



CHALLAN
MTR Form Number-6



GRN MH01313954520223E	BARCODE	Date 02/01/2023-19:06:01	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	
Type of Payment Search Fee		PAN No.(If Applicable)	
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name ADV PRATIK S TIHADE	
Location NAGPUR			
Year 2022-2023 One Time		Flat/Block No. BLOCK NO 118	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street RAHUL COMPLEX II	
0030072201 SEARCH FEE 750.00		Area/Locality GANESHPETH NAGPUR	
		Town/City/District	
		PIN 4 4 0 0 1 8	
		Remarks (If Any)	
		MOUZA WATHODA PLOT NO 142 143 AND 144 KH NO 103/2 104/2 AND	
		105/2 CTS NO 284 TAH AND DIST NAGPUR	
		Amount In Seven Hundred Fifty Rupees Only	
Total 750.00		Words	
Payment Details UNION BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 02901792023010297111 514880320	
Cheque/DD No.		Bank Date RBI Date 02/01/2023-19:07:14 Not Verified with RBI	
Name of Bank		Bank-Branch UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date Not Verified with Scroll	

Department ID :

Mobile No. : 8421100488

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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तासाठी लागू नाही.



PRATIK S. TIHADE (ADVOCATE)
S.L.P ASSOCIATES
OFFICE:- Block No. 118, Rahul
Complex II, Near Main Bus Stop,
Ganeshpeth Nagpur-440018.
Mobile No. 8421100488

FORMAT-A

To,
MahaRERA
6 & 7th Floor, Housefin Bhavn
Plot No. C-21, E-Block
Bandra Kurla Complex,
Bandra (E) Mumbai-400 051.

MahaRERA
Administrative Building No. 1
Civil Lines, Nagpur-440 001.

TITLE SEARCH REPORT

Having been engaged by **M/S. SHREE PARTH DEVELOPERS, a partnership firm concern acting through its partner SHRI. HITESH BABULAL MANSATA** in respect of property i.e. All that piece and land bearing **Plot No. 142, 143 AND 144**, total admeasuring area of the plots is 417.934 Sq. Mtrs. in the layout of Chandrabhaga Gruh Nirman Sahakari Sanstha Ltd., Nagpur, having City Survey No. 284, Sheet No. 628/68, Kh. No. 103/2, 104/2, and 105/2, P.H. No. 34, Ward No. 21, Mouza Wathoda within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur and which is bounded as under: and bounded as under:

LAND BOUNDARIES

TOWARDS EAST	:	PLOT NO. 141,
TOWARDS WEST	:	PLOT NO. 145,
TOWARDS NORTH	:	BY ROAD,
TOWARDS SOUTH	:	PLOT NO 153, 154 AND 155.

1. **Name of the Owner as per Sale Deed:-**
M/S. SHREE PARTH DEVELOPERS through its partner SHRI. HITESH BABULAL MANSATA
2. **Description of Property :-**
As above, hereinafter referred to as the " said Property ".
3. **Nature of the Property :-**
Freehold Property.



4. **List of Documents perused/Scrutinized :-**

Sr. No.	Name of the Document	Date of Document
1. I.	Photocopy of Registered Sale Deed bearing Document Presentation serial No. NGN-2-11437(P)-1989 and registration Sr. No. 11105(P) executed in respect of Chandrabhaga Gruha Nirman Sahakari Sanstha Ltd., Nagpur in favour of Muktabai Prashantrao Mohite. In respect of the Plot No. 142.	28-12-1989
II.	Photocopy of Registered Sale Deed bearing serial No. NGN-3-1342-2014 executed in respect of Muktabai Prashantrao Mohite in favour of Shri. Yashwant Brijlal Rahangdale. In respect of the Plot No. 142.	24.02.2014
III.	Photocopy of Regularization Letter issued by Nagpur Improvement Trust vide Permit No. BE(E)/543 in case No. 200306042864 layout No. 1900/wat/ 2753 on. In respect of the Plot No. 142.	18-07-2013
IV.	Photocopy of N.A. Order by Additional Collector, Nagpur vide Case No. 6614/NAP34/2012-13. In respect of the Plot No. 142.	20-07-2013
2. I	Photocopy of Registered Sale Deed bearing Document Presentation serial No. NGN-2-7087(P)-1988 and registration Sr. No. 7031(P) executed in respect of Chandrabhaga Gruha Nirman Sahakari Sanstha Ltd., Nagpur in favour of Smt. Lilavati Fekulal Vishwakarma. In respect of the Plot No. 143 and 144.	03-10-1988



II.	Photocopy of Registered Sale Deed bearing serial No. NGN-6-666-2010 executed in respect of Smt. Lilavati Fekulal Vishwakarma in favour of Shri. Raju Dadaji Zade and Shri. Yashwant Brijlal Rahangdale. In respect of the Plot No. 143 and 144.	21-01-2010
III.	Photocopy of Registered Power of Attorney (for Presentation/Admission) bearing serial No. NGN-3-6517-2014 executed in respect of Shri. Raju Dadaji Zade in favour Shri. Yashwant Brijlal Rahangdale. In respect of the Plot No. 143 and 144.	21-10-2014
IV.	Photocopy of Regularization Letter issued by Nagpur Improvement Trust vide Permit No. 3593 in case No. 200306042865 layout No. 1900/Wat/ 2753. In respect of the Plot No. 143.	15-12-2011.
V.	Photocopy of N.A. Order by Additional Collector, Nagpur vide Case No. 2549/NAP34/2011-12. In respect of the Plot No. 143.	27-12-2011
VI.	Photocopy of Regularization Letter issued by Nagpur Improvement Trust vide Permit No. 3594 in case No. 200306042866 layout No. 1900/Wat/ 2753. In respect of the Plot No. 144.	15-12-2011
VII.	Photocopy of N.A. Order by Additional Collector, Nagpur vide Case No. 2550/NAP34/2011-12. In respect of the Plot No. 144.	27-12-2011
3.	Photocopy of amalgamated the said plot Nos. 142, 143 and 144 vide amalgamation No. E.A.(P) No. 899.	24-12-2021
4.	Photocopy of Registered Sale Deed bearing serial No. NGN-01-8708-2021 executed Shri. Raju Dadaji	29-12-2021



	Zade in favour Shri. Yashwant Brijlal Rahangdale in favour of M/S. SHREE PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata. In respect of the Plot No. 142, 143 AND 144.	
5.	Photocopy of Sanction Map of the said scheme in which the said property is situated.	
6.	Photo Copy of Sanction of Building Permit and Commencement Certificate issued by Nagpur Improvement Trust, Nagpur vide Building Permit No. B.E.(EAST)/Case No. 4845265/Tracking No. 2022060388/460.	16-12-2022
7.	Photocopy of Property Card bearing the name of M/S. SHREE PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata.	

5. Flow of Title of The Property (History of the Porperty)

That the title history of the Plot No. 142 is as follows:-

That originally all that piece and parcel of Plot No. 142 out of the layout of the Chandrabhaga Gruh Nirman Sahakari Sanstha Ltd., Nagpur admeasuring area of the Plot is 139.3540 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 103/2, 104/2 AND 105/2 of Mouza-Wathoda, P.S.K No. 34 bearing City Survey No. 284, and Sheet No. 67, situated within the limits of the NMC Ward No. 21 in Tahsil and Distt. Nagpur originally belongs to Chandrabhaga Gruh Nirman Sahakari Sanstha Ltd., Nagpur had sale the said Plot No. 142 to Smt. Muktabai Prashantrao Mohite vide registered sale deed dated 28-12-1989 which is dully registered in the office of Sub-registrar, Nagpur-2 Vide Document Presentation Sr. No. 11437(P) in Addl. Book No. 1, Volume No. 1074 on Page 45 to 46 at registration Sr. No. 11105(P) on dated 28-12-1989.



AND WHEREAS that Mr. Yashwant Brijlal Rahangdale had purchased the said plot No. 142 from Smt. Muktabai Prashantrao Mohite vide sale deed dated 24-02-2014 which is duly registered in the office of the sub-registrar Nagpur-3 at serial No. 1342/2014.

AND WHEREAS that said land was converted into Non-Agricultural land and as per order passed by the Upper Tahasildar Non-Agricultural Tax Assessment No. 5, Nagpur in case No. 6614/NAP34/12-13, Mouza Wathoda, on dated 20-07-2013 the N.A. Tax Assessment was confirmed as per the term and condition mentioned in Release Letter issued by the Nagpur Improvement Trust. It be noted here that Nagpur Improvement Trust as per the permit No. BE(E)/543 in case No. 200306042864 layout No. 1900/wat/2753 on dated 18-07-2013 regularize the Plot No.142 having Layout name as Muktabai Prashantrao Mohite for the plot area admeasuring 139.3540 Sq. Mtrs.

AND WHEREAS and accordingly, the City Survey Office mutated the name of Mr. Yashwant Brijlal Rahangdale in the City Survey Record for the Plot No. 142.

That the title history of the **Plot No. 143 and 144** is as follows:

That originally all that piece and parcel of Plot Nos. 143 and 144 out of the layout of the Chandrabhaga Gruh Nirman Sahakari Sanstha Ltd., Nagpur admeasuring area of the Plot is 139.3540 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 103/2, 104/2 AND 105/2 of Mouza-Wathoda, P.S.K No. 34 bearing City Survey No. 284, and Sheet No. 67, situated within the limits of the NMC Ward No. 21 in Tahsil and Distt. Nagpur originally belongs to Chandrabhaga Gruh Nirman Sahakari Sanstha Ltd., Nagpur had sale the said Plot No. 143 and 144 to Sau. Lilavati Fekulal Vishwakarma vide registered sale deed dated 03-10-1988 which is dully registered in the office of Sub-registrar, Nagpur-2 Document Presentation Sr. No. 7087(P) in Addl. Book No. 1, Volume No. 777 on Page 166 to 167 at registration Sr. No. 7031(P) on dated 03-10-1988.



AND WHEREAS that Mr.Yashwant Brijlal Rahangdale and Mr. Raju Dadaji Zhade had purchased the said plot Nos. 143 and 144 from Sau. Lilavati Fekulal Vishwakarma vide sale deed dated 21-01-2010 which is duly registered in the office of the sub-registrar Nagpur-6 at serial No. 666/2010.

AND WHEREAS the Mr. Raju Dadaji Zhade executed Power of Attorney (For Presentation/Admission) in favour Mr.Yashwant Brijlal Rahangdale and the said document is registered vide Registration No. 6517/2014 registered in the office of Joint Sub-registrar Nagpur-03 dated 21.10.2014.

AND WHEREAS that said land was converted into Non-Agricultural land and as per order passed by the Upper Tahasildar Non-Agricultural Tax Assessment No. 5, Nagpur in case No. 2549/NAP34/11-12, Mouza Wathoda, on dated 27-12-2011 the N.A. Tax Assessment was confirmed as per the term and condition mentioned in Release Letter issued by the Nagpur Improvement Trust. It be noted here that Nagpur Improvement Trust as per the permit No. BE(E)/3593 in case No. 200306042865 layout No. 1900/wat/2753 on dated 15-12-2011 regularize the Plot No.143 having Layout name as Muktabai Prashantroa Mohite for the plot area admeasuring 139.2900 Sq. Mtrs.

AND WHEREAS that said land was converted into Non-Agricultural land and as per order passed by the Upper Tahasildar Non-Agricultural Tax Assessment No. 5, Nagpur in case No. 2550/NAP34/11-12, Mouza Wathoda, on dated 27-12-2011 the N.A. Tax Assessment was confirmed as per the term and condition mentioned in Release Letter issued by the Nagpur Improvement Trust. It be noted here that Nagpur Improvement Trust as per the permit No. BE(E)/3594 in case No. 200306042866 layout No. 1900/wat/2753 on dated 15-12-2011 regularize the Plot No.144 having Layout name as Muktabai Prashantroa Mohite for the plot area admeasuring 139.2900 Sq. Mtrs.

AND WHEREAS and accordingly, the City Survey Office mutated the name of Mr.Yashwant Brijlal Rahangdale and



Mr. Raju Dadaji Zhade in the City Survey Record for the Plot No. 143 and 144.

AND WHEREAS *THE Mr.Yashwant Brijlal Rahangdale and Mr. Raju Dadaji Zhade had also amalgamated the said plot Nos. 142, 143 and 144 vide amalgamation No. E.A.(P) No. 899 on dated 24/12/2021.*

AND WHEREAS *that M/S. SHREE PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata had purchased the said plot Nos. 142, 143, and 144 from Mr.Yashwant Brijlal Rahangdale and Mr. Raju Dadaji Zhade vide sale deed dated 29/12/2021 which is duly registered in the office of the sub-registrar Nagpur-1 at serial No. 8708/2021.*

AND WHEREAS *and accordingly, the City Survey Office mutated the name of M/S. SHREE PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata in the City Survey Record for the Plot Nos. 142, 143 and 144.*

AND WHEREAS, *the M/S. SHREE PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata accordingly prepared the building plan of the building constructed over the said plot of land and which is sanctioned and approved by the Town Planner Nagpur Improvement Trust vide Building Permit No. B.E.(EAST)/Case No. 4845265/ Tracking No. 2022060388/460, on Dated 16/12/2022. The Said building consisting of Ground + 5 floor of the building more popularly known as "SHREE GANESHA APARTMENT".*

6. Tracing of Title:-

We have paid charges vide receipt No. MH013139545202223E dated 02/01/2023 and have taken 30 years search and on perusal of the documents provided to us and search conducted in the office of the concerned Sub-Registrar of Assurances in respect of the said Property. I observe as under:- That, the above said Land in the name



of M/S. SHREE PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata.

6. **Encumbrances:-**

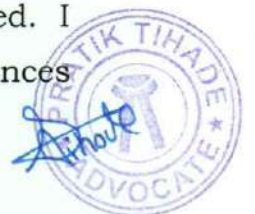
Search in the concerned Sub-registrar of Assurance -

During the e-search carried out I observed that the said Land in the name of M/S. SHREE PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata and their name is also mutated in city survey department.

7. **Qualification and Assumptions:-**

This Report is given subject to the following qualifications-

- (i) I have presumed that the documents provided to me such documents are within the capacity and powers of and have been or shall be duly authorized, executed and delivered and are binding on the parties hereto.
- (ii) I presumed in that relation to the documents provided to me such documents are within the capacity and powers of and have been or shall be duly authorized, executed and delivered and are binding on the parties hereto.
- (iii) This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary.
- (iv) This opinion does not cover any litigation, suits etc. filed in any court in respect of said property.
- (v) It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances are subject to availability of records and also to record being torn and mutilated. I therefore disclaim any responsibility for the consequences



which may arise on account of such non-availability of records or on account or record being torn and mutilated.

Hence this report is delivered and signed at Nagpur on this 02th day of January, 2023.

Nagpur

Date : 02.01.2023


Pratik Tihade
(Advocate)

