



CHALLAN
MTR Form Number-6



GRN	MH015030611202223E	BARCODE			Date	08/02/2023-19:04:25	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	NGP2_JT NAGPUR SUB REGISTRAR				Full Name		ADV KISHOR SHIVLALJI GAUTAM			
Location	NAGPUR				Flat/Block No.		ADITYA PLOT NO R 267			
Year	2022-2023 One Time				Premises/Building					
Account Head Details		Amount In Rs.		Road/Street		RESHIMBAGH				
0030072201 SEARCH FEE		750.00		Area/Locality		NAGPUR				
				Town/City/District						
				PIN		4 4 0 0 0 9				
				Remarks (If Any)						
				SEARCH FEE FOR KHASRA NO. 78/1 TECHOPS ROYAL OF MOUZA						
				DIGHORI FOR THE YEAR 1994 TO 2023						
				Amount In		Seven Hundred Fifty Rupees Only				
Total			750.00	Words						
Payment Details				FOR USE IN RECEIVING BANK						
BANK OF INDIA										
Cheque-DD Details										
Cheque/DD No.				Bank CIN	Ref. No.	02202292023020806463	145370200			
				Bank Date	RBI Date	08/02/2023-19:04:25	Not Verified with RBI			
Name of Bank				Bank-Branch		BANK OF INDIA				
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

Mobile No. : 9422119476

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



KISHOR S. GAUTAM
ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

Court : 214, II Floor, Nyaya Mandir, Nagpur.

MOBILE NO. – 09422119476

Email : gautamcourt9@gmail.com

To,

Maha RERA

LEGAL TITLE REPORT

1) Sub: Title Clearance Certificate with respect to all that piece and parcel of land bearing **Khasara No. 78/1**, admeasuring **4137.184 Sq. Mtrs.** as per regularization letter of NIT of Mouza – Dighori, P. H. No. 34 A, Class – I, Land Revenue Rs. 1.37, Account No. 41, Sheet No. 459/57, City Survey No. 224, Ward No. 20, situated at Dighori, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur & Nagpur Improvement Trust, Nagpur, Tah. and Dist. NAGPUR and bounded as under :-

On the East by	:	Road
On the West by	:	Khasara No. 78/1
On the North by	:	Khasara No. 78/1
On the South by	:	Road

(hereinafter referred as the said Property)

I have investigated the title of the said Property on the request of TECHOPS INFRASTRUCTURE PVT. LTD, NAGPUR and following documents

i) Description of Property

All that piece and parcel of land bearing **Khasara No. 78/1**, admeasuring **4137.184 Sq. Mtrs.** as per regularization letter of NIT of Mouza – Dighori, P. H. No. 34 A, Class – I, Land Revenue Rs. 1.37, Account No. 41, Sheet No. 459/57, City Survey No. 224, Ward No. 20, situated at Dighori, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur & Nagpur Improvement Trust, Nagpur, Tah. and Dist. NAGPUR and bounded as under :-

On the East by : Road
On the West by : Khasara No. 78/1
On the North by : Khasara No. 78/1
On the South by : Road

ii) The Documents (Sale Deed) of the aforesaid property :

Khasra No.	Date	S.R.O. No.	Registration No.
78/1	04/05/2018	08	1297-2018

iii) Property Card issued by City Survey Office dated 13/02/2023.

Khasra No.	Mutation No.	Mutation Date
78/1	23947	24/08/2018

iv) Search Report of 30 Years from 01/01/1994 to 12/02/2023.

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 the owner (TECHOPS INFRASTRUCTURE PVT. LTD, NAGPUR, a registered Company under the Companies Act, 1956, Certificated of Incorporation No. V 45200 MH / 20 07 PTC 175909 Date of Incorporation 15/11/2007 having its Office at Shop Nos. 33, 34 & 35, 1st Floor, "Techops Grand", Plot Nos. 11 & 12, Near Sudhanshu Hall, Chakradhar Nagar, Sakkardara, Nagpur - 440 024, PAN. AACCT 9160 F) is clear, marketable and without any encumbrances.

Owner of the Land : TECHOPS INFRASTRUCTURE PVT. LTD, NAGPUR, a registered Company under the Companies Act, 1956, Certificated of Incorporation No. V 45200 MH / 20 07 PTC 175909 Date of Incorporation 15/11/2007 having its Office at Shop Nos. 33, 34 & 35, 1st Floor, "Techops Grand", Plot Nos. 11 & 12, Near Sudhanshu Hall, Chakradhar Nagar, Sakkardara, Nagpur - 440 024, PAN. AACCT 9160 F.

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

Encl : Annexure

Dated - 13/02/2023

(ADV. K. S. GAUTAM)



KISHOR S. GAUTAM
ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

Court : 214, II Floor, Nyaya Mandir, Nagpur.

MOBILE NO. - 09422119476

Email : gautamcourt9@gmail.com

FLOW OF THE TITLE OF THE SAID PLOT

1) Property Card issued by City Survey Office dated 13/02/2023.

2)

Khasara No.	Mutation No.	Mutation Date
78/1	23947	24/08/2018

3) I have taken the search of records of Registrar office Nagpur for last 30 years, i.e. from 1994 to 2023 vide MTR No. MH015030611202223E dated 08/02/2023 and have inspected the relevant records of the said property.

i) That, the TECHOPS INFRASTRUCTURE PVT. LTD, NAGPUR, a registered Company under the Companies Act, 1956, Certificated of Incorporation No. V 45200 MH / 20 07 PTC 175909 Date of Incorporation 15/11/2007 having its Office at Shop Nos. 33, 34 & 35, 1st Floor, "Techops Grand", Plot Nos. 11 & 12, Near Sudhanshu Hall, Chakradhar Nagar, Sakardara, Nagpur - 440 024, PAN. AACCT 9160 F, acting through its Directors ; 1) SHRI ANIL S/O MADHUKAR KALE, 2) SHRI JEEVAN S/O GULABRAO GHIME, 3) SHRI VILAS S/O MAHADEORAO HARDE, 4) SHRI RAJENDRA S/O VISHWESHWARRAO NAKADE, 5) SHRI ISHAN S/O RAVINDRA BARAI, 6) SHRI NARENDRA S/O TEJRAMJI DAKHALE is the owner of all that piece and parcel of land bearing Khasara No. 78/1, admeasuring 4137.184 Sq. Mtrs. as per regularization letter of NIT of Mouza - Dighori, P. H. No. 34 A, Class - I, Land Revenue Rs. 1.37, Account No. 41, Sheet No. 459/57, City Survey No. 224, Ward No. 20, situated at Dighori, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur & Nagpur Improvement Trust, Nagpur, Tah. and Dist. NAGPUR.

ii) That, originally the Khasara No. 78/1 total admeasuring 6.94 H. R. was belongs to Shri Maroti S/o Lakhuji Borkar. And thereafter Shri Maroti S/o Lakhuji Borkar sold part portion admeasuring about 1.54

H. R. out of the said property to Adiwasi Samaj Unnati Gruh Nirman Sahakari Sanstha vide various registered sale deed which is registered on 07/07/1981, 01/09/1981 & 17/12/1981 in the Office Of Sub - Registrar Nagpur having Registration Nos. 3879, 4567 & 5911 respectively.

- iii) That, thereafter Shri Maroti S/o Lakhuji Borkar sold part portion admeasuring about 0.40 H. R. out of the said property to Shivaji Nagar Bhadekaru Malki Gruh Nirman Sahakari Sanstha vide registered sale deed which is registered on 29/05/1984 in the Office Of Sub - Registrar Nagpur having Registration No. 967.
- iv) That, thereafter Shri Maroti S/o Lakhuji Borkar sold part portion admeasuring about 1.60 H. R. out of the said property to Gajanan Nagar Gruh Nirman Sahakari Sanstha vide various registered sale deed which is registered on 10/02/1989, 20/11/1989, 07/11/1990 & 15/04/1991 in the Office Of Sub - Registrar Nagpur having Registration Nos. 2084, 10089, 10334 & 4024 respectively.
- v) That, as well as in the mean time Shri Maroti S/o Lakhuji Borkar also sold part portion admeasuring about 1.63 H. R. out of the said property to Mahananda Sahakari Gruh Nirman Sanstha vide various registered sale deed which is registered on 04/01/1989, 02/01/1990 & 31/12/1990 in the Office Of Sub - Registrar Nagpur having Registration Nos. 112, 64 & 16063 respectively.
- vi) That, thereafter Shri Maroti S/o Lakhuji Borkar sold part portion admeasuring about 1.20 H. R. out of the said property to Tirupati Sahakari Gruh Nirman Sanstha vide various registered sale deed which is registered on 26/12/2000 and 27/12/2000 in the Office Of Sub - Registrar Nagpur having Registration Nos. 1212 & 1260 respectively.
- vii) That, Shri Maroti S/o Lakhuji Borkar sold total 6.37 H. R. out of land admeasuring 6.94 H. R. to the various Purchasers vide various sale deeds time to time and hence he was in possession and has ownership of the remaining land bearing Khasara No. 78/1 admeasuring about 0.57 H. R.
- viii) That, thereafter, Shri Maroti S/o Lakhuji Borkar executed a Will Deed which was duly registered on 05/10/2007 in the office of Sub-

Registrar Nagpur No. 2 having Registration No. 05786 - 2007 in which Shri Maroti S/o Lakhuji Borkar has given 1/3rd share each in the aforesaid property admeasuring 0.57 H. R. to his each son namely 1) Shri Sanjay Maroti Borkar, 2) Shri Vijay Maroti Borkar & 3) Shri Sheetal Maroti Borkar.

- ix) That, thereafter Shri Maroti S/o Lakhuji Borkar expired leaving behind his legal heirs namely 1) Shri Sanjay Maroti Borkar, 2) Shri Vijay Maroti Borkar & 3) Shri Sheetal Maroti Borkar. And hence namely 1) Shri Sanjay Maroti Borkar, 2) Shri Vijay Maroti Borkar & 3) Shri Sheetal Maroti Borkar became the absolute owners of the said property as per the Will Deed. AND
- x) That, in due course of time the said property came under the unauthorized layout Govt. namely as 1900 layout and the Govt. has handing over the development activities through Nagpur Improvement Trust and Nagpur Improvement Trust has issued a demand of Rs. 22,26,674/- for the said property infavour of Shri Maroti S/o Lakhuji Borkar, Nagpur. And thereafter the amount of Rs. 22,26,674/- demanded by the Nagpur Improvement Trust has been paid on 04/01/2016.
- xi) That, later on the Nagpur Improvement Trust issued a Regularization Letter in favour of Shri Maroti S/o Lakhuji Borkar vide Permit No. 1174 dated 29/01/2016 in Case No. 200303241545 and regularized the plot area admeasuring 4137.184 Sq. Mtrs.
- xii) That, thereafter the aforesaid land has duly converted into Non-Agricultural purpose by the order of the Hon'ble Court, Nagpur in the Rev. Case No. 3471/NAP-34/15-16, Dt. 17/06/2016.
- xiii) That, 1) Shri Sanjay Maroti Borkar, 2) Shri Vijay Maroti Borkar & 3) Shri Sheetal Maroti Borkar sold the Khasara No. 78/1 admeasuring 0.57 H. R. to the Owner by virtue of executed Sale Deed Dt. 03/05/2018 & the same is registered on 04/05/2018 in the office of Sub-Registrar Nagpur No. 8 having Registration No. 1297 - 2018. And hence the Owner became sole and absolute owner of the said property. And from that date it is in possession and has the ownership right thereon.

- xiv) That, the Owner has to construct a multi-storied building consisting of various self contained Commercial and Residential Units therein over the said plot of land.
- xv) That, the proposed building is known and styled as "TECHOPS ROYAL". The building is to be constructed as per the sanctioned building plan vide building permit No. B.E.(SOUTH)/Case No. BUL-G-09987/Tracking No. 202109021/937 Dt. 08/02/2023 issued by the Nagpur Improvement Trust, Nagpur.
- 4) Any other relevant title --- That, the present owner TECHOPS INFRASTRUCTURE PVT. LTD, NAGPUR issued encumbrance certificate of the aforesaid property and declare that the owner did not create any charge, encumbrance, lien or mortgage in respect of the above property which may affect the title of the said property adversely.
- 5) Litigation , if any --- No



Dated - 13/02/2023

(ADV. K. S. GAUTAM)

