CHALLAN
MTR Form Number-6

GRN	MH009096663202223E	BARCODE		Date	11/10/2022-16:12:55	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	NGP2_JT NAGPUR SUB REGISTRAR	Full Name	ADV PARITOSH PATHAK
Location	NAGPUR		
Year	2022-2023 From 10/10/2009 To 11/10/2022	Flat/Block No.	1289. 48 SQ. MTRS
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	MOUZA BORGAON
0030072201 SEARCH FEE	325.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 2
		Remarks (If Any)	MOUZA BORGAON / CORPORATION HOUSE NO. 566/51/A
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10333202210111805 2	2771402836
Cheque/DD No.		Bank Date	RBI Date	11/10/2022-16:13:36	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9637408308

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

PARITOSH V. PATHAK ADVOCATE

Print Date 11-10-2022 04:13:47

PARITOSH PATHAK

ADVOCATE

Resi./Office :

Plot No. 441, "Aaradhya"

Hanuman Nagar,

Near NMC Office,

NAGPUR – 440009,

Mobile No. : 9637408308.

E-mail : advparitoshpathak@rediffmail.com

FORMAT – A

(Circular No. 28/2021)

To

Maha Rera

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to land comprising ALL THAT Piece and Parcel of land bearing Corporation House No. 566/51/A, admeasuring Length 75 Mtrs. + 55 Mtrs. ÷ 2 Mtrs. = 65 Mtrs. and Breadth 20 Mtrs. equal to 1300 Sq. Mtrs. Less (-) Tangent 10.52 Sq. Mtrs. = 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards SOUTH side, out of the sanctioned layout of THE ASSOCIATED FRIENDS SAHAKARI GRIHA NIRMAN SANSTHA LIMITED, NAGPUR, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, bearing Corporation House No. 566/51/A, City Survey No. 679 (Old No. 544-536), Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, **(hereinafter referred to as the "Project Land")**.

I have investigated the title of the said land on the request of (Owner/ Promoter/ Developer/ Company) as per the Following Documents.

1) ALL THAT Piece and Parcel of land bearing Corporation House No. 566/51/A, admeasuring Length 75 Mtrs. + 55 Mtrs. ÷ 2 Mtrs. = 65 Mtrs. and Breadth 20 Mtrs. equal to 1300 Sq. Mtrs. Less (-) Tangent 10.52 Sq. Mtrs. = 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards SOUTH side, out of the sanctioned layout of THE ASSOCIATED FRIENDS SAHAKARI GRIHA NIRMAN SANSTHA LIMITED, NAGPUR, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, bearing Corporation House No. 566/51/A, City Survey No. 679 (Old No. 544-536), Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and bounded as under.

ON THE EAST	-	18.00 MTRS. WIDE ROAD.
ON THE WEST	-	PLOT OF 15 M.X 20 M. ALLOTTED TO MSEDCL.
ON THE NORTH	-	PLOT NOS. 47 TO 51.
ON THE SOUTH	-	12 MTRS. WIDE ROAD.

2) Document of Ownership of Present Owner,

Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur lateron in its turn through its Hon. President Shri. Damodhar S/o Jagobaji Belekar transferred/sold the aforesaid Piece/Plot of land containing by admeasurement 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards South side, out of its sanctioned layout, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 566/51/A, City Survey No. 544-536 (Old) New No. 679, Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. Roopchand S/o Uttamchand Waswani, Resident of Sadar Bazar, Nagpur, Tahsil and District – Nagpur (Maharashtra State) by a Sale Deed Dated 29/11/1989, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1511 on Pages 1 to 19 at Sr. No. 13895(P) on dated 02/12/1989.

3) Digital Copy of Property card is issued by Competent Authority dated 08-04-1998 Mutation Entry No. 1616.

4) Search report for Thirteen years from 2009 to 2022. On perusal of the above mentioned document and documents, Bhumi Abhilekh record and all other relevant document 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.

Owner of the land aforesaid Piece/Plot of land containing by admeasurement 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards South side, out of its sanctioned layout, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 566/51/A, City Survey No. 544-536 (Old) New No. 679 and Sheet No. 164/64 of Mouza – Borgaon, is Belong to Shri. Roopchand S/o Uttamchand Waswani.

5) The Report reflecting the flow of the title of the (Following Owner/ Promoter/ Developer/ Company) on the said land is enclosed herewith as annexure.

THAT, ALL THAT Piece and Parcel of land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55, having a total area of 30.12 Acres of Mouza – BORGAON, P.S.K. 8, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 544-536, Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated at Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, Originally belonged to The Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur, a Society duly registered under the Maharashtra Co-operative Housing Societies Act, 1960 (Act No. XXIV of 1961), bearing Registration No. NGP/HSG/241 Dated 09/03/1967, having its Registered Office at C/o Shri. P.S. Deshmukh, Plot No. 412-B, Hanuman Nagar, Nagpur, Pin Code : 440 009,

being its separate and self acquire property and its name was also accordingly mutated in all relevant records as also in the Property Card of City Survey and it was the recorded owner thereof.

THAT, the aforesaid The Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur lateron prepared a layout on the said Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8 by carving out various Plots of different sizes therein for the allotment to its Share Holder Members and the said layout is also duly sanctioned and approved by the Competent Authority empowered in this behalf. In the like manner the aforesaid entire land is also converted for Non Agricultural (Residential) Use by the Competent Authority empowered in this behalf.

THAT, the aforesaid The Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur lateron transferred/sold various Plots of different sizes out of its aforesaid sanctioned layout to various Share Holder Members by executing various duly registered Sale Deeds.

THAT, a Piece of land admeasuring Length 75 Mtrs. + 55 Mtrs. ÷ 2 Mtrs. = 65 Mtrs. and Breadth 20 Mtrs. equal to 1300 Sq. Mtrs. Less (-) Tangent 10.52 Sq. Mtrs. = 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 towards South side, out of its aforesaid sanctioned layout, situated at Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR was belonged to the said The Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur.

THAT, the said Associated Friends Sahakari Griha Nirman Sanstha Limited, Nagpur further decided to transfer the said Piece of land to any interested buyer. And accordingly it has passed a Resolution in this behalf on dated 17/09/1984 in its General Body Meeting.

THAT, in pursuance of the Resolution passed on dated 17/09/1984, the said Associated Friends Sahakari Griha Nirman Sanstha Limited Nagpur lateron in its turn through its Hon. President Shri. Damodhar S/o Jagobaji Belekar transferred/sold the aforesaid Piece/Plot of land containing by admeasurement 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards South side, out of its sanctioned layout, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 566/51/A, City Survey No. 544-536 (Old) New No. 679, Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR by way of sale to one of its Share Holder Member Shri. Roopchand S/o Uttamchand Waswani, Resident of Sadar Bazar, Nagpur, Tahsil and District – Nagpur (Maharashtra State) by a Sale Deed Dated 29/11/1989, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1511 on Pages 1 to 19 at Sr. No. 13895(P) on 0 2/12/1989. As a result therefore the said Shri. Roopchand S/o Uttamchand Waswani has now become an exclusive, absolute and full owner of the said Piece/Plot of land with heritable and transferable rights therein and the same is also accordingly mutated in his sole name in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 1616 on dated 08/04/1998.

THAT, the said Shri. Roopchand Uttamchand Waswani lateron constructed a Commercial/Residential House the then standing on the said Piece/Plot of land consisting of various Shops and Residential Blocks therein covering a total Built-up area of 264.60 Sq. Mtrs., bearing Corporation House No. 566/51/A, City Survey No. 544-536 (Old) New No. 679, Chalta No.

21-3 and Sheet No. 164/64 of Mouza -- Borgaon, in accordance with the Plan duly sanctioned and approved by the Assistant Engineer (Building), Nagpur Municipal Corporation vide his Building Permit No. 330/PMW/62 Dated 04/02/1984 in Case No. 274/EPR/62.

THAT, the said Shri. Roopchand Uttamchand Waswani lateron obtained a Loan from Uco Bank, Mount Road Extension Branch, Nagpur and mortgaged the said property to it by way of security for the repayment of Loan. During the course of time he has now repaid the entire loan amount togetherwith an interest accrued thereon to the aforesaid Mortgagee Bank and got his property freed and discharged from its mortgage by issuing No Dues Certificate on dated 22-02-2011. As a result therefore the said property is now absolutely free from encumbrances of all kinds whatsoever and the said Shri. Roopchand Uttamchand Waswani holds a good, valid and marketable title in respect of the said property.

THAT, the said Shri. Roopchand Uttamchand Waswani further demolished all the then existing Structure standing on the said Piece/Plot of land and thus the aforesaid Piece/Plot of land is in Vacant condition at present and there is no structure or any construction standing on the said Plot of land.

THAT, the said Shri. Roopchand Uttamchand Waswani lateron decided to develop the said property comprising Corporation House No. 566/51/A, City Survey No. 544-536 (Old) New No. 679, Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon containing by admeasurement 1289.48 Sq. Mtrs. (i.e. 13880.00 Sq. Ft.) closely adjacent to the Plot Nos. 47 to 51 Interior towards South side, out of its sanctioned layout, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR into a "COMMERCIAL CUM RESIDENTIAL ESTATE" by constructing a multi-storeyed Building thereon consisting of various Shops, Show Room and self contained separate Apartments therein.

THAT, accordingly by an Agreement of Development Dated 30/06/2022 the said Shri. Roopchand Uttamchand Waswani has entrusted the entire work of Development of the said property to M/s. Prayag Developers and Builders, a Proprietary Concern having its Office at 'Shree Sunder Apartments', Medical College Road, Wanjari Nagar, Nagpur, upon the several terms and conditions contained therein and the said Agreement is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 2 in Book No. 1 at Sr. No. 2966 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

THAT the said Agreement of Development dated 30/06/2022 made by and between Shri. Roopchand Uttamchand Waswani and M/s. Prayag Developers and Builders was also submitted for adjudication and thus the same is adjudicated by the Collector of Stamps & Joint District Registrar, Nagpur vide Adj. Case No. 79/2022 on dated 24/05/2022 and Full Stamp Duty of Rs. 24,24,800/-, which is paid vide Challan No. MH004070644202223M dated 29/06/2022.

THAT, for completion of the said scheme the said Shri. Roopchand Uttamchand Waswani has also executed a General Power of Attorney in this behalf on dated 30/06/2022 and thereby he authorized, empowered and appointed M/s. Prayag Developers and Builders and its Proprietor as his Attorney and thereby allow and permit it and its proprietor to develop and deal with the said property and the same is also duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 2 in Book No. 4 at Sr. No. 2968 on even date.

THAT, in pursuance of the said Agreement the aforesaid M/s. Prayag Developers and Builders has accordingly prepared the Plan of a Multi-storeyed Building proposed to be constructed on the said Piece/Plot of land and the same is duly sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 791/BP/Borgaon/TP/NMC/510, Dated 23/02/2022.

THAT, the aforesaid entire Piece/Plot of land Togetherwith the Multi-storeyed Building proposed to be constructed thereon and known and styled as "PRAYAG PARADISE" is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on 29-08-2022 and the same is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 2 in Book No. 1 at Sr. No. 4029 on even date.

THAT, the Real Estate (Regulation & Development) Act, 2016 has come into force with effect from 01/05/2017. As the aforesaid Project known and styled as "PRAYAG PARADISE" is an ongoing project and the terms and conditions of RERA are applicable to the said proposed Project and consequentially therefore it has now become necessary by the aforesaid Owner and M/s. Prayag Developers and Builders to get the aforesaid proposed project register with the RERA Authority within the stipulated period of time.

THAT, it is needless to mention here that any prospective buyer who desire to purchase a Built-up Premises (i.e. Shop/Apartment) in the Multi-storeyed Building proposed to be constructed on ALL THAT Piece and Parcel of land bearing Corporation House No. 566/51/A, containing by admeasurement 1289.48 Sq. Mtrs. closely adjacent to the Plot Nos. 47 to 51 Interior towards SOUTH side, out of the sanctioned layout of THE ASSOCIATED FRIENDS SAHAKARI GRIHA NIRMAN SANSTHA LIMITED, NAGPUR, being a portion of the entire land bearing Khasra Nos. 157/1, 157/2, 59/2, 59/2-3, 54/2 and 55 of Mouza – BORGAON, P.S.K. 8, bearing Corporation House No. 566/51/A, City Survey No. 679 (Old No. 544-536), Chalta No. 21-3 and Sheet No. 164/64 of Mouza – Borgaon, situated in Associated Friends Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR shall also acquire a perfectly good, valid and marketable title on obtaining a proper and duly registered Sale Deed from the present Owner namely Shri. Roopchand Uttamchand Waswani, in the capacity of Land Owner and M/s. Prayag Developers and Builders, in the capacity of Developer jointly.

PARITOSH V. PATHAK ADVOCATE

Nagpur

Date: 11-10-2022

(PARITOSH PATHAK)

ADVOCATE

FORMAT -- A

(Circular No. 28/2021)

FLOW OF TITLE OF THE SAID LAND.

1) Copy of Property card as on date of application for registration - available.

2) Mutation Entry No. 1616 dated 03-04-1998.

3) Search report for 13 years from Taken from Sub-Registrar office at Nagpur.

4) Any other Relevant title - No.

5) Litigations if any – No.

PARITOSH V. PATHAK ★ ADVOCATE ★

Nagpur

Date: 11-10-2021

(PARITOSH PATHAK)

ADVOCATE