **THAT,** all the aforesaid documents are produced before me are photocopies. It is necessary to verify Original Copies in the custody of the present Owner **M/s. Dhanshree Homes.** The aforesaid Owner assures and affirms that they have not executed any unregistered Deed or documents whereby its ownership rights are affected, diluted or a third party interest is created.

(ii) **THAT** I have I have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs **Plot No. 21 & 22,** area admeasuring **507.00 Sq. Mtrs.,** being a portion of entire land bearing **KHASRA No. 121,** of **MOUZA – NARSALA,** for the period **30 (Thirty)** years from **1993 to 2022** by depositing necessary Search Fees of Rs. 325/- online with the Department of Registration Vide **Challan No. GRN MH000262407202223E** on **07-04-2022 &** Rs. 425/- online with the Department of Registration Vide **Challan No. GRN MH005957713202223E** on **03-08-2022.** The Receipts of the same is enclosed herewith.

(iii) **THAT** during our online search I did not came across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant title : N.A.

5) Litigation if any : N.A.

R. B. IRKHEDE
(Advocate)

Nagpur.
Dated : 04-08-2022.

R. B. IRKHEDE
Advocate
Mama Road, Dharampeth,
NAGPUR - 10

R. B. IRKHEDE
M. Com., M.A., M.Phil., LL.B.
ADVOCATE

OFFICE : 103, Shree Apartment,
Mama Road, Dharampeth,
NAGPUR - 440 010.
Mobile No. : 9822362366
E-mail : advirkhede@gmail.com

RESI. : Plot No. 77, 2nd Canal Road, Dharampeth, NAGPUR - 440 010.
COURT : Room No. 310, 3rd Floor, Nyaya Mandir, NAGPUR - 440 001.

Ref. No. **Date :** .....

FORMAT – A

(Circular No. 28/2021)

To

MahaRERA

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

Subject :- Title Clearance Certificate with respect to Building known as **"Dhanshree - 2"** to be erected on **ALL THAT** piece and parcel of land bearing **Plot No. 21 & 22** containing by admeasuring **507.00 Sq. Mtrs.,** bearing **Nagpur Municipal Corporation House No. 12/21+22,** being a portion of entire land bearing **KHASRA No. 121,** of **MOUZA – NARSALA, Patwari Halka No. 37,** held in Bhogwatdar Class – 1 Rights, within the limits of Nagpur Municipal Corporation, situated at Narsala, **Ward No. 77, Nagpur (City) Tahsil** and District **NAGPUR.**

(Hereinafter referred as the said Project **"Dhanshree - 2")**

RBIrkhede

1] I / we have investigated the title of the said land on the request of **"M/s. Dhanshree Homes"** a Partnership Firm, having its Office at Shop No. 3, Tajshree Vaibhav Apartment, Near Allahabad Bank, Umred Road, Sakkardara Square, Nagpur – 440009 acting through its **Authorized Partners, Shri. Mukesh Singh S/o. Jasbir Singh, Shri. Anil S/o. Madhukarrao Balbudhe, Shri. Manoj S/o. Madhukarrao Balbudhe and Shri. Sunil S/o. Madhukarrao Balbudhe** (Hereinafter referred to as **"Promoter / Developer"**) and following documents i.e.:-

01. **Description of the Property:-**

ALL THAT piece and parcel of land bearing **Plot No. 21 & 22** containing by admeasuring **507.00 Sq. Mtrs.,** bearing **Nagpur Municipal Corporation House No. 12/21+22,** being a portion of entire land bearing **KHASRA No. 121,** of **MOUZA – NARSALA, Patwari Halka No. 37,** held in Bhogwatdar Class – 1 Rights, within the limits of Nagpur Municipal Corporation, situated at Narsala, **Ward No. 77, Nagpur (City) Tahsil** and District **NAGPUR.**

02. **The Documents for allotment / acquiring of Plot / land.**

(i) **Sale Deed Dated 22.09.2010** in respect of **Plot No. 21** area admeasuring **243.75 Sq. Mtrs.,** executed by from Shri. Baburao Sadhu Vaidya & others in favour of **Mrs. Sushila W/o. Sureshrao Shirbhate** which is registered at the Office of the **Sub-Registrar, Nagpur (Rural) No. 7,** in Book No. 1 at **Serial No. 6018/2010.**

(ii) **Sale Deed Dated 22.09.2010** in respect of **Plot No. 22** area admeasuring **263.25 Sq. Mtrs.,** executed by Shri. Baburao Sadhu Vaidya & others in favour of **Mrs. Sushila W/o. Sureshrao Shirbhate** which is registered at the Office of the **Sub-Registrar, Nagpur (Rural) No. 7,** in Book No. 1 at **Serial No. 6017/2010.**

(iii) **Sale Deed Dated 23.05.2013** executed by **Mrs. Sushila W/o. Sureshrao Shirbhate** in respect of Plot No. 21 and Plot No. 22 total area admeasuring **507.00 Sq. Mtrs.,** in favour of present Owner **M/s. Dhanshree Homes** which is registered at the Office of the Sub-Registrar, Nagpur (Rural) No. 7, in Book No. 1 at **Serial No. 2733/2013.**

(iv) **RELEASE LETTER No. 2990 Dated 07.01.2017** in respect of Plot No. 21 and Plot No. 22 issued by Assistant Director, Town Planning Department of Nagpur Municipal Corporation, Nagpur.

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(v) Order Dated 25.01.2016 passed by Town Planning Department of Nagpur Municipal Corporation for amalgamation Plot No. 21 and Plot No. 22 in to a single Plot No. 21 & 22.

(vi) 7/12 Extract of Plot No. 21 & 22.

(vii) Nagpur Municipal Corporation Tax Receipt.

(viii) Sanctioned Building Plan and Commencement Certificate bearing **Building Permit No. 11/BP/NARSALA/TP/NMC/414, Dated 05-04-2022.**

03. Search Report for last 30 years from 1993 to 2022.

2] On perusal of the above mentioned documents and all other relevant documents relating to the title of the aforesaid Property, I am of the opinion that the title of **"M/s. Dhanshree Homes"** a Partnership Firm, is clear, marketable and without any encumbrances.

Owner of the Land

ALL THAT piece and parcel of land bearing **Plot No. 21 & 22** containing by admeasuring **507.00 Sq. Mtrs.,** bearing **Nagpur Municipal Corporation House No. 12/21+22,** being a portion of entire land bearing **KHASRA No. 121,** of **MOUZA – NARSALA,** Patwari Halka No. 37, held in Bhogwatdar Class – 1 Rights, within the limits of Nagpur Municipal Corporation, situated at Narsala, **Ward No. 77, Nagpur (City)** Tahsil and District **NAGPUR.**	**"M/s. Dhanshree Homes"** A Partnership Firm, through its Partners :- (i) **Shri. Mukesh Singh S/o. Jasbir Singh, (ii) Shri. Anil S/o. Madhukarrao Balbudhe (iii) Shri. Manoj S/o. Madhukarrao Balbudhe and (iv) Shri. Sunil S/o. Madhukarrao Balbudhe.**

Qualifying comments / remarks if any the Title of **"M/s. Dhanshree Homes"** on the said Land is good, valid, marketable, clear and salable.

3] The Report reflecting the flow of the title of **"M/s. Dhanshree Homes"** and right of development on the said land is enclosed herewith as Annexure.

R. B. IRKHEDE
(Advocate)

Dated : 04-08-2022.

Encl : Annexure.

R. B. IRKHEDE
Advocate
Mama Road, Dharampeth,
NAGPUR - 10