



CHALLAN
MTR Form Number-6



GRN	MH014990770202223E	BARCODE	01 1100 0 11 1000 00 01 0000000000 00 0000000000 01 1100 0 000		Date	08/02/2023-12:53:21		Form ID		
Department					Inspector General Of Registration					
Type of Payment					Search Fee					
Type of Payment					Other Items					
Office Name					HGN_HINGNA SUB REGISTRAR		Full Name		DWIVEDI KHEDKAR ADVOCATES	
Location					NAGPUR		Flat/Block No.		SHRINIWAS CENTRAL AVENUE	
Year					2022-2023 One Time		Premises/Building		WARDHAMAN NAGAR NAGPUR	
Account Head Details					Amount In Rs.		Road/Street		NAGPUR	
0030072201 SEARCH FEE					750.00		Area/Locality		NAGPUR	
							Town/City/District			
							PIN		4 4 0 0 0 8	
							Remarks (If Any)		MZ HINGNA KH NO 412-3 NARAYAN NAGARI TAHSIL HINGNA	
							DISTRICT 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.		00040572023020894456 CKW1234059	
Cheque/DD No.					Bank Date		RBI Date		08/02/2023-12:24:55 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
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9373103103

FORMAT - A

To
Maha RERA
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 ALL THAT piece and parcel of Agricultural land bearing Kh. Survey No. 412/3, admeasuring about 4.81 Hectares (48100 Sq. Mtrs.), with Occupant Class I Bhumiswami rights, situated at Mauza : HINGNA, P. H. No. 49, Tahsil : HINGNA, District : NAGPUR owned by PROMOTER M/S RADHA MADHAV INFRASTRUCTURES Partnership Firm having its office at G-1, Vithhal Complex, Dhantoli, Nagpur - 440012 (here-in-after referred as the said Project)



I/We have investigated the title of the said land on the request of RADHA MADHAV INFRASTRUCTURES Partnership Firm having its office at G-1, Vithhal Complex, Dhantoli, Nagpur-440012 and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of Agricultural land bearing Kh. Survey No. 412/3, admeasuring about 4.81 Hectares (48100 Sq. Mtrs.), with Occupant Class I Bhumiswami rights, situated at Mauza : HINGNA, P. H. No. 49, Tahsil : HINGNA, District : NAGPUR and the Sanctioned Plooted Development Project known as "Narayan Nagari".

02. Title documents for allotment of Plots.

(i) Sale Deed dt. 08.01.1966 executed by Shri Asandas Lakhimal Jethani, Shri Melumal Lakhimal Jethani, Shri Jhamatmal Lakhimal Jethani and Shri Khemchand Lakhimal Jethani, in favour of (i) Shri Nandlal Bhagirath Bang, (ii) Shri Madanlal Bhagirath Bang, (iii) Shri Hargovind Bhagirath Bang, (iv) Shri Rajgopal Bhagirath Bang, (v) Shamsundar Bhagirath Bang and (vi) Brijgopal Bhagirath Bang registered with Joint Sub Registrar, Nagpur at Book No. 1 at Sr. No. 123 dt. 08.01.1966

(ii) Sub Divisional Officer, Nagpur (Rural) Order dt. 17.05.2022 for rectification and map correction.

(iii) Sale Deed dt. 01.07.2022 executed by Shri Hargovind Bhagirath Bang of agricultural land of Kh. No. 412/3, admeasuring about 4.81 H.R. in favour of M/S RADHA MADHAV INFRASTRUCTURES registered with Sub Registrar Hingna at Book No. 1 at Sr. No. 4071 dt. 01.07.2022.

(iv) Deed of Correction dt. 01.12.2022 executed by Shri Hargovind Bhagirath Bang in favour of M/S RADHA MADHAV INFRASTRUCTURES registered with Sub Registrar Hingna at Book No. 1 at Sr. No. 7240 dt. 01.12.2022



(v) Sanad u/s 42-A of Maharashtra Land Revenue Code, 1966 granted by Tahsildar Hingna dt. 25.01.2023 in Revenue case No. 20/NAP-34/Prastu-1/2022-2023 in respect of land of Kh. No. 412/3, admeasuring about 4.81 H.R.

(vi) Layout plan approved by Hingna Nagar Panchayat vide Permit dt. 17.01.2023 bearing Permit No. 26475 in proposal Code : NPHIN-23-04218.

02. 7/12 Abstract issued by Patwari, Hingna
03. Fer Far No. 6681 dt. 09.09.2022, 4071 and 7240
04. Search report for more than 30 years from 1993 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 RADHA MADHAV INFRASTRUCTURES is Clear and marketable.

Owner of the land
Kh No. 412/3, } M/S RADHA MADHAV
Mouza: Hingna, P.H No.49 } INFRASTRUCTURES
49, Tahsil : HINGNA, }
District : NAGPUR, }

Qualifying comments/ remarks if any
The Title of M/s RADHA MADHAV INFRASTRUCTURES of the said land and Lay Out known as "Narayan Nagari" is good, valid, marketable, Clear and salable for the prospective buyers of the Apartments

03. The report reflecting the flow of the title of M/s RADHA MADHAV INFRASTRUCTURES on the said land is enclosed herewith as Annexure.

Encl : Annexure

Date: 08.02.2023

Adv. Sandeep M. Khedkar



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

FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No : **123, 4071, 6681, 4071, 7240.**
- 3) Search report for 30 years from Taken from Sub-Registrar'
office at Nagpur and Hingna
- 4) Any other relevant title. As annexed here-in
- 5) Litigations if any. Nil

Date: 08.02.20223



Adv. Sandeep M. Khedkar

ANNEXURE To Format - A

Flow Of The Title Of The Said Land (30 Years)

01. Originally the land bearing old Kh . No. 213/1, admeasuring 19.29 Acres was owned by Shri Asandas Lakhimal Jethani, Shri Melumal Lakhimal Jethani, Shri Jhamatmal Lakhimal Jethani and Shri Khemchand Lakhimal Jethani and they sold the northern portion of land admeasuring about 14.467 Acres to (1) Shri Nandlal Bhagirath Bang, (2) Shri Madanlal Bhagirath Bang, (3) Shri Hargoving Bhagirath Bang, (4) Shri Rajgopal Bhagirath Bang, (5) Shamsundar Bhangirath Bang and (6) Shri Brigopal Bhagirath Bang jointly by a single Sale Deed dt. 08.01.1966 registered with joint sub Registrar, Nagpur at Book No. 1 at Sr. No. 123 dt. 08.01.1966.

02. That as per the partition between (1) Shri Nandlal Bhagirath Bang, (2) Shri Madanlal Bhagirath Bang, (3) Shri Hargoving Bhagirath Bang, (4) Shri Rajgopal Bhagirath Bang, (5) Shamsundar Bhangirath Bang and (6) Shri Brigopal Bhagirath Bang in the year 1967, the said land bearing Kh. No. 213/1, admeasuring about 5.86 H.R. came in the share of Shri Hargovind Bhagirath Bang and his name was mutated in revenue records as the sole and exclusive of the said land.

03. That , under the re-measurement and Consolidation Proceeding held in the Village Hingna the said old Kh. NO.213/1 was changed and renumbered and has given new Kh.No.412, admeasuring about 5.43 H.R.

04. That, Previously land admeasuring about 0.43 H.R. was acquired for Hingna-Sukli Gupchup Road and the said was divided into two portions but the effect of the same was not effected in the revenue record and on application by Shri Hargovind Bhagirath Bang the owner of the said land for rectification and map correction before the sub Divisional officer,Nagpur (Rural)vide its order dt 17.05.2022 ordered to rectify the revenue records and accordingly the original bigger land of old Kh. No.213/1 as (1) Kh.No . 412/1 admeasuring about 0.62 H.R. owned by Shri Hargovind Bhagirath Bang (2) Kh No. 412/2, admeasuring about 0.43 H.R. is under Road (3) K.h.No.412/3, admeasuring about 4.81 H.R .

05. That Shri Hargovind Bhagirath Bang by Sale Deed dt. 01.07.2022 registered with sub Registrar Hingna at Book No. 1 at Sr. no.4071 dt 01.07.2022 sold the said agricultural land of No. 412/3, admeasuring about 4.18 H.R to M/S RADHA MADHAV INFRASTRUCTURES and the name of M/S RADHA MADHAV INFRASTRUCTURES is mutated in revenue records as the owner of the said land vide Ferfar No. 6681 dt.



06. That in the said Sale Deed dt. 01.07.2022 there was inadvertent mistake while mentioning the name purchaser in registration of Sale Deed the inputs in the computer was wrongly entered as M/S RADHA MADHAV INFRAVETURES acting through its authorized partner SHRI SHRI VINAY SHYAMSUNDER SARDA in place of M/s MADHAV INFRASTRUCTURES acting through its authorized partner SHRI VINAY SHYAMSUNDER SARDA and said data entry input was rectified/ amended by Deed of Correction dt. 01.12.2022 registered with Sub Registrar Hingna at Book No. 1 at Sr. No. dt. 01.12.2022.

07. We have satisfied that the property is heritable and transferable and the owners 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 duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

08. We have taken the search in respect of aforesaid property from the records of Registrar of Rights, from concerned Sub Registrar Office, Nagpur and also from website <https://igrmaharashtra.gov.in/> and <https://freesearchigrservice.maharashtra.gov.in/>. 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 entire plotted Lay Out property known as NARAYAN NAGARI carved on land bearing Kh. No. 412/3 of Mauza : HINGNA, Tahil : HINGNA and District : NAGPUR is now owned by M/s MADHAV INFRASTRUCTURES as stated here-in-above.

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



(SANDEEP M. KHEDKAR)
ADVOCATE

