CHALLAN

MTR Form Number-6

GRN	MH001513723202324E	BARCODE		Date	02/05/2023-20:22:49	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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR			Full Name	ADV RITESH MAHENDRA		
Location	NAGPUR						
Year	2023-2024 From 02/05/1993 To 02/05/2023			Flat/Block No.	LAXMI NAGAR		
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 0 0 2 2	
				Remarks (If Any)			
				MOUA TAKLI PH No 36 KHASRA No 18/1 SEARCH FOR 30 YEARS			
				Amount In Words	Seven Hundred Fifty Rupees Only		
Total		750.00					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	6910333202305031013O	2806237434
Cheque/DD No.				Bank Date	RBI Date	02/05/2023-20:23:37	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 0000000000

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 लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 02-05-2023 08:23:52

RITESH C. MAHENDRA
ADVOCATE
PLOT NO. O-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 Lay-out of plotted development to be known as "**OM SHREE ESTATE**" on the property comprising ALL THOSE Pieces and Parcel of Non Agricultural Lands bearing Khasra/Survey Nos. 18/1, 18/2 and 18/3 having an area of 1.34 Hector, 1.43 Hector and 1.44 Hectors respectively, thus total area of 4.21 Hectors (i.e. 42100 Sq. Mtrs.), Land Revenue Rs. 557/-, Rs. 597/- and Rs. 597/- respectively, all held in Bhogwatdar Class-1 Rights of Mouza – TAKLI, P.S.K. 36, including all other easementary rights appurtenant and belonging thereto, all situated at Village – Takli, within the limits of the Grampanchayat – Kalamna in Tahsil – Nagpur (Rural) and District – NAGPUR (hereinafter referred as the said property).

(1) I have investigated the title of the said property on the request of **SHRI. SUNIL S/o SAHEBRAO MANEKAR**, Aged about 41 Years, Occupation : Private, Resident of Plot No. 46, Mahakali Nagar – 2, Manewada Road, Nagpur, Pin Code-440024, Tahsil and District : NAGPUR (Maharashtra State), and following documents i.e. :

Contd. ...

(i) Description of the Property.

ALL THOSE Pieces and Parcel of Non Agricultural Lands bearing Khasra/Survey Nos. 18/1, 18/2 and 18/3 having an area of 1.34 Hector, 1.43 Hector and 1.44 Hectors respectively, thus total area of 4.21 Hectors (i.e. 42100 Sq. Mtrs.), Land Revenue Rs. 557/-, Rs. 597/- and Rs. 597/- respectively, all held in Bhogwatdar Class-1 Rights of Mouza – TAKLI, P.S.K. 36, including all other easementary rights appurtenant and belonging thereto, all situated at Village – Takli, within the limits of the Grampanchayat – Kalamna in Tahsil – Nagpur (Rural) and District – NAGPUR.

(ii) The Document of Sale Deed/Ownership of Khasra/Survey Nos. 18/1, 18/2 and 18/3

(a) 7/12 Extract issued by Talathi, Nagpur Rural.
(b) General Power of Attorney for Kh. No. 18/3 Dated 22/01/2008.
(c) Sale Deed for Kh. No. 18/1 Dated 10/06/2013.
(d) Sale Deed for Kh. No. 18/2 Dated 10/06/2013.
(e) Sale Deed for Kh. No. 18/3 Dated 10/06/2013.
(f) Deed of Partition of Kh. Nos. 18/1, 18/2 & 18/3 Dated 02/12/2020.
(g) 7/12 Extracts of Kh. Nos. 18/1, 18/2 & 18/3 (Old & New).
(h) Sketch of Kh. Nos. 18/1, 18/2 & 18/3.
(i) Gao Namuna 8A of Kh. Nos. 18/1, 18/2 & 18/3.

(iii) Search Report For 30 Years from 02/05/1993 to 02/05/2023.

(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 owner and developer i.e. Shri Sunil Sahebrao Manekar is clear, marketable and without any encumbrances as per the available search from the online portal.

Owners of the Land :-

Shri Sunil Sahebrao Manekar, Resident of Plot No. 46, Mahakali Nagar – 2, Manewada Road, Nagpur, Pin Code-440024, Tahsil and District : NAGPUR (Maharashtra State)

Qualifying comments/remarks if any -

In accordance with the available search from the online portal the Title of Shri Sunil Sahebrao Manekar, Resident of Plot No. 46, Mahakali Nagar – 2, Manewada Road, Nagpur, Pin Code-440024, Tahsil and District : NAGPUR (Maharashtra State), on the said land is good, valid marketable, clear and salable.

(3) The report reflecting the flow of the title of the of **Shri Sunil Sahebrao Manekar** on the said land is enclosed herewith as annexure.

Encl :- Annexure.
Date :- 18/05/2023

Ritesh C. Mahendra
ADVOCATE

FORMAT - A

(Circular No :- 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) Property Card (7/12 Extract) of the said property issued by Patwari, Nagpur Rural as on date of application for registration –

The name of Shri Sunil Sahebrao Manekar is recorded in the property card (7/12 Extract) issued by Patwari, Nagpur Rural in respect of the property comprising ALL THOSE Pieces and Parcel of Non Agricultural Lands bearing Khasra/Survey Nos. 18/1, 18/2 and 18/3 having an area of 1.34 Hector, 1.43 Hector and 1.44 Hectors respectively, thus total area of 4.21 Hectors (i.e. 42100 Sq. Mtrs.), Land Revenue Rs. 557/-, Rs. 597/- and Rs. 597/- respectively, all held in Bhogwatdar Class-1 Rights of Mouza – TAKLI, P.S.K. 36, including all other easementary rights appurtenant and belonging thereto, all situated at Village – Takli, within the limits of the Grampanchayat – Kalamna in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) Mutation Entry -

The Property Card (7/12 Extract) issued by Patwari, Nagpur Rural of Khasra/Survey Nos. 18/1, 18/2 & 18/3 reveal that vide Mutation/Ferfar Entry No. 872, the name of aforesaid owner is recorded as Owner of the said property/land.

3) Search report for 30 Years from 02/05/1993 to 02/05/2023 taken from the online portal.

(i) THAT, ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey No. 18/1, having an area of 1.34 Hector (i.e. 13400 Sq. Mtrs.), Land Revenue Rs. 8.79, held in Bhogwatdar Class-1 Rights of Mouza – TAKLI, P.S.K. 36, including all other easementary rights appurtenant and belonging thereto, situated at Village – Takli, within the limits of the Grampanchayat – Kalamna in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Mangalji S/o Mukundji Kamthikar and 8 others, being their self acquired property, who lateron in their turn jointly transferred/sold the same to Shri. Raju S/o Sampatlal Batra by a Sale Deed Dated 24/07/1997, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur 11 in Book No. 1 at Sr. No. 6815 on even date.

(ii) THAT, in the like manner ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey No. 18/2, having an area of 1.43 Hector (i.e. 14300 Sq. Mtrs.), Land Revenue Rs. 10.37, held in Bhogwatdar Class-1 Rights of Mouza – TAKLI, P.S.K. 36, including all other easementary rights appurtenant and belonging thereto, situated at Village – Takli, within the limits of the Grampanchayat – Kalamna in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Mangalji S/o Mukundji Kamthikar and 8 others, being their self acquired property, who lateron in their turn jointly transferred/sold the same to Shri. Dinesh S/o Sampatlal Batra by a Sale Deed Dated

24/07/1997, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur 11 in Book No. 1 at Sr. No. 6813 on even date.

(iii) THAT, in the like manner ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey No. 18/3, having an area of 1.44 Hector (i.e. 14400 Sq. Mtrs.), Land Revenue Rs. 10.38, held in Bhogwatdar Class-1 Rights of Mouza – TAKLI, P.S.K. 36, including all other easementary rights appurtenant and belonging thereto, situated at Village – Takli, within the limits of the Grampanchayat – Kalamna in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Mangalji S/o Mukundji Kamthikar and 8 others, being their self acquired property, who lateron in their turn jointly transferred/sold the same to Shri. Ashok S/o Sampatlal Batra by a Sale Deed Dated 24/07/1997, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur 11 in Book No. 1 at Sr. No. 6814 on even date.

(iv) THAT, the aforesaid Shri. Raju Sampatlal Batra lateron in his turn transferred/sold the aforesaid property comprising Khasra/Survey No. 18/1 having an area of 1.34 Hectors, situated at Village – Takli, within the limits of the Grampanchayat – Kalamna in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to (i) Shri. Mahesh S/o Kamlakar Pendhari, (ii) Shri. Sunil S/o Sahebrao Manekar and (iii) Shri. Sohanlal S/o Brijlal Uchibagle jointly by a Sale Deed Dated 10/06/2013, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 3002 on even date.

(v) THAT, the aforesaid Shri. Dinesh Sampatlal Batra lateron in his turn transferred/sold the aforesaid property comprising Khasra/Survey No. 18/2 having an area of 1.43 Hectors, situated at Village – Takli, within the limits of the Grampanchayat – Kalamna in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to (i) Shri. Mahesh S/o Kamlakar Pendahri, (ii) Shri. Sunil S/o Sahebrao Manekar and (iii) Shri. Sohanlal S/o Brijlal Uchibagle jointly by a Sale Deed Dated 10/06/2013, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 3003 on even date.

(vi) THAT, in the like manner the aforesaid Shri. Ashok Sampatlal Batra lateron in his turn transferred/sold the aforesaid property comprising Khasra/Survey No. 18/3 having an area of 1.44 Hectors, situated at Village – Takli, within the limits of the Grampanchayat – Kalamna in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to (i) Shri. Mahesh S/o Kamlakar Pendhari, (ii) Shri. Sunil S/o Sahebrao manekar and (iii) Shri. Sohanlal S/o Brijlal Uchibagle jointly by a Sale Deed Dated 10/06/2013, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 3001 on even date. As a result therefore the said Shri. Mahesh Kamlakar Pendhari, Shri. Sunil Sahebrao Manekar and Shri. Sohanlal Brijlal Uchibagle became the Joint/Co-Owners of the said entire property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records as also in 7/12 Extract also.

(vii) THAT, the aforesaid entire land bearing Khasra/Survey Nos. 18/1, 18/2 and 18/3 having a total area of 4.21 Hectors (i.e. 42100 Sq. Mtrs.) is converted for Non Agricultural Use by the Collector, Nagpur vide his Order Dated 21/05/2015 passed in Revenue Case No. 297/NAP-34/2014-2015 of Mouza – TAKLI, P.S.K. 36.

(viii) THAT, for better utilization of the aforesaid lands bearing Khasra/Survey Nos. 18/1, 18/2 & 18/3 all situated at Village – Takli, within the limits of the Grampancnayat – Kalamna in Tahsil – Nagpur (Rural) and District - Nagpur for their respective use, the aforesaid then owners namely (i) Shri. Mahesh S/o Kamlakar Pendhari, (ii) Shri. Sunil S/o Sahebrao manekar and (iii) Shri. Sohanlal S/o Brijlal Uchibagle lateron Partitioned their various Joint Properties including the aforesaid property in between them by a Deed of Partition Dated 25/11/2020 and thereby they distributed their aforesaid joint property in between them and the said Partition Deed is duly Registered in the Office of the Joint Sub Registrar, Nagpur (Rural) No. 7 in Book No. 1 at Sr. No. 8240/2020 on 02/12/2020 on payment of requisite Stamp Duty and Registration Fees payable thereon.

(ix) THAT, in terms of the aforesaid Partition Deed Dated 25/11/2020 All Those Pieces and Parcel of Non Agricultural Lands bearing Khasra/Survey Nos. 18/1, 18/2 & 18/3 having a total area of 4.21 Hectors (i.e. 42100 Sq. Mtrs.), all held in Bhaogwatdar Class-1 Rights of Mouza – TAKLI, P.S.K. 36, all situated at Village – Takli, within the limits of the Grampanchayat – Kalamna in Tahsil – Nagpur (Rural) and District – NAGPUR were allotted to the exclusive share of Shri. Sunil S/o Sahebrao Manekar, absolutely forever with heritable and transferable rights therein. As a result therefore the said Shri. Sunil S/o Sahebrao Manekar has now become an exclusive, absolute and full Owner of the said Non Agricultural Lands with heritable and transferable rights therein and the same is also accordingly mutated in his sole name in all relevant records as also in separate 7/12 Extracts.

(x) THAT, the aforesaid Shri. Sunil S/o Sahebrao Manekar lateron decided to develop the aforesaid entire land bearing Khasra/Survey Nos. 18/1, 18/2 & 18/3, all situated at Village – Takli in Tahsil – Nagpur (Rural) and District – Nagpur into a Layout by carving out various Plots of different sizes therein.

(xi) THAT, accordingly the said Shri. Sunil S/o Sahebrao Manekar has prepared a layout of the aforesaid lands by carving out various Plots of different sizes therein known and styled as "**OM SHREE ESTATE**" and submit the said layout Plan to NMRDA Office for its due sanction. However the said layout Plan is yet to be sanctioned by the NMRDA Authority. As per the said Layout Plan submitted for its sanction the Plotable area is shown as 20875.95 Sq. Mtrs. (i.e. 224708.7258 Sq. Ft.).

(xii) THAT, for the purpose of verification of title relating to the said property, the following documents are provided to me :-

(a) General Power of Attorney for Kh. No. 18/3 Dated 22/01/2008.
(b) Sale Deed for Kh. No. 18/1 Dated 10/06/2013.
(c) Sale Deed for Kh. No. 18/2 Dated 10/06/2013.

(d) Sale Deed for Kh. No. 18/3 Dated 10/06/2013.

(e) Deed of Partition of Kh. Nos. 18/1, 18/2 & 18/3 Dated 02/12/2020.

(f) 7/12 Extracts of Kh. Nos. 18/1, 18/2 & 18/3 (Old & New).

(g) Sketch of Kh. Nos. 18/1, 18/2 & 18/3.

(h) Gao Namuna 8A of Kh. Nos. 18/1, 18/2 & 18/3.

THAT, all the aforesaid copies produced before me are Original/Xerox copies in the custody of the aforesaid present land Owner. In the like manner it is further necessary to obtain an Affidavit from the said Owner namely Shri. Sunil S/o Sahebrao Manekar that it has not executed any unregistered deed or document or it has not mortgaged the aforesaid property to any Financial Institution whereby its ownership rights is affected, diluted or a third party interest is created.

(xiii) THAT, I have taken online Search in respect of the aforesaid property from the Government site by giving details of Khasra/Survey Nos. 18/1, 18/2 and 18/3 of Mouza : TAKLI for the period of 30 (Thirty) Years from 02/05/1993 to 02/05/2023 by depositing necessary Search Fees online with the concerned Department vide GRN No. MH00001513723202324E Dated 02/05/2023. The Original Receipt of Challan Copy is enclosed herewith.

(xiv) THAT, during our online search I 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 : 18/05/2023

R.C.Mahendra
Ritesh C. Mahendra
ADVOCATE