CHALLAN
MTR Form Number-6

GRN MH005640616202324E	BARCODE	Date 24/07/2023-16:58:42	Form ID

Department	Inspector General Of Registration
Type of Payment	Search Fee Other Items
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1
Location	NAGPUR
Year	2023-2024 From 24/07/1993 To 24/07/2023

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

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	ADV RITESH MAHENDRA
Flat/Block No.	LAXMI NAGAR
Premises/Building	
Road/Street	NAGPUR
Area/Locality	NAGPUR
Town/City/District	
PIN	4 4 0 0 2 2

Remarks (If Any)

MOUZA NAGPUR KHASRA No 275 CTS No 248 SHEET No 213 PLOT No 8 SEARCH FOR 30 YEARS

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details IDBI BANK

FOR USE IN RECEIVING BANK

Cheque-DD Details		Bank CIN	Ref. No.		
				69103332023072418368	2819901624
Cheque/DD No.		Bank Date	RBI Date	24/07/2023-16:59:29	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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

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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 property comprising ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 8 (EIGHT) in CRS III Scheme, containing by admeasurement 1003.35 Sq. Mtrs. (OR 10800 Sq. Ft.) {as per City Survey Akhiv Patrika 1003.70 Sq. Mtrs.}, being a portion of land bearing Khasra No. 275 of MOUZA – NAGPUR, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1525, City Survey No. 248 and Sheet No. 213, situated at Central Avenue Road, NIT Basti Precinct, Ambedkar Square, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 23, and Nagpur Improvement Trust, in Tahsil and District – NAGPUR, (hereinafter referred as the said property).

(1) I have investigated the title of the said property on the request of M/s METRO INFRA, A Partnership Firm having its registered Office at Behind Ganeshpeth Police Station Naka, Ganeshpeth, Nagpur, Acting through its Authorised Partner - Shri. Vishal Anilrao Wadibhasme and following documents i.e. :

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(i) Description of the Property.

ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 8 (EIGHT) in CRS III Scheme, containing by admeasurement 1003.35 Sq. Mtrs. (OR 10800 Sq. Ft.) {as per City Survey Akhiv Patrika 1003.70 Sq. Mtrs.}, being a portion of land bearing Khasra No. 275 of MOUZA – NAGPUR, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1525, City Survey No. 248 and Sheet No. 213, situated at Central Avenue Road, NIT Basti Precinct, Ambedkar Square, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 23, and Nagpur Improvement Trust, in Tahsil and District – NAGPUR.

(ii) The Document of Sale Deed/Ownership of Nagpur Improvement Trust Leasehold Plot No. 8,

(a) Akhiv Patrika issued by City Survey Office, Nagpur.

(b) Indenture of Lease Dated 15/05/2001 which is duly registered in the Office of the Sub Registrar, Nagpur-2, in Addl. Book No. 1, Volume No. 642 on Pages 182 to 185 at Sr. No. 2846(P) on 16/05/2001.

(c) Sale Deed Dated 25/04/2022, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 4115 on even date.

(d) Building sanctioned plan by the Deputy Director, Town Planning Department, Nagpur Municipal Corporation vide its Building Permit No. 278/BP/Nagpur/TP/NMC/424 Dated 09/02/2023.

(iii) Search Report For 30 Years from 24/07/1993 to 24/07/2023.

(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 owners i.e. M/s. Khatushyam Developers as well as developer i.e. M/s Metro Infra are clear, marketable and without any encumbrances as per the available search from the online portal.

Owners of the Nagpur Improvement Trust Leasehold Plot No. 8 :-

M/s. Khatushyam Developers, Acting through its Partners -

(1) Shri. Satish Banwarilal Gadodia,

(2) Shri. Mahesh Premraj Betala,

(3) Shri. Vinay Hulash Chand Betala,

(4) Shri. Tushar Mahesh Betala,

(5) Shri. Ashok Mangilal Gandhi &

(6) Shri. Mayank Ashok Kumar Gandhi.

Developer of the Nagpur Improvement Trust Leasehold Plot No. 8 :-

M/S METRO INFRA

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A Partnership Firm, having its Office at Behind Ganeshpeth Police Station Naka, Ganeshpeth, Nagpur.

Qualifying comments/remarks if any -

In accordance with the available search from the online portal the Title of the aforesaid land owners on the said land is good, valid marketable, clear and selable and M/S METRO INFRA have full right and authority to develop the said property.

(3) The report reflecting the flow of the title of the said M/s. Khatushyam Developers, Acting through its Partners - (1) Shri. Satish Banwarilal Gadodia, (2) Shri. Mahesh Premraj Betala, (3) Shri. Vinay Hulash Chand Betala, (4) Shri. Tushar Mahesh Betala, (5) Shri. Ashok Mangilal Gandhi & (6) Shri. Mayank Ashok Kumar Gandhi on the said land is enclosed herewith as annexure.

Encl :- Annexure.

Date :- 27/07/2023

Ritesh G. Mahendra
ADVOCATE

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FORMAT - A

(Circular No :- 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) Property Card of the said property issued by the City Survey Department, Nagpur as on date of application for registration –

The name of M/s. Khatushyam Developers, Acting through its Partners - (1) Shri. Satish Banwarilal Gadodia, (2) Shri. Mahesh Premraj Betala, (3) Shri. Vinay Hulash Chand Betala is recorded in the property card issued by City Survey Department, Nagpur in respect of the property comprising ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 8 (EIGHT) in CRS III Scheme, containing by admeasurement 1003.35 Sq. Mtrs. (OR 10800 Sq. Ft.) {as per City Survey Akhiv Patrika 1003.70 Sq. Mtrs.}, being a portion of land bearing Khasra No. 275 of MOUZA – NAGPUR, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 1525, City Survey No. 248 and Sheet No. 213, situated at Central Avenue Road, NIT Basti Precinct, Ambedkar Square, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 23, and Nagpur Improvement Trust, in Tahsil and District – NAGPUR.

2) Mutation Entry -

The Property Card issued by the City Survey Department, Nagpur of Nagpur Improvement Trust Leasehold Plot No. 8, bearing City Survey No. 248 reveal that vide Entry No. 5 on dated 7/06/2022, the name of aforesaid owner is recorded as exclusive Owner of the said property.

3) Search report for 30 Years from 24/07/1993 to 24/07/2023 taken from the online portal.

(i) THAT, ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 8 (EIGHT) in CRS III Scheme, containing by admeasurement 1003.35 Sq. Mtrs. (OR 10800 Sq. Ft.) {as per City Survey Akhiv Patrika 1003.70 Sq. Mtrs.}, being a portion of the entire land bearing Khasra No. 275 of MOUZA – NAGPUR, bearing City Survey No. 248 and Sheet No. 213, situated at Central Avenue Road, NIT Basti Precinct, Ambedkar Square, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 23, in Tahsil and District – NAGPUR, Originally belonged to Shri. Kundanmal S/o Maghanmal Aswani, being his separate property, having acquired the same by him from the Nagpur Improvement Trust on Leasehold Rights for a term/period of 30 years commencing from 25/05/1966 and ending on 24/05/1996 by an Indenture of Lease Dated 20/05/1966.

(ii) THAT, the said Shri. Kundanmal Maghanmal Aswani lateron constructed a Workshop Building on the said Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) in accordance with the Plan duly sanctioned and approved by the Building Engineer of the

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Nagpur Improvement Trust, Nagpur vide his Building Permit No. CR/3187/4277 Dated 04/05/1968, bearing Corporation House No. 1525, City Survey No. 248 and Sheet No. 213, of Mouza – NAGPUR.

(iii) THAT, the aforesaid Shri. Kundanmal Maghanmal Aswani lateron Revised the aforesaid sanctioned Building Plan dated 04/05/1968 and the same is also duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Revised Building Permit No. CR/671/4277 Dated 20/04/1993.

(iv) THAT, during his life time the said Shri. Kundanmal Maghanmal Aswani had executed his LAST WILL AND TESTAMENT on 06/04/1993 and thereby he had gave and bequeathed his aforesaid entire property to his two sons namely (1) Shri. Premchand Kundanmal Aswani and (2) Shri. Ramchand Kundanmal Aswani jointly absolutely forever with heritable and transferable rights therein in equal proportion. The said Will is unregistered.

(v) THAT, consequent upon the death of the said Shri. Kundanmal Maghanmal Aswani, who died on 11/04/1993 his aforesaid two sons namely (1) Shri. Premchand Kundanmal Aswani and (2) Shri. Ramchand Kundanmal Aswani became the Joint/Co-Owners of the said entire property with heritable and transferable rights therein in terms of the aforesaid Will Dated 06/04/1993.

(vi) THAT, on expiration of the Original term of Lease the Nagpur Improvement Trust lateron extended the same for a further term/period of 30 years commencing from 25/05/1998 and ending on 24/05/2028 by executing a Renewed Indenture of Lease in respect of the said Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) in favour of (1) Shri. Premchand Kundanmal Aswani and (2) Shri. Ramchand Kundanmal Aswani on 15/05/2001 and the same is duly Registered in the Office of the Sub Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 642 on Pages 182 to 185 at Sr. No. 2846(P) on 16/05/2001.

(vii) THAT, as per the Indenture of Lease Dated 15/05/2001 the Nagpur Improvement Trust had earmarked the said Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) for Workshop and Godown use. Lateron the aforesaid (1) Shri. Premchand Kundanmal Aswani and (2) Shri. Ramchand Kundanmal Aswani applied to the Nagpur Improvement Trust for changing the User of the said Plot of Land as Commercial-Cum-Residential. Considering their request the Chairman, Nagpur Improvement Trust vide its Order Dated 16/12/2019 and vide its Letter No. Secretary-1(Property)/839 Dated 10/07/2020 changed the user of the said Plot of land and also granted its No Objection to change the user of the said Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) for Commercial and Residential Purposes.

(viii) THAT, the aforesaid (1) Shri. Premchand Kundanmal Aswani and (2) Shri. Ramchand Kundanmal Aswani lateron in their turn jointly transferred/sold the aforesaid property comprising Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) Togetherwith the existing Structure standing thereon, bearing Corporation House No. 1525, City Survey

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No. 248 and Sheet No. 213, situated at Central Avenue Road, NIT Basti Precinct, Ambedkar Square, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 23, and Nagpur Improvement Trust, in Tahsil and District – NAGPUR by way of sale to M/s. Khatushyam Developers, a Partnership Firm through its Partners (i) Shri Satish Gadodia S/o Shri Banwarilal Gadodia, (ii) Shri Mahesh Betala S/o Premraj Betala and (3) Shri Vinay Betala S/o Shri Hulash Chand Betala, the Owner hereinabovenamed by a Sale Deed Dated 25/04/2022, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 4115 on even date

(ix) THAT, as result therefore the said M/s. Khatushyam Developers, the Owner named hereinabove has now become an exclusive, absolute and full Owner of the said entire property with heritable and transferable rights therein and the same is also accordingly mutated in its sole name in all relevant records as also in the Property Card of City Survey Vide Ferfar Entry No. 5 on dated 7/06/2022.

(x) THAT, during the course of time the aforesaid M/s. Khatushyam Developers has prepared a Plan of the Multistoreyed Building proposed to be constructed on the said Nagpur Improvement Trust Leasehold Plot No. 8 (Eight) and the same is also duly sanctioned and approved by the Deputy Director, Town Planning Department, Nagpur Municipal Corporation vide its Building Permit No. 278/BP/Nagpur/TP/NMC/424 Dated 09/02/2023.

(xi) THAT, for various cogent reasons and good causes the Owner hereinabovenamed has decided to develop its aforesaid property bearing Nagpur Improvement Trust Leasehold Plot No. 8 (Eight), containing by admeasurement 1003.35 Sq. Mtrs., (OR 10800.00 Sq. Ft.) {as per City Survey Akhiv Patrika 1003.70 Sq. Mtrs.}, bearing Corporation House No. 1525, City Survey No. 248 and Sheet No. 213, situated at Central Avenue Road, Ambedkar Square, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 23 in Tahsil and District – NAGPUR (more fully described in the schedule mentioned hereunder written) into a COMMERCIAL/RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various Shops, Offices and self contained separate Apartments.

(xii) THAT, accordingly by an Agreement of Development Dated 11/07/2023, the M/s. Khatushyam Developers has entrusted the entire work of Development of the said property comprising Nagpur Improvement Trust Leasehold Plot No. 8, situated at Central Avenue Road, NIT Basti Precinct, Ambedkar Square, Nagpur, in Tahsil and District - Nagpur to M/S METRO INFRA, the Developer hereinabove named upon the several terms and conditions contained therein. The said Agreement of Development is duly Adjudicated by the Collector of Stamp, Nagpur City in Adjudication Case No. 80/2023 Dated 18/05/2023 and the Full Stamp Duty of Rs. 49,51,500/- is paid at the time of Adjudication of the said Agreement and the said Agreement of Development is duly registered in the office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 6210 on 11/07/2023 on payment of requisite Registration Fees of Rs. 30,000/- payable thereon.

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(xiii) THAT, for completion of the said Scheme in all respects smoothly M/s. Khatushyam Developers has executed a General Power of Attorney in respect of its aforesaid property and thereby jointly and severally empowered, appointed and authorized M/S METRO INFRA, Acting through its Partners - Shri. Vishal Anilrao Wadibhasme and 5 Others as its Attorney and the same is also duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 6211 on 11/07/2023.

(xiv) THAT, in pursuance of the said Agreement Dated 11/07/2023, the said M/S METRO INFRA has accordingly started the construction of the Multistoried building proposed to be constructed on the said Plot of land and to be known and styled as **"SKYLINE TOWER"** as per the building plan which is duly sanctioned by the Deputy Director, Town Planning Department, Nagpur Municipal Corporation vide its Building Permit No. 278/BP/Nagpur/TP/NMC/424 Dated 09/02/2023.

(xv) THAT, with the result I am of the opinion that the aforesaid property is not mortgage with any Bank/Financial Institution as well as the present Owner i.e. M/s. Khatushyam Developers, Acting through its Partners - (1) Shri. Satish Banwarilal Gadodia, (2) Shri. Mahesh Premraj Betala, (3) Shri. Vinay Hulash Chand Betala, (4) Shri. Tushar Mahesh Betala, (5) Shri. Ashok Mangilal Gandhi & (6) Shri. Mayank Ashok Kumar Gandhi holds a good, valid and marketable title in respect of the said property and the present Developer i.e. M/S METRO INFRA, Acting through its Partners - (i) Shri. Vishal Anilrao Wadibhasme, (ii) Shri. Hemant Punjabrao Gawande, (iii) Shri. Mrs. Sujata Hemant Gawande, (iv) Shri. Pradip Digambar Bante, (v) Shri. Arun Namdeorao Harode & (vi) Shri. Nilesh Namdevrao Karwatkar has full right and authority to develop the said plot of land and sell out the Apartments proposed to be constructed thereon.

(xvi) THAT, I have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Nagpur Improvement Trust Leasehold Plot No. 8, Khasra No. 275 of Mouza – Nagpur for the period of 30 Years (i.e. 24/07/1993 to 24/07/2023) by depositing necessary Search Fees online with the department of Registration vide GRN No. MH005640616202324E, Dated 24/07/2023, the receipt of the same is enclosed herewith.

(xvii) 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 : 27/07/2023

R.C.Mahendra
Ritesh C. Mahendra
ADVOCATE

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