



GRN		MH013592504202223E		BARCODE				Date		11/01/2023-15:36:42		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						NGP1_HQR SUB REGISTRAR NAGPUR 1						Full Name				ADV RITESH MAHENDRA					
Location						NAGPUR						Flat/Block No.				LAXMI NAGAR					
Year						2022-2023 From 11/01/1992 To 11/01/2023															
Account Head Details						Amount In Rs.						Premises/Building									
0030072201 SEARCH FEE						750.00						Road/Street				NAGPUR					
												Area/Locality				NAGPUR					
												Town/City/District									
												PIN									
																4				4	
												Remarks (If Any)									
												MOUZA BABULKHEDA PLOT No 6-28-29 SEARCH FOR 30 YEARS									
												Amount In				Seven Hundred Fifty Rupees Only					
												Words									
Total						750.00															
Payment Details						IDBI BANK						FOR USE IN RECEIVING BANK									
Cheque-DD Details						Bank CIN				Ref. No.				69103332023011117314				2787170664			
Cheque/DD No.						Bank Date				RBI Date				11/01/2023-15:37:33				Not Verified with RBI			
Name of Bank						Bank-Branch				IDBI BANK											
Name of Branch						Scroll No. , Date				Not Verified with Scroll											

Department ID :

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 करावयाच्या दस्त्यांसाठी लागू नाही.

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

RITESH C. MAHENDRA
ADVOCATE
PLOT NO. 0-5 "BHAKTI APARTMENT",
LAXMI NAGAR,
NAGPUR.
Mob. : 9860902292
E mail :- advriteshmahendra@gmail.com

‘‘श्री’’

FORMAT - A
(Circular No :- 28/2021)

To

Maha RERA,

6 & 7th Floor, Plot No. C-21, E-Block,
Housefin Bhavan,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051.

Maha RERA,

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the property comprising **ALL THAT** Piece and parcel of land bearing Amalgamated **Plot No. 6-28-29** out of the layout of Jaywant Co-operative Housing Society Limited, Nagpur & Shrawasti Co-operative Housing Society Limited, Nagpur, containing by admeasurement 471.23 Sq. Mtrs. (i.e. 5072.231 Sq. Ft.), being a portion of the entire land bearing Khasra No. 87 (As per Amalgamation Letter of NIT Khasra Numbers mentioned as 87/1 and 87/2) of Mouza – BABULKHEDA, P.S.K. 39, bearing Corporation House Nos. 5737/C/6, 5737/C/28-B and 5737/C/29-B, City Survey No. 4755 and Sheet No. 78 of Mouza - Babulkheda, situated at Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District : NAGPUR (hereinafter referred as the said property).

(1) I have investigated the title of the said property on the request of **M/S. MEHAR INFRASTRUCTURE**, A Proprietary Firm having its Registered Office at Opp. Redison Blue Hotel, Near Laxmi Narayan Sabhagruha, Wardha Road, Sneha Nagar, Nagpur-440015 and acting through its sole Proprietor **SHRI. SACHIN S/o DINKARRAO MEHAR**, Aged about 43 Years, Occupation – Business, Resident of 'Savitri Vihar', Wardha Road,

Contd. ...

Somalwada, Nagpur, Pin Code : 4400025, Tahsil and District – NAGPUR, {**PAN – ALCPM8013A, AADHAR No. 8093 1563 6042 & Mobile No. 9960447888**}, and following documents i.e. :

(i) Description of the Property.

ALL THAT Piece and parcel of land bearing Amalgamated **Plot No. 6-28-29** out of the layout of Jaywant Co-operative Housing Society Limited, Nagpur & Shrawasti Co-operative Housing Society Limited, Nagpur, containing by admeasurement 471.23 Sq. Mtrs. (i.e. 5072.231 Sq. Ft.), being a portion of the entire land bearing Khasra No. 87 (As per Amalgamation Letter of NIT Khasra Numbers mentioned as 87/1 and 87/2) of Mouza – BABULKHEDA, P.S.K. 39, bearing Corporation House Nos. 5737/C/6, 5737/C/28-B and 5737/C/29-B, City Survey No. 4755 and Sheet No. 78 of Mouza - Babulkheda, situated at Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District : NAGPUR.

(ii) The Document of Sale Deed/Ownership of Plot No. 6-28-29,

- (a) Akhiv Patrika issued by City Survey Office, Nagpur.
- (b) Sale Deed Dated 29/03/2022, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 8 in Book No. 1 at Sr. No. 1861 on even date.
- (c) Sale Deed Dated 31/03/2022, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 6312 on 29/06/2022.
- (d) Sale Deed Dated 31/03/2022, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 6313 on 29/06/2022.

(iii) Search Report For 30 Years from 1992 to 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 owner as well as developer i.e. M/s. Mehar Infrastructure, Acting through its sole Proprietor **SHRI. SACHIN S/o DINKARRAO MEHAR** is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner/Developer of the Plot No. 6-28-29 :-

M/s. MEHAR INFRASTRUCTURE, A proprietary Firm having its Registered Office at Opp. Redison Blue Hotel, Near Laxmi Narayan Sabhagruha, Wardha Road, Sneha Nagar, Nagpur-440015, Acting through its sole Proprietor **SHRI. SACHIN S/o DINKARRAO MEHAR**

Qualifying comments/remarks if any -

In accordance with the available search from the online portal the Title of the aforesaid land owners on the said land is good, valid marketable, clear and selable and

M/s. MEHAR INFRASTRUCTURE have full right and authority to develop the said property.

(3) The report reflecting the flow of the title of the said **M/s. MEHAR INFRASTRUCTURE**, A proprietary Firm having its Registered Office at Opp. Redison Blue Hotel, Near Laxmi Narayan Sabhagruha, Wardha Road, Sneh Nagar, Nagpur-440015, Acting through its sole Proprietor **SHRI. SACHIN S/o DINKARRAO MEHAR** on the said land is enclosed herewith as annexure.

Encl :- Annexure.

Date :- 13/01/2023


Ritesh C. Mahendra
ADVOCATE

FORMAT - A

(Circular No :- 28/2021)

ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND**

- 1) Property Card of the said property issued by the City Survey Department, Nagpur as on date of application for registration –

The name of **M/s. MEHAR INFRASTRUCTURE**, Acting through its sole Proprietor - Shri. Sachin Dinkarrao Mehar recorded in the property card issued by City Survey Department, Nagpur in respect of the property comprising **ALL THAT** Piece and parcel of land bearing Amalgamated **Plot No. 6-28-29** out of the layout of Jaywant Co-operative Housing Society Limited, Nagpur & Shrawasti Co-operative Housing Society Limited, Nagpur, containing by admeasurement 471.23 Sq. Mtrs. (i.e. 5072.231 Sq. Ft.), being a portion of the entire land bearing Khasra No. 87 (As per Amalgamation Letter of NIT Khasra Numbers mentioned as 87/1 and 87/2) of Mouza – BABULKHEDA, P.S.K. 39, bearing Corporation House Nos. 5737/C/6, 5737/C/28-B and 5737/C/29-B, City Survey No. 4755 and Sheet No. 78 of Mouza - Babulkheda, situated at Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District : NAGPUR.

- 2) Mutation Entry -

The Property Card issued by the City Survey Department, Nagpur of Plot No. 6-28-29, bearing City Survey No. 4755 reveal that vide Ferfar Entry Nos. 30056, 30204 and 30209 respectively on dated 20/07/2022, 10/08/2022 and 10/08/2022 respectively, the name of aforesaid owner is recorded as Owner of the said property.

- 3) Search report for 30 Years from 1992 to 2022 taken from the online portal.

History of Plot No. 6 :

THAT, ALL THAT Piece and parcel of land bearing Plot No. 6 (SIX) out of the layout of Jaywant Co-operative Housing Society Limited, Nagpur containing by admeasurement 209.03 Sq. Mtrs. (OR 2250.00 Sq. Ft.) being a portion of the entire land bearing Khasra No. 87 of Mouza – BABULKHEDA, P.S.K. 39, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 5737/C/6, City Survey No. 4755 and Sheet No. 78 of Mouza - Babulkheda, situated in Jaywant Society's Layout, Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District : NAGPUR, Originally belonged to Mrs. Vaishali W/o Bhimrao Meshram, being her separate property having purchased the same by her from the Jaywant Co-operative Housing Society Limited, Nagpur, a Society duly registered under the Maharashtra Co-operative Societies Act, 1960 (Act No. XXIV of 1961) bearing Registration No. N.G.P./H.S.G./T.O. 339/85-86 having its Registered Office at Nagpur by a Sale Deed Dated 10/08/1989, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1416 on Pages 101 and 102 at Sr. No. 9687(P) on even date.

THAT, the aforesaid Plot No. 6 (Six) is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001.

THAT, the aforesaid Plot No. 6 (Six) is Regularized by the Nagpur Improvement Trust, Nagpur under its aforesaid Scheme and accordingly a Regularization Letter to that effect is also issued by the Building Engineer (SOUTH), Nagpur Improvement Trust vide its Permit No. BE(S)/199UL/13940/1138 Dated 04/11/2009 in Case No. 200303223339 and Layout No. 1900/Bab/987 in favour of Mrs. Vaishali Bhimrao Meshram. As per the said Regularization Letter Dated 04/11/2009 the area of the said Plot No. 6 (Six) is shown and declared as 191.76 Sq. Mtrs. instead of 208.94 Sq. Mtrs. Thus the area of the said Plot of land bearing No. 6 (Six) is at present 191.76.

THAT, the aforesaid Plot No. 6 (Six) is converted for Non Agricultural (Residential) Use by the Upper Tahsildar, Nagpur vide its Order Dated 10/08/2017 passed in Revenue Case No. 0158/NAP-34/2016-17 of Mouza – BABULKHEDA.

THAT, a Correction Deed to the aforesaid Sale Deed Dated 04/11/2009 is executed by the Jaywant Co-operative Housing Society Limited, Nagpur in favour of Mrs. Vaishali Bhimrao Meshram on 30/12/2021 and thereby corrected the Boundaries of the said Plot of land. The said Correction Deed is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 8 in Book No. 1 at Sr. No. 7222 on 31/12/2021.

THAT, the aforesaid Mrs. Vaishali Bhimrao Meshram lateron in her turn through her duly Constituted Attorney Shri. Bhimrao S/o Paikui Meshram transferred/sold the said Plot No. 6 (Six) containing by admeasurement 191.76 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 87 of Mouza – Babulkheda, bearing Corporation House No. 5737/C/6, City Survey No. 4755 and Sheet No. 78, situated at Babulkheda, Nagpur in Tahsil and District – Nagpur by way of sale to M/s. Mehar Infrastructure, the Owner hereinabovenamed by a Sale Deed Dated 29/03/2022, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 8 in Book No. 1 at Sr. No. 1861 on even date.

History of Plot No. 28 :

THAT, ALL THAT Piece and parcel of land bearing Plot No. 28 B (TWENTY EIGHT B) (As per Regularization Letter of NIT Plot Number mentioned as 28) out of the layout of Shrawasti Co-operative Housing Society Limited, Nagpur containing by admeasurement 153.995 Sq. Mtrs. (OR 1657.60 Sq. Ft.) being a portion of the entire land bearing Khasra No. 87/1 of Mouza – BABULKHEDA, P.S.K. 39, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 5739/C/28-B, City Survey No. 4755 and Sheet No. 78 of Mouza - Babulkheda, situated in Shrawasti Society's Layout, Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District : NAGPUR, Originally belonged to Mrs. Usha W/o Deepakrao Katkar, being her separate property having purchased the same by her from the Shrawasti Co-operative Housing Society Limited, Nagpur, a

Society duly Registered under the Maharashtra Co-operative Societies Act, 1960 (Act No. XXIV of 1961) bearing Registration No. N.G.P.(C.T.Y.)/H.S.G./(T.O.) 448/90-91 having its Registered Office at Nagpur by a Sale Deed Dated 08/05/1995, which is duly Registered in the Office of the Sub Registrar, Nagpur City No. 2 in Addl. Book No. 1, Volume No. 258 on Pages 76 and 77 at Sr. No. 1108(P) on even date.

THAT, the aforesaid Plot No. 28 (Twenty Eight) is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001.

THAT, the aforesaid Plot No. 28 (Twenty Eight) is Regularized by the Nagpur Improvement Trust, Nagpur under its aforesaid Scheme and accordingly a Regularization Letter to that effect is also issued by the Building Engineer (SOUTH), Nagpur Improvement Trust vide its Permit No. BE(S)/199UL/14047/178 Dated 24/03/2009 in Case No. 20030502567 and Layout No. 1900/Bab/4832 in favour of Mrs. Usha Deepakrao Katkar. As per the said Regularization Letter Dated 24/03/2009 the area of the said Plot No. 28 (Twenty Eight) is shown and declared as 139.29 Sq. Mtrs. instead of 153.99 Sq. Mtrs. Thus the area of the said Plot of land bearing No. 28 (Twenty Eight) is at present 139.29.

THAT, the aforesaid Plot No. 28 (Twenty Eight) is converted for Non Agricultural (Residential) Use by the Upper Tahsildar, Nagpur vide its Order Dated 08/01/2010 passed in Revenue Case No. 2818/NAP-34/2009-10 of Mouza – BABULKHEDA.

THAT, the aforesaid Mrs. Usha Deepakrao Katkar lateron in her turn transferred/sold the said Plot No. 28 (Twenty Eight) containing by admeasurement 139.29 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 87/1 of Mouza – Babulkheda, bearing Corporation House No. 5739/C/28-B, City Survey No. 4755 and Sheet No. 78, situated at Babulkheda, Nagpur in Tahsil and District – Nagpur by way of sale to M/s. Mehar Infrastructure, the Owner hereinabovenamed by a Sale Deed Dated 31/03/2022, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 6312 on 29/06/2022.

History of Plot No. 29 :

THAT, ALL THAT Piece and parcel of land bearing Plot No. 29 B (TWENTY NINE B) (As per Regularization Letter of NIT Plot Number mentioned as 29) out of the layout of Shrawasti Co-operative Housing Society Limited, Nagpur containing by admeasurement 150.807 Sq. Mtrs. (OR 1623.286 Sq. Ft.) being a portion of the entire land bearing Khasra No. 87/1 of Mouza – BABULKHEDA, P.S.K. 39, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 5739/C/29-B, City Survey No. 4755 and Sheet No. 78 of Mouza - Babulkheda, situated in Shrawasti Society's Layout, Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil and District : NAGPUR, Originally belonged to Mrs. Gauri W/o Gajananrao Shende, being her separate property having purchased the same by her from the Shrawasti Co-operative Housing Society Limited, Nagpur, a

Society duly Registered under the Maharashtra Co-operative Societies Act, 1960 (Act No. XXIV of 1961) bearing Registration No. N.G.P.(C.T.Y.)/H.S.G./(T.O.) 448/90-91 having its Registered Office at Nagpur by a Sale Deed Dated 30/06/1993, which is duly Registered in the Office of the Sub Registrar, Nagpur City No. 2 in Addl. Book No. 1, Volume No. 108 on Pages 280 and 281 at Sr. No. 1704 on even date.

THAT, the aforesaid Plot No. 29 (Twenty Eight) is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001.

THAT, the aforesaid Plot No. 29 (Twenty Nine) is Regularized by the Nagpur Improvement Trust, Nagpur under its aforesaid Scheme and accordingly a Regularization Letter to that effect is also issued by the Building Engineer (SOUTH), Nagpur Improvement Trust vide its Permit No. BE(S)/199/UL/14804/575 Dated 28/05/2009 in Case No. 20030502539 and Layout No. 1900/Bab/4832 in favour of Mrs. Gauri Gajananrao Shende. As per the said Regularization Letter Dated 28/05/2009 the area of the said Plot No. 29 (Twenty Nine) is shown and declared as 140.18 Sq. Mtrs. instead of 150.8070 Sq. Mtrs. Thus the area of the said Plot of land bearing No. 29 (Twenty Nine) is at present 140.18 Sq. Mtrs.

THAT, the aforesaid Plot No. 29 (Twenty Nine) is converted for Non Agricultural (Residential) Use by the Upper Tahsildar, Nagpur vide its Order Dated 12/01/2010 passed in Revenue Case No. 2866/NAP-34/2009-10 of Mouza – BABULKHEDA.

THAT, the aforesaid Mrs. Gauri Gajananrao Shende lateron in her turn transferred/sold the said Plot No. 29 (Twenty Nine) containing by admeasurement 140.18 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 87/1 of Mouza – Babulkheda, bearing Corporation House No. 5739/C/29-B, City Survey No. 4755 and Sheet No. 78, situated at Babulkheda, Nagpur in Tahsil and District – Nagpur by way of sale to M/s. Mehar Infrastructure, the Owner hereinabovenamed by a Sale Deed Dated 31/03/2022, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 6313 on 29/06/2022. As a result therefore the Owner hereinabovenamed has now become an exclusive, absolute and full Owner of the said Plot Nos. 6, 28 and 29 all situated at Babulkheda, Nagpur in Tahsil and District – Nagpur with heritable and transferable rights therein and the same is also accordingly mutated in its sole name in all relevant records as also in the Property Card of City Survey vide Ferfar Entry Nos. 30056, 30204 and 30209 respectively on dated 20/07/2022, 10/08/2022 and 10/08/2022 respectively.

THAT, the Owner lateron applied for Amalgamation of the aforesaid Plot Nos. 6, 28 & 29 into Single Plot. Considering its request and on receipt of necessary charges from it the Nagpur Improvement Trust lateron Amalgamated the aforesaid Plots into Single Plot and accordingly Amalgamation Letter to that effect is also issued by the Building Engineer (South), Nagpur Improvement Trust vide his Letter No. BE(S)/696 Dated 02/09/2022. The Nagpur Improvement Trust further allotted new Amalgamated Plot No. 6-28-29. As per the said Amalgamation Letter Dated 02/09/2022 the area of the

said Amalgamated Plot No. 6-28-29 is shown and declared as 471.23 Sq. Mtrs. and thus the area of the said Amalgamated Plot No. 6-28-29 is at present 471.23 Sq. Mtrs. (OR 5072.31 Sq. Ft.).

THAT, for the purpose of construction of additional Built-up spaces on the said Plot of land, the Owner has purchased Transferable Development Rights (TDR) of 97.00 Square Meters from and out of the T.D.R. Certificate No. 84 Dated 12/11/2020 from Shri. Bhaduji S/o Shrawan Nagrare through his duly Constituted Attorney Shri. Gaurav S/o Ashok Agarwala alongwith M/s. Sandeep Dwellers Private Limited, A Company duly incorporated under the provisions of Companies Act, 1956 jointly by a Transfer Deed Dated 22/09/2022 and the same is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 8549 on even date and the same shall be load and utilized by it for sanctioning of the Building Plan of the Multistoreyed Building proposed to be constructed on the said Plot of land.

THAT, the Owner lateron decided to develop the said Amalgamated Plot No. 6-28-29 into a **RESIDENTIAL ESTATE** by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

THAT, the Owner has accordingly prepared a Plan of the Multistoreyed Building proposed to be constructed on the said Amalgamated Plot No. 6-28-29 and to be known and styled as "NEELMANI-9" and the same is duly sanctioned and approved by Building Engineer (S), Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E.(SOUTH)/Case No. 14545/Tracking No. 2022090119/885 Dated 04/01/2023.

THAT, the Owner has submitted the aforesaid entire property to the Maharashtra Apartment Ownership Act, 1970 for the purpose of giving clear title over the Apartment chosen by the prospective Purchasers in the said building, accordingly the Vendors have executed a DEED OF DECLARATION Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 on 12/01/2023, which is also duly registered in the office of the Joint Sub-Registrar Nagpur-4, in Book No. 1, at Sr. No. 441 on even date.

THAT, with the result I am of the opinion that the aforesaid property is not mortgage with any Bank/Financial Institution as well as the present Owner/Developer (i) **M/s. MEHAR INFRASTRUCTURE**, Acting through its sole Proprietor **SHRI. SACHIN S/o DINKARRAO MEHAR**, Resident of 'Savitri Vihar', Wardha Road, Somalwada, Nagpur holds a good, valid and marketable title in respect of the said property as well as has full right and authority to develop the said plot of land and sell out the Apartments proposed to be constructed thereon.

THAT, I have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Amalgamated Plot No. 6-28-29, Mouza – Babulkheda for the period of 30 Years (i.e. 1992 to 2022) by depositing necessary Search Fees online with the department of Registration vide GRN No. MH013592504202223E, Dated 11/01/2023, the receipt of the same is enclosed herewith.

THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant Title :- N.A.

5) Litigations if any. – NA.

PLACE : NAGPUR

DATED : 13/01/2023


Ritesh C. Mahendra
ADVOCATE