



CHALLAN
MTR Form Number-6



GRN	MH001371243202324E	BARCODE			Date	28/04/2023-16:51:04		Form ID		
Department				Inspector General Of Registration						
Type of Payment				Search Fee						
Type of Payment				Other Items						
Office Name				NGP5_JT NAGPUR NO 5 SUB REGISTRAR		Full Name		DWIVEDI AND KHEDKAR ADVOCATES		
Location				NAGPUR		Flat/Block No.		SHRINIWAS CENTRAL AVENUE		
Year				2023-2024 One Time		Premises/Building		WARDHAMAN NAGAR SQ		
Account Head Details				Amount In Rs.		Road/Street		WARDHAMAN NAGAR SQ		
0030072201 SEARCH FEE				750.00		Area/Locality		NAGPUR		
						Town/City/District				
						PIN		4 4 0 0 0 8		
						Remarks (If Any)				
						CTS NO 407-1 SHEET NO 235 MZ NAGPUR HOUSE NO. 249 WARD				
						NO. 7 HAPPY NEST GANESHPETH NAGPUR				
						Amount In				
						Seven Hundred Fifty Rupees Only				
Total				750.00		Words				
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		00040572023042841449		CKW7741694
Cheque/DD No.				Bank Date		RBI Date		28/04/2023-16:24:52		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 :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9373103103

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

FORMAT – A

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

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur – 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to building known as "HAPPY NEST", to be erected on ALL THAT piece and parcel of land admeasuring about 2468.76 Sq. Mtrs. bearing City Survey No. 407/1, Sheet No. 235, Mauza : NAGPUR, bearing Municipal House No. 249, Ward No. 7, earlier known as Staff Quarters of Model Mill, situated at Ganeshpeth, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur (here-in-after referred as the said Project "HAPPY NEST")

I/We have investigated the title of the said land on the request of M/S JAIN REALTIES, {PAN : AAIFJ8439L}, a Partnership concern having registered Office at Jain House, East Wardhaman Nagar, Central Avenue, Nagpur – 440008 and following documents i.e. :-



Happy Nest

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M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

R-101, "SHRINIWAS", 10, Central Avenue, Wardhaman Nagar Square, Nagpur - 440 008. Ph.: Off. : 0712 - 2767995 Fax : 0712 - 2767409
Sadar Office : FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kamptee Road, Nagpur. Ph.: 0712 - 2556018
E-mail : msdkadvocates@gmail.com



01. Description of the property.

ALL THAT piece and parcel of land admeasuring about 2468.76 Sq. Mtrs. bearing City Survey No. 407/1, Sheet No. 235, Mauza : NAGPUR, bearing Municipal House No. 249, Ward No. 7, near Model Mill, situated at Ganeshpeth, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur and the said land is bounded as under :

ON THE NORTH	:	GANESHPETH POLICE STATION
ON THE EAST	:	UMRER ROAD
ON THE WEST	:	GANESH PETH BASTI
ON THE SOUTH	:	LAND OWNED BY ANIL BOTHRA

02. Title documents for allotment of Unit.

(i) Sale Deed dt. 08.06.2010 registered with Sub Registrar, Nagpur – 3 at Book No. 1 at Sr. No. 2790 dt. 08.06.2010 executed by National Textile company (NTC) (MN) Ltd., in respect of the said land in favour of SGS Infrastructure Private Limited.

(ii) Sale Deed dt. 25.08.2022 registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 5236 dt. 25.08.2022 executed by SGS Infrastructure Private Limited in respect of said land in land in favour of M/s Jain Realities.

(iii) Deed of Declaration dt. 28.04.2023 u/s 2 of the Maharashtra Apartment Ownership Act, 1970 registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 2766 dt. 28.04.2023 in respect of HAPPY NEST.

03. Property Card issued by City Survey Department Nagpur, vide various Mutations inclusive dt. 26.09.2022 amongst others vide Ferfar No. 24.

04. Search report for more than 30 years from 1983 till 2023.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of M/s Jain Realities, having its Office at Jain House, East Wardhaman Nagar, Central Avenue, Nagpur – 440008 is clear, marketable and without any encumbrances.



Owner of the land

Malik Makbuza land	}	M/S
Mauza: Nagpur, Sheet No. 235	}	JAIN
CTS NO. 407/1	}	REALTIES
Tah. : Nagpur City Dist.: Nagpur}		

Qualifying comments/ remarks if any

The Title of M/S JAIN REALTIES on the said land is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of M/S JAIN REALTIES, on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 28.04.2023


Adv. Sandeep M. Khedkar



Annexure to "FORMAT - A"

**TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This is to certify that we have verified the titles of the entire sanctioned Scheme known as "HAPPY NEST" situated on ALL THAT piece and parcel of land admeasuring about 2468.76 Sq. Mtrs. bearing City Survey No. 407/1, Sheet No. 235, Mauza : NAGPUR, bearing Municipal House No. 249, Ward No. 7, earlier known as Staff Quarters of Model Mill, situated at Ganeshpeth, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur owned by M/s Jain Realities, {PAN : AAIFJ8439L}, a partnership concern having registered office at Jain House, East Wardhaman Nagar, Central Avenue, Nagpur - 440008. Our Findings are as under:

01. That, under the Sick Textile Undertakings (Nationalisation) Act, 1974, Government of India had nationalised the Model Mills and thereafter transferred and vested the said Mill in National Textile Corporation Limited.

02. That, in pursuant to the powers vested under the said Act, National Textile Corporation Limited transferred 11 Mill Undertakings including Model Mills to NTC (MN) Ltd., a company incorporated under the Companies Act, 1956 having its registered office at NTC House, 15 Narottam Morarjee Marg, Ballard Estate, Mumbai - 400001 as a subsidiary of the NTC Limited.

03. That, pursuant to the order dated 28.03.2006 and 04.09.2008 passed by Board for Industrial and Financial Reconstructions (BIFR), the said Company NTC (MN) Ltd stands amalgamated / merged with National Textile Corporation Ltd., New Delhi.



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04. That, National Textile Corporation Ltd., floated Tender and thereby offered to sale the said Property admeasuring 2468.76 square metres of land and buildings thereon with permissible FSI as per approved plan, bearing Cadastral / City Survey Number 407 (Part) of Mauza : Nagpur situated at Ganesh Peth, Near Ganeshpeth Police Station, Maharana Pratap Road, Nagpur together with building structure thereon through Public Tender Process on "AS IS WHERE IS" & "AS IS WHAT IS" basis and M/S Raipur Resorts and Properties Private Limited, Main Road, Shankar Nagar, Raipur (Chhattisgarh) have offered their price in the tender bid submitted by them on 04.11.2008 for the said property and had emerged as the highest bidder in the said tender process and said M/s Raipur Resorts and Properties Private Limited formed a SPV in the name of SGS Infrastructure Private Limited and the same was approved by Circular Resolution dated 03.12.2008 and subsequently the Asset Sale Committee ratified the Asset Sale Resolution in the 4th meeting held on 23.12.2008 resolved to execute the Sale Deed of the said property in favour of SGS Infrastructure Private Limited {PAN : AAOCS1664D} a Company incorporated under the provisions of the Companies Act, 1956 / 2013 having CIN : U70100CT2009PTC021160 and having registered Office at Kachna Road Khamardih, Raipur, Chhattisgarh - 492001.

05. That, National Textile company (NTC) (MN) Ltd., executed Sale Deed of the said property in favour of SGS Infrastructure Private Limited by Sale Deed dt. 08.06.2010 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 2790 dt. 08.06.2010.

06. That, said SGS Infrastructure Private Limited further transferred / sold the said property in favour of M/s Jain Realities, {PAN : AAIFJ8439L}, a partnership concern having registered office at Jain House, East Wardhaman Nagar, Central Avenue, Nagpur - 440008 by Sale Deed dt. 25.08.2022 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 5236 dt. 25.08.2022 and the name of M/s Jain Realities, was mutated in revenue records as the owner of the said land.

07. That M/s Jain Realities got the sanction of building plans of buildings/ apartment scheme to be erected on the said land from Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur vide Building Permit No. 144969/NMO/B/2023/APL/01342 dt. 26.04.2023.

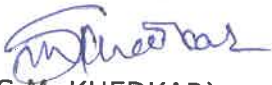


08. That M/s Jain Realities submitted the proposed building to be erected on the said land to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dt. 28.04.2023 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 2766 dt. 28.04.2023 and the said building project is known as "HAPPY NEST".

09. We have satisfied that the property is heritable and transferable and the owners and Developer have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are is duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

10. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the property known as "HAPPY NEST" the same is now owned by M/s Jain Realities, having registered office at Jain House, East Wardhaman Nagar, Central Avenue, Nagpur - 440008 as stated here-in-above.

The Title is Good, Clear, marketable and free from all encumbrances.


(S.M. KHEDKAR)
ADVOCATE

