CHALLAN

MTR Form Number-6

GRN	MH014123658202223E	BARCODE		Date	21/01/2023-19:49:48	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	ADV AMOL DAREKAR
Location	NAGPUR		
Year	2022-2023 From 20/01/1992 To 20/01/2023	Flat/Block No.	KH NO. 67 68/1 68/2 69
		Premises/Building	
		Road/Street	MOUZA CHICHOLI
		Area/Locality	
		Town/City/District	
		PIN	4 4 1 5 0 1
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Amount In Words	Seven Hundred Fifty Rupees Only		
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	6910333202301211686 6 / 2788922050
Cheque/DD No.		Bank Date / RBI Date	21/01/2023-19:51:22 / 23/01/2023
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	100 , 23/01/2023

Mobile No. : 9767776789

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 नमूद कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही .

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.01.21 16:11:58 IST
Reason: GRAS Secure Document
Location: India

Print Date 11-03-2023 04:11:58

CHALLAN
MTR Form Number-6

GRN MH014018312202223E	BARCODE	Date 19/01/2023-18:09:20	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	ADV AMOL DAREKAR
Location	NAGPUR		
Year	2022-2023 From 18/01/2010 To 18/01/2023	Flat/Block No.	MOUZA - CHICHOLI
		Premises/Building	
		Road/Street	KH NO. 67 68/1 68/2
		Area/Locality	
		Town/City/District	
		PIN	4 4 1 5 0 1
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023011920592	2788508046
Cheque/DD No.		Bank Date	RBI Date	19/01/2023-18:10:32	20/01/2023
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 20/01/2023	

Department ID :
Mobile No. : 9595775117

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 नमूद कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही .

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.02.11 16:16:07 IST
Reason: GRAS Secure Document
Location: India

Print Date 11-02-2023 04:16:06

AMOL DAREKAR, ADVOCATE

OFF: A-17, "Indra-Uma" Apt., 27, Corporation Colony, Nagpu-33. PH.NO. – 9767776789, 8275290741.

DATE - 08/03/2023

FORMAT NO. A
(Circular No. 28 / 2021)

To,

Maha RERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C - zL, E-Block,
Banra Kurla Complex, Bandra (E). Mumbai - 400051.

Maha RERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the Lay-out of plotted upon **ALL THAOSE** pieces and parcels of land bearing i) Survey/Kh. No. 67, admeasuring about 0.87 Hectares, Land Revenue assessments Rs.1.65 per year, ii) Survey/Kh. No. 68/1, admeasuring about 0.40 Hectares, Land Revenue assessments Rs.0.90 per year, and iii) Survey/Kh. No. 68/2, admeasuring about 0.45 Hectares, Land Revenue assessments Rs.1.00 per year, jointly admeasuring about 1.72 Hectares, with Occupancy Class I Bhumiswami rights, bearing P. H. No. 4, situated at MOUZA: CHICHOLI, Tahsil: Nagpur (Rural) and District: Nagpur.

1. I have investigated the title of the said property on the request of **M/s PREMIER HERITAGE**, a registered partnership firm having its registered office at – 1, Ajanta Society, Chindwara Road, Byramji Town, Nagpur-440013, through its partners A) MR. AMIT MAGANLAL PANCHMATIYA, age - 48 years, Occ. - Business, R/o - 44, Farmland, Ramdaspeth, Nagpur - 440010, B) KISHOR KUMAR HUF Occ. - Business, R/o - 1, Ajanta Society, Chindwara Road, Byramji Town, Nagpur - 440013 AND C) MAYUR HEMCHAND SHAH, age - 55 years, Occ. - Business, R/o - Heritage Apartment, Civil Line, Nagpur - 440013.

ADV. AMOL DAREKAR ★ M: 9767776789 ★

1. **DESCRIPTION OF THE PROPERTY**:-

ALL THAOSE pieces and parcels of land bearing i) Survey/Kh. No. 67, admeasuring about 0.87 Hectares, Land Revenue assessments Rs.1.65 per year, ii) Survey/Kh. No. 68/1, admeasuring about 0.40 Hectares, Land Revenue assessments Rs.0.90 per year, and iii) Survey/Kh. No. 68/2, admeasuring about 0.45 Hectares, Land Revenue assessments Rs.1.00 per year, jointly admeasuring about 1.72 Hectares, with Occupancy Class I Bhumiswami rights, bearing P. H. No. 4, situated at MOUZA: CHICHOLI, Tahsil: Nagpur (Rural) and District: Nagpur.

TO THE EAST	:	Fetri Shiv and Kh. No. 70,
TO THE WEST	:	Kh. No. 66 and 84,
TO THE NORTH	:	Other District Road 144,
TO THE SOUTH	:	Kh. No. 69.

(Hereinafter referred to as, **"Said property"**)

2. **DOCUMENTS PERUSED**:-

1. Copy of 7/12 extract issued by Talathi, Nagpur (Rural).
2. Copy of Agreement to Sale dated 24/03/2021 duly registered at Sr. No. 6532 before the Joint Sub Registrar Nagpur - 07 on 20/04/2021, for Kh. No. 67, 68/1. and Copy of Agreement to Sale dated 24/03/2021 duly registered at Sr. No. 6534 before the Joint Sub Registrar Nagpur - 07 on 20/04/2021, for Kh. No. 68/2.
3. Copy of Sale Deed dated 20/04/2021 duly registered at Sr. No. 6533 before the Joint Sub Registrar Nagpur - 07 on 20/04/2021, for Kh. No. 67, 68/1. and Copy of Sale Deed dated 20/04/2021 duly registered at Sr. No. 6535 before the Joint Sub Registrar Nagpur - 07 on 20/04/2021. for Kh. No. 68/2.
4. Order of converting Khasra no. 67, 68/1 and 68/2 from agricultural filed into non-agricultural/residential purpose dated 18/11/2022 passed by the learned Collector, Nagpur.
5. This Lay-out is finally approved by Metropolitan Commissioner Dated 11/09/2022.
6. Copy of Sanction of residential lay-out plan and Agreement for Development between **M/s PREMIER HERITAGE** through its Partner AMIT MAGANLAL PANCHMATIYA dated 26/12/2022, and Nagpur

ADV. AMOL DAREKAR M: 9767776789

Metropolitan Region Development Authority of Khasra no. 67, 68/1, 68/2 under section 45 of Maharashtra Regional Town Planning Act, 1966 by Nagpur Metropolitan Region Development Authority vide no. E.E./NMRDA/DPC/Agree/823, dated 26/12/2022.

3. Search report for 30 years from 21/01/2023 for the period from 1992 to 2023 :-

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 PREMIER HERITAGE,** a registered partnership firm having its registered office at – 1, Ajanta Society, Chindwara Road, Byramji Town, Nagpur-440013, through its partners A) MR. AMIT MAGANLAL PANCHMATIYA, age - 48 years, Occ. - Business, R/o - 44, Farmland, Ramdaspeth, Nagpur - 440010, B) KISHOR KUMAR HUF, Occ. - Business, R/o - 1, Ajanta Society, Chindwara Road, Byramji Town, Nagpur - 440013 AND C) MAYUR HEMCHAND SHAH, age - 55 years, Occ. - Business, R/o - Heritage Apartment, Civil Line, Nagpur - 440013. is clear, marketable and without any encumbrances as per the available search from the portal. and also Inspected the record from the office of Sub-Registrar, Nagpur by paying the prescribed fees vide GRN No. MH014018312202223E, on 19/01/2023, and also fees vide GRN No. MH014123658202223E, on 21/01/2023 for the period from 1992 to 2023 i.e. for 30 Years, of the said Property.

Owner of the land :

ALL THAOSE pieces and parcels of land bearing i) Survey/Kh. No. 67, admeasuring about 0.87 Hectares, Land Revenue assessments Rs.1.65 per year, ii) Survey/Kh. No. 68/1, admeasuring about 0.40 Hectares, Land Revenue assessments Rs.0.90 per year, and iii) Survey/Kh. No. 68/2, admeasuring about 0.45 Hectares, Land Revenue assessments Rs.1.00 per year, jointly admeasuring about 1.72 Hectares, with Occupancy Class I Bhumiswami rights, bearing P. H. No. 4, situated at MOUZA: CHICHOLI, Tahsil: Nagpur (Rural) and District: Nagpur.	**M/s PREMIER HERITAGE,** a registered partnership firm having its registered office at – 1, Ajanta Society, Chindwara Road, Byramji Town, Nagpur-440013, through its partners A) MR. AMIT MAGANLAL PANCHMATIYA, B) KISHOR KUMAR HUF AND C) MAYUR HEMCHAND SHAH.

ADV. AMOL DAREKAR ★ M: 9767716789 ★

4. Opinion:-

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

I have verified the entire documents placed before me in respect of the aforesaid property and also inspected the records available in the office of Sub-registrar Nagpur, wherein the links of the said property is established. That after the careful search taken by me and also on the basis of records which were made available to me and the entries therein, I can Say that title of the Firm **M/S PREMIER HERITAGE** to the said property and plots sanctioned therein is/are clear and marketable without any encumbrances whatsoever.

AMOL B. DAREKAR
ADVOCATE

Date: - 08/03/2023

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

WHEREAS, originally the lands bearing Kh. No. 67 and Kh. No. 68/1 being a portion of old Kh. No. 28/1 admeasuring about 2.50 Acres and land bearing old Kh. No. 28/2 admeasuring 2.10 Acres were owned by Shri Ramchandra Domaji Thakare.

Whereas said Shri Ramchandra Domaji Thakare and his sons sold the said Lands i.e. old Kh. No. 28/1 admeasuring about 2.50 Acres and land admeasuring 1.05 Acres out of land bearing old Kh. No. 28/2 to Shri Tulsiram Laxmanrao Takalkhede by sale deed dated 09/03/1981 registered at Sr. No. 1210 in Book No.1 before the Joint Sub Registrar Nagpur-1 on 09/03/1981,AND;

WHEREAS, the name of Shri Tulsiram Laxmanrao Takalkhede was mutated in revenue records as the owner of the said lands vide Ferfar No. 71 dated 22/01/1990 and the said lands were renumbered as New Kh. No. 64 admeasuring 0.14 H.R., Kh. No. 67, admeasuring 0.87 H.R. and Kh. No. 68/1 admeasuring 0.40 H.R., under the consolidation proceedings held in the year 1981-82; AND

WHEREAS said Shri Tulsiram Laxmanrao Takalkhede sold said lands i. e. Kh. No. 67, admeasuring 0.87 H.R. and Kh. No. 68/1 admeasuring 0.40 H.R. to Shri Santoshkumar Jethanand Advani HUF, by way of sale deed dated 26/11/2014 duly registered as Sr. No. 6989 in Book No. 1 before the Joint Sub Registrar Nagpur-7.; AND

WHEREAS said Shri Santoshkumar Jethanand Advani HUF agreed to Sell the said lands to the firm Premier Heritage by way of an Agreement to Sell dated 24/03/2021 duly registered at Sr. No. 6532 before the Joint Sub Registrar Nagpur - 07 on 20/04/2021, and further sold/transferred the said lands to the firm Premier Heritage by way of sale deed duly registered at Sr. No. 6533 before the Joint Sub Registrar Nagpur - 07 on 20/04/2021, as a result thereof the firm Premier Heritage became the absolute owner of the aforesaid agricultural lands bearing Kh. No. 67 and 68/1 with heritable and transferable rights therein, the name of the firm Premier Heritage is also recorded in the revenue records vide Ferfar No. 767 dated 24/05/2021 as absolute owner thereof, AND;

WHEREAS the lands bearing i) Kh. No. 68/2 and ii) Kh. No. 69 were originally belonging to Shri Laluram Jeewaji Gujar who sold the same to Shri Rajesh Santoshkumar Advani by way of sale deed dated 30/07/1993 duly

ADV. AMOL DAREKAR M:9767776789

registered at Sr. No. 3017 before the Joint Sub Registrar Nagpur - 9 (Gramin) in Book No. Add.-1 Volume No. 549 at pages 91 to 106 on 30/07/1993. Thereafter said Shri Rajesh Santoshkumar Advani agreed to Sell the said lands to the firm Premier Heritage by way of an Agreement to Sell dated 24/03/2021 duly registered at Sr. No. 6534 before the Joint Sub Registrar Nagpur - 07 on 20/04/2021 and further sold/transferred the said lands bearing Kh. No. 68/2 and Kh. No.69 to the firm Premier Heritage by way of sale deed, duly registered at Sr. No. 6535 before the Joint Sub Registrar Nagpur - 07 on 20/04/2021, as a result thereof the firm Premier Heritage became the absolute owner of the aforesaid agricultural lands bearing Kh. No. 68/2 and Kh. No. 69 with heritable and transferable rights therein, the name of the firm Premier Heritage is also recorded in the revenue record vide Ferfar No. 768 dated 24/05/2021 as absolute owner thereof, AND;

WHEREAS, the said lands bearing Kh. No. 67, 68/1 and 68/2 having residential zoning under the sanctioned Regional Plan of Nagpur region, the Firm Premier Heritage applied to the Tahsildar, Nagpur (Rural) for change of the user of the said land from agricultural into non-agricultural i.e. residential purposes and the Tahsildar, Nagpur (Rural) granted the permission for change of the user of the said land from agricultural to non-agricultural i.e. residential purposes vide order dated 18/11/2022 in Revenue Case No. 52/NAP-34/ 2022-2023, Mouza-Chicholi, AND;

WHEREAS, the said lands bearing Kh. No. 67, 68/1 and 68/2 being under the jurisdiction of Nagpur Metropolitan Region Development Authority, Nagpur, the firm Premier Heritage got the final Plan of the residential lay out sanctioned on the said land from Nagpur Metropolitan Region Development Authority, Nagpur under section 45 of Maharashtra Regional & Town Planning (MRTP) Act, 1966 vide order dated 11/09/2022; AND

WHEREAS, on completion of all formalities of getting the said layout sanctioned from the Nagpur Metropolitan Region Development Authority, the NMRDA has executed an Agreement for development of the said layout, between NMRDA and the Firm **M/S PREMIER HERITAGE** hereinabove named on 26/12/2022, AND

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5. **THIS REPORT IS GIVEN SUBJECT TO THE FOLLOWING QUALIFICATIONS:**

(i) I have presumed that the documents perused by me and shown to me is final and has not been amended or modified in any manner.

(ii) 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;

(iii) This opinion does not cover any litigation, suits etc. filed in any court save and except the case/s which has been brought to my notice in respect of the Said Property.

(iv) There is no addition/correction/modification made by hand in this entire report at any place.



Date: - 08/03/2023

AMOL B. DAREKAR
ADVOCATE