CHALLAN

MTR Form Number-6

GRN MH013651746202223E	**BARCODE**	**Date** 12/01/2023-15:03:22	**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**	SANDEEP ANANT SHASTRI
Location PUNE			
Year 2022-2023 One Time		**Flat/Block No. Premises/Building**	
Account Head Details	**Amount In Rs.**	**Road/Street**	
0030072201 SEARCH FEE	450.00	**Area/Locality Town/City/District**	
		PIN	
		Remarks (If Any)	
Total	450.00	**Amount In Words**	Four Hundred Fifty Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023011274853	CKV9058255
Cheque/DD No.		Bank Date	RBI Date	12/01/2023-15:24:06	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 : 458131124

Mobile No. : 9850361454

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 12-01-2023 03:06:17

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : **shastriassociates@gmail.com**

FORM A

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

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

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra/**Gut No. 68/3** of **MOUZA – WANADONGARI**, P.S.K. 46, having an area of **2.08 Hectares**, Rental Rs. 9 Yearly, held in Occupancy Class-1 Rights, Khate No. 367 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Wanadongari, within the limits of Nagar Parishad Wanadongari in Tahsil – Hingna and District – NAGPUR.

1} I have investigated the title of the said land on the request of **M/s Bhagiratha Associates**, A Partnership Firm, acting through its Authorised Partner **Shri. Sanjay S/o Ramkrushna Jagtap,** Aged about 54 Years, Occupation – Agriculturist & Business, Income Tax PAN ACVPJ7098L, Aadhar Unique Identity No. 271030843418 and Cell No. 9373104628, Resident of Plot No. 22, Vijay Nagar, Opp. V.N.I.T. College, South Ambazari Road, Nagpur-440022, Tahsil and District – NAGPUR and following documents i.e.:-

i) Description of the property.
ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra/**Gut No. 68/3** of **MOUZA – WANADONGARI**, P.S.K. 46, having an area of **2.08 Hectares (i.e. 20,800 Sq. Mtrs.)**, held in Occupancy Class-1 Rights, Khate No. 367 and including all other easementary rights appurtenant and belonging thereto,

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situated at Wanadongari, within the limits of Nagar Parishad Wanadongari in Tahsil – Hingna and District – NAGPUR.

ii) The Document of Ownership of Khasra/Survey No. 68/3

(a) 7/12 Extracts issued by the Village Officer, Wanadongari.

(b) Sale Deed of Survey No. 68/3, dated 28-12-2004, bearing Registration No. HGN/4800/2004, Regd. on 31-12-2004.

iii) Search report for 30 year from 1994 Till January 2023

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 Owner/Promoter is clear, marketable and without any encumbrances.

Owner of the land:

Land being ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra/**Gut No. 68/3** of **MOUZA – WANADONGARI**, P.S.K. 46, having an area of **2.08 Hectares (i.e. 20,800 Sq. Mtrs.)**, held in Occupancy Class-1 Rights, Khate No. 367 and including all other easementary rights appurtenant and belonging thereto, situated at Wanadongari, within the limits of Nagar Parishad Wanadongari in Tahsil – Hingna and District – NAGPUR.	**M/s BHAGIRATHA ASSOCIATES**, acting through its Authorised Partner **SHRI. SANJAY S/o RAMKRUSHNA JAGTAP,**

Qualifying comments/ remarks if any

The Title of **M/s Bhagiratha Associates** on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **M/s BHAGIRATHA ASSOCIATES** on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 19-01-2023

(SANDEEP SHASTRI)

Advocate

Contd. ...

ANNEXURE
FLOW OF THE TITLE OF THE SAID LANDS.

1} Property Card (7/12 Extract) issued by the Village Officer/Talathi, Hingna as on date of application for registration –

The name of **M/s Bhagiratha Associates** is recorded in the Property Card (7/12 Extract) issued by Talathi, Wanadongari, in respect of the property comprising of Land bearing ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra/**Gut No. 68/3** of **MOUZA – WANADONGARI**, P.S.K. 46, having an area of **2.08 Hectares (i.e. 20,800 Sq. Mtrs.)**, held in Occupancy Class-1 Rights, Khate No. 367 and including all other easementary rights appurtenant and belonging thereto, situated at Wanadongari, within the limits of Nagar Parishad Wanadongari in Tahsil – Hingna and District – NAGPUR.

2} Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Wanadongari of Survey / Khasra / Gut No. 68/3 reveal that vide Mutation / Ferfar Entry No. 923 Dated 05.03.2005 the name of M/s Bhagiratha Associates is recorded as Owner of the said land.

3} Search report for 30 years from 1994 to 2023 Taken from data available on the website of Registration Department /relevant documents provided to us.

(i) THAT the properties comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. (Old) 7/2 and 8/2 of MOUZA – WANADONGARI, P.H.No. 46, having an area of 9.75 Acres (i.e. 3.95 Hectares) and 5.64 Acres (i.e. 2.28 Hectares) respectively, Rental Rs. 18 Yearly and Rs. 9 Yearly respectively, both held in Occupancy Class–2(Bhumidhari) Rights, Khate No. 35 & 36 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Wanadongari, in Tahsil and District – NAGPUR, Originally belonged to Shri. Chandrabhan Laxman Shahakar as a recorded Owner thereof being his separate properties and the same is accordingly recorded in the Revenue Records.

(ii) THAT during the course of time Resurvey of the said Mouza – Wanadongari was conducted and the aforesaid lands bearing Survey / Khasra / Gut Nos. (Old) 7/2 and 8/2 of MOUZA – WANADONGARI, P.H.No. 46, having an area of 9.75 Acres (i.e. 3.95 Hectares) and 5.64 Acres (i.e. 2.28 Hectares) respectively, Rental Rs. 18 Yearly and Rs. 9 Yearly respectively, both held in Occupancy Class–2(Bhumidhari) Rights, Khate No. 35 & 36 held by Shri. Chandrabhan Laxman Shahakar is now identified as Survey / Khasra / Gut No. 68, having an area of 6.18 Hectares, Rental Rs. 27 Yearly, held in Occupancy Class – 2 (Bhumidhari) Rights.

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(iii) THAT during the course of time aforesaid land bearing Survey / Khasra / Gut No. 68 of MOUZA – WANADONGARI, P.S.K. 46, having an area of 6.18 Hectares is converted from Occupancy Class-2 Rights (Bhumidhari Rights) to Class-1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Sub Divisional Officer, Nagpur vide its Order passed in the Revenue Case No. 543/LND-18/1999-2001 dated 22-05-2001 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 476 dated 31-05-2001.

(iv) THAT the aforesaid Shri. Chandrabhan Laxman Shahakar later on transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 68 of MOUZA – WANADONGARI, P. H. No. 46, having an area of 6.18 Hectares, Rental Rs. 27 Yearly, held in Occupancy Class–1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Wanadongari, in Tahsil and District – NAGPUR, by way of Sale to Shri. Sheikh Majjid Bashir Shete and Shri. Pramod Pandurang Mate, by a Sale Deed Dated 10-08-2001, which is registered at the Office of the Joint Sub Registrar, in Book No. 1 at Serial No. 1186 on even date and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 493 dated 30-08-2001.

(v) THAT the aforesaid the then Co-owners Shri. Sheikh Majjid Bashir Shete and Shri. Pramod Pandurang Mate later on transferred/sold the part or portion out of his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.02 Hectares comprising WESTERN PORTION out of the entire land bearing Survey / Khasra / Gut No. 68 of MOUZA – WANADONGARI, P. H. No. 46, having total area of 6.18 Hectares, Rental Rs. 27 Yearly, held in Occupancy Class–1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Wanadongari, in Tahsil and District – NAGPUR, by way of Sale to Jijamata Gruhsukh Nirman Sanstha, by a Sale Deed Dated 15-06-2002, which is registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/1402/2002 on even date and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 575 dated 26-07-2002. The said portion of land is now identified as Survey / Khasra / Gut No. 68/2, having an area of 2.02 Hectares, held in Occupancy Class–1 Rights and remaining portion of land held by Shri. Sheikh Majjid Bashir Shete and Shri. Pramod Pandurang Mate is now identified as Survey / Khasra / Gut No. 68/1, having an area of 4.16 Hectares, Rental Rs. 18 Yearly, held in Occupancy Class–1 Rights.

(vi) THAT in the like manner the aforesaid the Co-owners Shri. Sheikh Majjid Bashir Shete and Shri. Pramod Pandurang Mate later on transferred/sold the part or portion out of his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.08 Hectares comprising SOUTHERN PORTION out of the entire land bearing Survey / Khasra / Gut No. 68/1 of MOUZA – WANADONGARI, P.

Contd. ...

H. No. 46, having total area of 4.16 Hectares, Rental Rs. 18 Yearly, held in Occupancy Class–1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Wanadongari, in Tahsil and District – NAGPUR, by way of Sale to M/s Bhagiratha Associates acting through its Authorised Partner Shri. Sanjay Ramkrushna Jagtap, by a Sale Deed Dated 28-12-2004, which is registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/4800/2004 on 31-12-2004 and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 923 dated 05-03-2005. The said portion of land is now identified as Survey / Khasra / Gut No. 68/3, having an area of 2.08 Hectares, Rental Rs. 9 Yearly, held in Occupancy Class–1 Rights, Khate No. 367.

(vii) THAT the Additional Collector and Competent Authority, U.L.C., Nagpur in Case No. 2585/76, out of the aforesaid entire land of Khasra / Gut No. 68 (old No. 7/2 & 8/2) of Mouza – Wanadongari declared 61,345.83 Square Meters of land as a Surplus vacant land and order under Section 10(1) was also passed under the said Act.

(viii) THAT in pursuance of Order/Judgment Dated 17-08-2010 of Hon'ble Supreme Court passed in the Writ Petition No. 2694/2010 of Shri Kaliprasad Chamele vs. Government of Maharashtra, it was held by the Hon'ble Supreme Court that in the matter of land owners wherein the entry of action/enquiry conducted by the Competent Authority under Section 10(3) and 10(5)of the ULC Act and declared the surplus vacant lands but not taken the possession of such surplus land, in such matter mutation entry of Maharashtra Government and Surplus vacant land on 7/12 Extracts of such lands are be rectified by deleting entry of Maharashtra Government and Surplus vacant; Thus the Upper Collector and Competent Authority ULC Nagpur vide its letter No. Prastut/ULC/Kavi-991/2010 dated 24-08-2010, released the said lands and the cancellation of earlier order under Section 10(1) and the same is duly recorded in the Revenue Records vide Ferfar Entry No. 5102 dated 14-09-2010.

(ix) THAT as a result therefore M/s Bhagiratha Associates acting through its Authorised Partner Shri. Sanjay Ramkrushna Jagtap has now became an exclusive, absolute, full Owner of the aforesaid property bearing Survey / Khasra / Gut No. 68/3 having an area of 2.08 Hectares with heritable and transferable rights therein and the same is accordingly recorded in Revenue Records.

(x) THAT during the course of time in pursuance of the provision of sub section(2) (2A) and (3) of Section 3 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Township Act, 1965 (Mah. XL of 1965), the Government of Maharashtra, Urban Development Department has vide its notification MUN-2016/C.R.6/U.D.-18 dated 26-10-2016 constituted Wanadongari Municipal Council being a smaller urban area which more specifically described in the Schedule 'B' of the said notification. The aforesaid lands of the recorded Co-owners fall under the jurisdiction of the Wanadongari Municipal Council.

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(xi) THAT by the said Notification the Mouza – Wanadongari of Hingna Tahsil declared as the Smaller Urban Area under the name of Wanadongari Municipal Council which is confronted with powers of independent Planning Authority under the provisions of the Maharashtra Village Panchayat Act thus excluded/freezed from the jurisdiction of the Nagpur Metropolitan Regional Development Authority (formerly the Nagpur Improvement Trust).

(xii) THAT the aforesaid land bearing Survey / Khasra / Gut Nos. 68/3, 77 and 66 of MOUZA – WANADONGARI are the contagious lands thus the aforesaid Owner namely M/s Bhagiratha Associates acting through its Authorised Partner Shri. Sanjay Ramkrushna Jagtap alongwith his family members being contagious land Owners namely (i) Shri. Sanjay Ramkrushna Jagtap and (ii-a) Shri. Abhishek Sanjay Jagtap, (ii-b) Mrs. Usha Sanjay Jagtap, (ii-c) Shri. Shivraj Sanjay Jagtap, & (iii) Shri. Sanjay Ramkrushna Jagtap jointly later on decided to develop their respective properties bearing Survey / Khasra / Gut No. 68/3, 77 and 66 jointly containing by total admeasurements 5.30 Hectares (i.e. 53000 Sq. Mtrs.) of MOUZA – WANADONGARI into RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein.

(xiii) THAT in pursuance to Section 5(1) of the Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) (Amendment) Act, 2021 and on the perusal of application dated 10-02-2022, the layout plan of aforesaid lands is sanctioned / approved and regularized the various of plots of land by the Chief Executive Officer, Nagar Parishad, Wanadongari vide its letter No. N.P.W./N.R.V./Bhu. Niymi/1402 dated 24-03-2022 upon the several terms and conditions contained therein.

(xiv) THAT in pursuance of Government Notification Dated 05-01-2017, the State Government has included Section 42B & 42K by amending Section 42 and 42A of the Maharashtra Land Revenue Code, 1996 wherein provision has been made for Deemed Conversion for non agricultural use of land as per the use shown in the final development plan. And use of any land included in such area, in form of allotment, reservation or instruction in such development plan, if the conversion tax, non agricultural levy and payment of nazarana or premium or other government dues where applicable as provided in Section (2), will be deemed to have been converted and no separate permission under Section 42 or Section 44 will be required for use which is permitted under such development plan. Thus as per Order Dated 22-11-2022 passed by the Tahsildar, Hingna in Revenue Case No. 10/NAP-34/2022-23 has levied Non Agricultural Cess/Tax on land bearing Survey / Khasra / Gut No. 68/3, 77 and 66 containing by total admeasurements 5.30 Hectares (i.e. 53000 Sq. Mtrs.) of land.

(xv) THAT in pursuance of Section 42A of the Maharashtra Land Revenue Code, 1966, the Tahsildar, Hingna has granted Sanad/Annexure B to the aforesaid properties bearing Survey / Khasra / Gut No. 68/3, 77 and 66 containing by total admeasurements 5.30

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Hectares (i.e. 53000 Sq. Mtrs.), out of which Plot No. 1 to 240 containing by total admeasuring 30200.10 Sq. Mtrs. passed in Revenue Case No. 10/NAP-34/ 2022-2023 Dated 22-11-2022.

(xvi) THAT in pursuance to aforesaid Letter Dated 24-03-2022 of the Chief Executive Officer, Nagar Parishad, Wanadongari has given the classification of the Plot of lands out of the said layout carved on their respective lands bearing Survey / Khasra / Gut No. 68/3, 77 and 66 vide its letter No. N.P.W./N.R.V./Bhu. Niymi/1596 dated 28-07-2022. The details are as under :-

Sr. No.	Land Owner	Survey No.	Plot Numbers	Total Area in Sq.Mtrs.	Open space in Sq.Mtrs.	Amenity space in Sq.Mtrs.
1.	M/s Bhagiratha Associates	68/3	1 to 87	10256.82	2662.50	1424.62
2.	Shri. Abhishekh Sanjay Jagtap and 3 others	66	88 to 93, 98 to 117 & 128 to 157	8154.07	1226.50	1239.77
3.	Shri. Sanjay Ramkrushna Jagtap	77	94 to 97, 118 to 127 & 158 to 240	11789.21	1415.00	--

(xvii) THAT in pursuance to the Sanad/Annexure B Dated 22-11-2022 granted to the aforesaid properties, the Tahsildar, Hingna has passed the Corrigendum as regards to classification of plotable lands on 16-12-2022. The details are as under :-

Sr. No.	Land Owner	Survey No.	Plot Numbers	Total Area in Sq.Mtrs.	Open space in Sq.Mtrs.	Amenity space in Sq.Mtrs.
1.	M/s Bhagiratha Associates	68/3	1 to 87	10256.82	2662.50	1424.62
2.	Shri. Abhishekh Sanjay Jagtap and 3 others	66	88 to 93, 98 to 117 & 128 to 157	8154.07	1226.50	1239.77
3.	Shri. Sanjay Ramkrushna Jagtap	77	94 to 97, 118 to 127 & 158 to 240	11789.21	1415.00	--

(xviii) THAT, for the purpose of Verification of Title, the following documents were provided to us :-

a) Copy of 7/12 Extract, Namuna 8-A, Patwari Nakasha.
b) Copy of Adhikar Abhilekh.
c) Copy of 7/12 Extract in the Year 1978-79.
d) Copy of Sale Deed dated 28-12-2004 bearing Registration No. HGN/4800/2004, Regd. on 31-12-2004.
e) Copies of Ferfar Panji Nos. 476 dated 31-05-2001; 493 dated 30-08-2001; 575 dated 26-07-2002; 923 dated 05-03-2005 and 5102 dated14-09-2010.

f) Copy of Layout Map & sanctioned letter of the Chief Executive Officer, Nagar Parishad, Wanadongari vide its letter No. N.P.W./N.R.V./Bhu. Niymi/1402 dated 24-03-2022.

g) Copy of letter of the Chief Executive Officer, Nagar Parishad, Wanadongari vide its letter No. N.P.W./N.R.V./Bhu. Niymi/1596 dated 27-07-2022.

h) Copy of Sanad/Annexure "B" passed in Revenue Case No. 10/NAP-34/Prastu-1/2022-2023 Dated 22-11-2022.

i) Copy of Corrigendum Order Dated 16-12-2022.

(i) THAT, all the aforesaid documents produced before us are photocopies of certified copies. It is necessary to verify Original copies in the custody of aforesaid present land Owner/the aforesaid Developer/Promoter.

(ii) THAT links in the title history of last 30 (Thirty) years of chain of title have been established. All the transactions which have taken place at Hingna have been verified from the relevant records of the Sub-Registrar and Revenue Department. We have taken search of records of Sub-Registrar's Office from inspection Book No. (I) and day books, which were kept and maintained by the office and made available to us.

(iii) While searching the records, it was found that some record was mutilated and torn form, some was incomplete and disorganized, lot of jurisdictional changes have taken place during different periods in Sub-Registrar Office. It is also informed that recent Indexes are not sorted out and complied Mouzawise, some indexes are even yet not printed out at the Sub-Registrar Office at Hingna.

(iv) In alternative only entry of the registration of the documents can be verified from the Token register/day book. As per procedure adopted in the office of the Sub-Registrar only name of the Purchaser is noted and the name of Vendor and details of property are not noted in the Token Register/Day book. In Nagpur District Encumbrance Certificate is not issued by the Sub-Registrar offices. In view of abovementioned reasons, unavailable records, concurrent jurisdiction of the Sub-Registrar Office.

(v) THAT, we have verified all the relevant index entries from on line search available on the website of Registration Department for the period of last 30 (Thirty) Years (i.e. for 1994 to 2023) by depositing necessary Search Fees in the Office of Joint District Registrar, Pune Urban vide GRN No. MH013651746202223E of which Receipt No. 1112724965 Dated 12-01-2022 for the period 2006 to 2023 and in the Office of the Joint Sub Registrar, Hingna vide vide GRN No. MH013651746202223E of which Receipt No. 529 Dated 18-01-2023 for the period 1994 to 2005, only those made available out of the torn and disarrange index and found that no adverse entries are recorded in respect of the aforesaid properties. The Original Search fees Receipts are enclosed herewith.

(vi) THAT, in view of the searches made by us and subject to compliances stated herein below, the aforesaid M/s Bhagiratha Associates acting through its Authorised Partner Shri. Sanjay Ramkrushna Jagtap is Owner of the property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra/**Gut No. 68/3** of **MOUZA – WANADONGARI**, P.S.K. 46, having an area of **2.08 Hectares**, Rental Rs. 9 Yearly, held in Occupancy Class-1 Rights, Khate No. 367 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Wanadongari, within the limits of Nagar Parishad Wanadongari in Tahsil – Hingna and District – NAGPUR.

(vii) The said Owner has absolute rights to develop/sale his aforesaid property in accordance with provisions of prevailing Development Control Rules. The prospective Buyers of various Plots of land out of the aforesaid layout shall thereafter acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed subject to observation made herein under and fulfilling following modalities:-.

i) The present Owner/Promoter shall comply with the provisions applicable in accordance with the prevailing Development Control Rules and all the developmental activities to abide with and/or to be made subject to directions of the Local Body Planning Authority.

ii) The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The aforesaid project is new project and the provisions of the said Act, Rules and Regulation thereof are applicable to the said Project thus the Registration is to be sought from the said Authority on getting aforesaid various approvals from the Competent Authorities empowered on that behalf.

(viii) THAT in view of getting clarity as regards non execution of any unregistered documents/mentioning no transaction of any kind has taken place in respect of the aforesaid properties or plots of land out of the proposed layout at any of the Sub-Registrar Offices or any other place till this date, an affidavit from the present Owner namely M/s Bhagiratha Associates acting through its Authorised Partner Shri. Sanjay Ramkrushna Jagtap be obtained.

(ix) THAT, it is needless to mention here that on obtaining such Sale Deed, the prospective buyers can very well mortgage his/her/their property/plot of land to any Bank/Financial Institution by way of scrutiny for the repayment of such loan, if any advanced to him/her/them.

Contd. ...

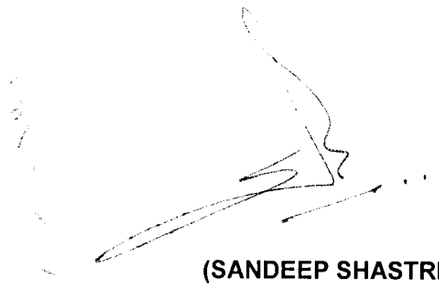
4} Any other relevant Title.

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 aforesaid property.

Hence this Title Verification Report.



NAGPUR.
DATE : 19-01-2023

(SANDEEP SHASTRI)
ADVOCATE