Mamta Kanpartiwar
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FORMAT – A

(Circular No.:- 28/2021)

Date: 03/12/2022

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 **Plot No 15 admeasuring 544.84 SQ Mtrs** situated At Mouza Shankarpur Tahsil Nagpur Gramin /District Nagpur .(hereinafter referred as the said Plot No 15 ")

1) I have investigated the title of the said plot on the request of **M/s Metrocity Developers a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar HUF through Karta Shri Prashant Manoharrao Bongirwar 2)Shri Vishal Vasant Gandhewar 3) Smt Veushali Prashant Bongirwar 4) Shri Vedant Prashant Bongirwar** and following documents i.e. :-

a) Description of the property

All that piece of land Plot No 15 admeasuring 544.84 SQ Mtrs (5864.62 Sq Ft) out of Survey/Kh no 113/1(KH) of Mouza Shankarpur being a portion of entire Land admeasuring1.50 HR , Class I Tah Nagpur (Gramin) District Nagpur .

Boundaries of Plot

East	– Plot No 16 , 17 & 18
West	– Kh No 110 & Plot No 14
North	– Kh No 113/ C
South	– Kh No 110 & Plot No 14

b) The documents of allotment of plot. –

i. Sale deed Dt 08/02/2007 Registration no 819 .
ii. General Power of attorney Dt 08/02/2007 Registration no 820
iii. Sanctioned Layout Plan Dt 09/07/2018
iv. NA Order dt 29/06/2019
v. Sale Deed dt 04/04/2018 vide Registration No 2330
vi. Power of Attorney for Admission & presentation dt 06/06/2019 No 91
vii. Sale Deed Dt 27/10/2021 Registration No 12255
viii. Building Permit & Sanctioned Plan dt 11/08/2022 Vide Permit No BE(NMRDA)/South/Nagpur(rural) /No BUL-M-9/20220420111

c) 7/12 abstarct of plot no 15 issued by Gram Adhikari Shankrpur dt 03/02/2022 Vide Mutation Entry No 2861. Gram Panchayat Tax Receipt paid up to March 2022
d) Search Report 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 Developers a Registered Partnership Firm** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

M/s Metrocity Developers a Registered Partnership Firm, having its office at 11 A khare Town, Dharampeth, Nagpur is the owner of land bearing All that piece of land Plot No 15 admeasuring 544.84 SQ Mtrs (5864.62 Sq Ft) out of Survey/Kh no 113/1(KH) of Mouza Shankarpur.

Qualifying comments/remarks if any –The Title of owners **M/s Metrocity Developers a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar HUF through Karta Shri Prashant Manoharrao Bongirwar 2)Shri Vishal Vasant Gandhewar 3) Smt Veushali Prashant Bongirwar 4) Shri Vedant Prashant Bongirwar** on the said land is good, valid marketable, clear and salable.

3) The report reflecting the flow of the title of the (owner/promoter/develop/company) on the said land is enclosed herewith as annexure.

Encl: Annexure
1. Receipt No. MH007990326202223E, Dt 20/09/2022

MK.
Advocate

(stamp)

Annexure

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 Gram Adhikari Shankarpur Nagpur as on date of application for registration.**

THAT the name of M/s Metrocity Developers a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar HUF through Karta Shri Prashant Manoharrao Bongirwar 2)Shri Vishal Vasant Gandhewar 3) Smt Veushali Prashant Bongirwar 4) Shri Vedant Prashant Bongirwar is duly muated in 7/12 abstarct & Gram Panchayat Records in respect of All that piece of land Plot No 15 admeasuring 544.84 SQ Mtrs out of Survey/Kh no 113/1(KH) of Mouza Shankarpur Tahsil Nagpur Gramin District Nagpur .

2) **Mutation Entry .**

As per 7/12 abstract issued by issued by Gram Adhikari **Mouza Shankarpur** Vide Mutation Entry No 2861 the name of **M/s Metrocity Developers a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar HUF through Karta Shri Prashant Manoharrao Bongirwar 2)Shri Vishal Vasant Gandhewar 3) Smt Veushali Prashant Bongirwar 4) Shri Vedant Prashant Bongirwar .**

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

4) THAT All that piece & parcel of land admeasuring 1.50 HR being a portion of entire land of Khasra No. 113/1-Kh , PSK No 42 of **of Mouza Shankarpur Tahsil Nagpur Gramin District Nagpur** was originally belonged to Shri Ajabrao Shripat Dandade being recorded owner thereof

5) THAT Shri Ajabrao Shripat Dandade sold said land admeasuring 1.50 HR to 1)Shri Vinod Ramashray Tripathi 2) Shri Pramod Ramashray Tripathi 3)Shri Sumedh Ramashray Tripathi 4) Shri Ramashray rambhawan Tripathi 5)Miss Aarti Ramashray Tripathi 6) Shri Manjit Arun Kashetiwar 7) Shri Manish Arun Kashetiwar 8) Shri Ravi vilasrao Mungilwar 9) Shri Ashish Vasantrao Komawar 10) Shri Raghvendra Ramchandra Chepurwar by a Sale Deed dt 26/12/2006 duly registered in the Office of Sub Registrar Nagpur 7 AT sr No 819 on 08/02/2007 .

6) THAT 1)Shri Vinod Ramashray Tripathi 2) Shri Pramod Ramashray Tripathi 3)Shri Sumedh Ramashray Tripathi 4) Shri Ramashray rambhawan Tripathi 5)Miss Aarti Ramashray Tripathi 6) Shri Manjit Arun Kashetiwar 7) Shri Manish Arun Kashetiwar 8) Shri Ravi vilasrao Mungilwar 9) Shri Ashish Vasantrao Komawar 10) Shri Raghvendra Ramchandra Chepurwar decided to develop said land & executed General power of attorney in favour of M/s Pratham Properties through Partner Shri Prashant Manoharrao

Bongirwar dt 08/02/2007 duly registered in the Office of Sub Registrar Nagpur 7 AT sr No 820.

7) THAT 1)Shri Vinod Ramashray Tripathi 2) Shri Pramod Ramashray Tripathi 3)Shri Sumedh Ramashray Tripathi 4) Shri Ramashray rambhawan Tripathi 5)Miss Aarti Ramashray Tripathi 6) Shri Manjit Arun Kashetiwar 7) Shri Manish Arun Kashetiwar 8) Shri Ravi vilasrao Mungilwar 9) Shri Ashish Vasantrao Komawar 10) Shri Raghvendra Ramchandra Chepurwar through POA M/s Pratham Properties through Partner Shri Prashant Manoharrao Bongirwar **sold land of** Kh no 113/1/Kha admeasuring 1.50 HR to M/s Pratham Properties through Partner Shri Prashant Manoharrao Bongirwar by a Sale Deed dt 04/04/2018 duly registered in the Office of Sub Regstrar Nagpur 7 at SR No 2330.

8) THAT the land of Kh no 113/1/Kha admeasuring 1.43 HR (Out of 1.50 HR) is diverted for non agricultural use vide NA Order dt 29/06/2019 passed in Rev Case No 328 /NAP34/MZ Shankarpur /2018-19 .That M/s Pratham Properties through Partner Shri Prashant Manoharrao Bongirwar prepared a Layout on land of Kh no 13/1/Kha which is duly sanctioned by NMRDA Vide Order dt 09/07/2018 .

9) THAT the owners M/s Pratham Properties through Partner Shri Prashant Manoharrao Bongirwar sold **Plot No 15 admeasuring 544.84 SQ Mtrs to M/s Metrocity Developers a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar HUF through Karta Shri Prashant Manoharrao Bongirwar 2)Shri Vishal Vasant Gandhewar 3) Smt Veushali Prashant Bongirwar 4) Shri Vedant Prashant Bongirwar by a** Sale Deed dt 27/10/2021 duly registered in the Office of Sub Regstrar Nagpur 7 at SR No 12255.

10) THAT , the name of present title holder **M/s Metrocity Developers a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar HUF through Karta Shri Prashant Manoharrao Bongirwar 2)Shri Vishal Vasant Gandhewar 3) Smt Veushali Prashant Bongirwar 4) Shri Vedant Prashant Bongirwar** is duly mutated in 7/12 Abstarct & Gram Panchayat Records in respect of plot no 15 .

11) THAT for the development of said plot No 15 in to Multistoryed building **M/s Metrocity Developers obtained** Building Permit & Sanctioned Plan dt 11/08/2022 Vide Permit No BE(NMRDA)/South/Nagpur(rural) /No BUL-M-9/20220420111 from Nagpur Metropolitian Region development authority.

12) THAT after perusal of aforesaid documents & all other documents regarding property I am of the opinion that present title holder **M/s Metrocity Developers a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar HUF through Karta Shri Prashant Manoharrao Bongirwar 2)Shri Vishal Vasant**

MK.

Gandhewar 3) Smt Veushali Prashant Bongirwar 4) Shri Vedant Prashant Bongirwar have absolute , clear , Marketable Title over the property .

I have inspected, verified and scrutinized the documents in respect of the aforesaid property vide receipt No MH007990326202223E, Dt 20/09/2022 attached with this report.

13) Any other relevant title. We observed that the said land is Freehold property.

14) Litigations if any.During our online search of records of Sub-Registrar' office at Nagpur Gramin, List Pendency pertaining to the said property is not found.

Date: 03/12/2022

MUK.

Advocate.

Manali Mude

(Stamp)

CHALLAN
MTR Form Number-6

GRN	MH007990326202223E	BARCODE		Date	20/09/2022-12:13:58	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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	Adv Mamta Kanpartiwar
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	Plot No 15 Kh no 113_1_Kha Mz Shanpakpur Nagpur Gramin
Total	375.00	Amount In Words	Three Hundred Seventy Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	375.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022092059437	IK0BWWHAE9
Cheque/DD No.		Bank Date	RBI Date	20/09/2022-12:24:15	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 ऑफ्फ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 20-09-2022 12:15:20