Mamta Kanpartiwar
(Manali Mude)
B.Sc. LL.B
Advocate
Mobile- 9372610987

Residence-
MIG-9 Second Floor
Sundervan Layout ,Ring Road
Narendra Nagar Nagpur-440015
Email - manali.mude75 @gmail.com

FORMAT – A

(Circular No.:- 28/2021)

To,

MAHA RERA

6 & 7th Floor, Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex,

Bandra (E), Mumbai-400 051,

MAHA RERA

Administrative Building No. 1,

Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Land of Kh No 31/4 admeasuring 0.82 HR** situated At **Mouza Gawasi Manapur** Tahsil Nagpur Gramin /District Nagpur .(hereinafter referred as the said Land **of Kh No 31/4** ")

I have investigated the title of the said plot on the request of **M/s Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Mrs Vrushali Prashant Bongirwar and perused following documents**

1) **COMPLETE OR FULL DESCRIPTION OF THE PROPERTY**

MK

Adv. MU

All that piece of land admeasuring 0.82 HR out of Survey/Kh no 31/4 of of Mouza Gawasi Manapur PSK No 42 being a portion of entire Land admeasuring 3.59 HR , held in Class I Occupancy Rights Tahsil Nagpur (Gramin) District Nagpur .

Boundaries of Land

East – Khasara/Survey No 30

West –Remaining Land of Kh No 31/4

North –12 Mtrs Wide Road

South – Remaining Land of Kh No 31/4

2) The documents of allotment of plot. –

a) Sale deed dt 25/10/2018 Registration no 9763 .

b) Sale deed dt 15/03/2022 Registration no 1921

c) NA Order dt 07/10/2022

e) Layout Plan dt 02/09/2022 Sanctioned by NMRDA

3) 7/12 abstarct of Land of Kh no 31/4 issued by Talathi Nagpur Rural Vide Mutation Entry No 700

4) Search report for fifteen years from 1993 .till 2022

2 /-On perusal of the 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 Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Mrs Vrushali Prashant Bongirwar** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet) Owners of the land

Qualifying comments/remarks if any –The Title of owners **M/s Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Mrs Vrushali Prashant Bongirwar** on the said land is good, valid marketable, clear and salable.

3/- The report reflecting the flow of the title of the **M/s Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Mrs Vrushali Prashant Bongirwar** on the said land is enclosed herewith as annexure.

CHALLAN
MTR Form Number-6

GRN	MH009965201202223E	BARCODE		Date	01/11/2022-13:18:36	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	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	Manali Prashant Mude
Location	PUNE		
Year	2022-2023 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	550.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Five Hundred Fifty Rupees Only
Total	550.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022110188263	IK0BYIXGT9
Cheque/DD No.		Bank Date	RBI Date	01/11/2022-01:19:30	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		306 , 02/11/2022	

Department ID : 357105931 Mobile No. : 9372610987

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 02-11-2022 04:19:04

CHALLAN

MTR Form Number-6

GRN MH010038027202223E	BARCODE	Date 02/11/2022-16:24:49	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 NGP7_JT NAGPUR NO 7 SUB REGISTRAR		**Full Name**	Adv Manali Prashant Mude
Location NAGPUR			
Year 2022-2023 One Time		**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	200.00	**Road/Street**	
		Area/Locality	Nagpur
		Town/City/District	
		PIN	
		Remarks (If Any)	Kh No 31/4 PSK No 42 Mz Gavsi Manapur Tah nagpur Gramin District Nagpur
Total	200.00	**Amount In Words**	Two Hundred Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022110263862	IK0BYKHYZ2
Cheque/DD No.		Bank Date	RBI Date	02/11/2022-16:24:25	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. : 9372610987

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 02-11-2022 04:25:44

FORMAT A

(Circular No.:- 28/2021)

"Sheet showing flow of title of the Intended mortgagor and his predecessors in interest from the Mother Deed to the Latest Title Deed"

1) 7/12 Abstarct issued by Talathi Nagpur Rural **as on date of application for registration.**

THAT the name of M/s Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Mrs Vrushali Prashant Bongirwar is duly muated in 7/12 abstarct & Gram Panchayat Records in respect of All that piece of land of KH No 31/4 admeasuring 0.82 HR of Mouza Gawasi Manapur Tahsil Nagpur Gramin District Nagpur .

2) Mutation Entry .

As per 7/12 abstract issued by issued by Talathi Nagpur Rural Vide Mutation Entry No 700 the name of **M/s Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Mrs Vrushali Prashant Bongirwar is duly recorded as owner of property.**

3) Search report for 30 years from 1993 Taken from Sub-Registrar' office at Nagpur Gramin .

1) THAT All that piece & parcel of land admeasuring 10.59 HR being a portion of entire of Khasra No. 31 , PSK No 42 of **Mouza Gawasi Manapur Nagpur Gramin District Nagpur** was originally belonged to 1)Shri Bhaurao Kisan Gadbail 2) Shri Gajanan Kisan Gadbail 3) Shri Janbaji Kisan Gadbail 4)Shri Vitthalrao Kisan Gadbail & 5) Shri Bhimrao Kisan Gadbail recorded owner thereof

2) THAT 1)Shri Bhaurao Kisan Gadbail 2) Shri Gajanan Kisan Gadbail 3) Shri Janbaji Kisan Gadbial 4)Shri Vitthalrao Kisan Gadbail & 5) Shri Bhimrao Kisan Gadbail sold a portion of said land admeasuring 3.59 HR to M/s Vastu Builders & Developers by a Sale Deed dt 04/04/2008 duly registered in the Office of Sub Registrar Nagpur 7 AT sr No 1960. That a Correction deed to said sale deed dt 15/10/2018 is duly registered in the Office of Sub Registrar Nagpur 7 AT sr No 9290 on 17/10/2018.That said portion of land is renumbered as Kh No 31/4.

3) THAT M/s Vastu Builders & Developers through Partners 1)Shri Schin Suryabhan Moon & 2) Shri Swarnasheel Suryabhan Moon in turn sold portion of land admeasuring 0.82 HR of Kh No 31/4 to 1)Smt Sangeeta Sushilkumar Agrawal & Smt Reena Kamalkumr Agrawal by a Sale deed dt 29/10/2018 duly registered in the Office of Sub Registrar Nagpur 10 AT sr No 9763 .

4)THAT 1)Smt Sangeeta Sushilkumar Agrawal & Smt Reena Kamalkumr Agrawal through POA Shri Rjendrkumar Shivkisan Agrawal (POA in favour of Shri Rjendrkumar Shivkisan Agrawal is executed on 27/06/2008 & 07/02/2009) **sold** land admeasuring 0.82 HR of Kh No 31/4 to **M/s Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Mrs Vrushali Prashant Bongirwar by a Sale Deed dt 15/03/2022** duly registered in the Office of Sub Registrar Nagpur 7 at SR No 1921 .

5) THAT the land of Kh no 31/4 admeasuring 0.82 HR (8200 SQ Mtrs) is diverted for non agricultural use vide NA Order dt 07/10/2022 passed in Rev Case No 01 /NAP34/2022-23 . That the layout of said land is is duly sanctioned by NMRDA Vide Order dt 02/09/2022.

6) THAT , the name of present title holder Shri Rjendrkumar Shivkisan Agrawal is duly mutated in 7/12 Abstarct in respect of land admeasuring 0.82 HR of Kh No 31/4 of Mouza Gawsi Manapur .

9) THAT after perusal of aforesaid documents & all other documents regarding property I am of the opinion that present title holder **M/s Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Mrs Vrushali Prashant Bongirwar** have absolute , clear , Marketable Title over the property .

10) THAT prospective purchasers who desires to own plot in said sanctioned layout shall have good & valid Title in respect of the plot after obtaining release Letter from NMRDA & execution of duly registered Sale deed in their favour

I have inspected, verified and scrutinized the documents in respect of the aforesaid property vide receipt No **MH009965201202223E DT 01/11/2022** attached with this report.

4) Any other relevant title.

We observed that the said land is Freehold property.

5) Litigations if any.

During our online search we did not came across any entry of Lispendence recorded relating to the aforesaid property

Encl : Annexure.

Advocate.

Manali Mude

Date: 02/11/2022

(Stamp)