CHALLAN
MTR Form Number-6

GRN	MH004039607202324E	BARCODE		Date	22/06/2023-14:20:17	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 Ashish Nagpure
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Three Hundred Twenty Five Rupees Only

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

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023062288180	IK0CHQOGM0
Cheque/DD No.		Bank Date	RBI Date	22/06/2023-14:24:21	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 :

Mobile No. : 9823630809

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 झालेल्या दस्तांसाठी लागु नाही .

Print Date 22-06-2023 02:21:50

ASHISH M. NAGPURE

Advocate

Off Address :
1st Floor,
Namrata Apartments,
Plot No. 68, Atrey Layout,
Ring Road, Nagpur.
Mobile No. 9823630809

FORMAT- A

To, Maha RERA,
NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot Nos. 3, 4 and 5, situate at Manohar Gruha Nirman Sahakari Sanstha, Besa, within the limits of the Nagar Panchayat Besa-Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M/S. NATIONAL BUILDERS AND DEVELOPERS (PAN – AAGFN9726N), 1) SHRI. KUNAL S/o DINKARRAO NISWADE, (2) MRS. BHARTI DINKARRAO NISWADE**, Both Residents of 181, Thaware Colony, Jaripatka, Kamptee Road, Nagpur-440014, Tahsil and District – NAGPUR; AND **(3) MRS. PRADHNYA W/o UTTAM SHIYALE**, Resident of 24, Shivneri Apartment, Khamla, Nagpur-440015, Tahsil and District – NAGPUR and following documents i.e' :-

1) Description of the property-

ALL THOSE Piece and Parcel of land bearing **Plot Nos. 03, 04 and 05**, containing by total admeasurement **632.28 Sq.Mtrs.**, of **Mouza – PIPLA**, P.S.K. 38, situate at Manohar Gruha Nirman Sahakari Sanstha, Besa, within the limits of the Nagar Panchayat Besa-Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) The documents of Title of Plot – Sale Deeds.

3) property card (i.e. 7/12) issued by Patwari, Besa, Nagpur, vide mutation entry No. 4902 Dated 13-06-2023.

4) Search report for 30 years from 1994 to 2023.

5) 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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land : **M/S. NATIONAL BUILDERS AND DEVELOPERS**

Qualifying comments/remarks if any .....

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

Encl : Annexure(Flow of Title).

ASHISH M. NAGPURE
Advocate

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FLOW OF THE TITLE OF THE SAID LAND

(1) THAT ALL THAT Piece and Parcel of land bearing Plot No. 3 out of the Layout of Manohar Gruha Nirman Sahakari Sanstha Maryadit Nagpur (Rural), containing by admeasurement **200.00 Sq.Mtrs. (2152.80 Sq.Ft.)** being a portion of the entire land bearing **Kh. No. 47** of **Mouza – BESA**, P.S.K. 38, situate at Manohar Gruha Nirman Sahakari Sanstha, Besa, within the limits of the Nagar Panchayat Besa-Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR, belongs to Shri. Vinod S/o Umashankarsingh Thakur, having Purchased the same by him from Manohar Gruha Nirman Sahakari Sanstha Maryadit, Nagpur by a Sale Deed Dated 16-06-2010, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-10 (Rural) in Book No. 1 at Sr. No. 2889 on even date.

(2) THAT in the like manner ALL THAT Piece and Parcel of land bearing Plot No. 4 out of the Layout of Manohar Gruha Nirman Sahakari Sanstha Maryadit Nagpur (Rural), containing by admeasurement **200.00 Sq.Mtrs.** (2152.80 Sq.Ft.) being a portion of the entire land bearing **Kh. No. 47** of **Mouza – BESA**, P.S.K. 38, situate at Manohar Gruha Nirman Sahakari Sanstha, Besa, within the limits of the Nagar Panchayat Besa-Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Mrs. Vanita W/o Vijayrao Pund, having Purchased the same by her from Manohar Gruha Nirman Sahakari Sanstha Maryadit, Nagpur by a Sale Deed Dated 15-09-2005, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-10 (Rural) in Book No. 1 at Sr. No. 5651 on even date.

(3) THAT the said Mrs. Vanita W/o Vijayrao Pund lateron transferred the aforesaid property by way of sale to Shri. Vinod S/o Umashankarsingh Thakur, by a Sale Deed Dated 20-09-2019, which is duly Registered in the office of the Sub-Registrar Nagpur-10 (Rural) in Book No. 1 at Sr. No. 10094 on 01-10-2019 .

(4) THAT in the like manner ALL THAT Piece and Parcel of land bearing Plot No. 5 out of the Layout of Manohar Gruha Nirman Sahakari Sanstha Maryadit Nagpur (Rural), containing by admeasurement **234.00 Sq.Mtrs. (2518.77 Sq.Ft.)** being a portion of the entire land bearing **Kh. No. 47** of **Mouza – BESA,** P.S.K. 38, situate at Manohar Gruha Nirman Sahakari Sanstha, Besa, within the limits of the Nagar Panchayat Besa-Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Rakesh S/o Shamrao Maidarkar, having purchased the same by him from Manohar Gruha Nirman Sahakari Sanstha Maryadit, Nagpur by a Sale Deed Dated 16-09-2005, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-10 (Rural) in Book No. 1 at Sr. No. 5690 on even date.

(5) THAT the said Shri. Rakesh S/o Shamrao Maidarkar lateron transferred the aforesaid property by way of sale to Shri. Vinod S/o Umashankarsingh Thakur, by a Sale Deed Dated 26-04-2010, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-10(Rural) in Book No. 1 at Sr. No. 2888 on 16-06-2010.

(6) THAT the aforesaid entire land comprising Kh. No. 47 of Mouza – BESA is converted for Non-Agricultural use vide Order Dated 12-5-2003 passed by the Collector, Nagpur in Revenue Case No. 174/NAP-34/2002-2003 of Mouza – BESA.

(7) THAT the Layout of the said Kh. No. 47 of Mouza – BESA is also duly Sanctioned by the Asst. Director, Town Planning, Nagpur by his order No. Besa/Survey No. 47/Akrusha/Sansanag/77, Dated 06/01/2003.

(8) THAT aforesaid Plot Nos. 3, 4 and 5 are covered under the Nagpur Metropoliton Region Development Authority Scheme of the Government of Maharastra.

(9) THAT the Release Letter regarding the aforesaid Plot No. 3 is issued by the Executive Engineer (NMRDA), vide his Release Letter No. AE/DPC/RL/931, Dated 28-06-2022. In Tracking No. 2022050447 and Layout ID No. 201311181. As per the said Regularization Letter, the area of the said Plot No. 3 is shown and declared as 200 Sq. Mtrs. Thus the area of the said Plot No. 3 is at present 200 Sq. Mtrs.

(10) THAT the Release Letter regarding the aforesaid Plot No. 4 is issued by the Executive Engineer (NMRDA), vide his Release Letter No. AE/DPC/RL/932, Dated 28-06-2022. In Tracking No. 2022050448 and Layout ID No. 201311181. As per the said Regularization Letter, the area of the said Plot No. 4 is shown and declared as 200 Sq. Mtrs. Thus the area of the said Plot No. 4 is at present 200 Sq. Mtrs.

(11) THAT the Release Letter regarding the aforesaid Plot No. 5 is issued by the Executive Engineer (NMRDA), vide his Release Letter No. AE/DPC/RL/933, Dated 28-06-2022. In Tracking No. 2022050449 and Layout ID No. 201311181. As per the said Regularization Letter, the area of the said Plot No. 5 is shown and declared as 232.28 Sq. Mtrs. Thus the area of the said Plot No. 5 is at present 232.28 Sq. Mtrs.

(12) THAT in due course of time the Plot Nos. 03, 04 and 05 are Amalgamated by the Nagpur Metropolitan Region Development Authority vide its Amalgamation Letter No. AE/DPC/RL/1029 Dated 30-09-2022. As per the said Amalgamation Letter Dated 30-09-2022 the area of the said Plot Nos. 03, 04 and 05 are shown and declared as 632.28 Sq.Mtrs.

(13) THAT by the Government of Maharashtra Order Dated 20-01-2023, the Gat Grampanchayat Besa-Beltarodi and Grampanchayat Pipla convert into Nagarpanchayat and accordingly Nagarpanchayat Besa-Pipla has sanctioned the proposed Building Plan to be constructed on this Plot of land vide Permit No. N.P.B.P./T.P.D./Con.Per./192/2023, Dated 16-05-2023.

(14) THAT the said Shri. Vinod S/o Umashankarsingh Thakur lateron transferred the aforesaid Plot Nos. 3, 4, 5, containing by total admeasurement 632.28 Sq.Mtrs, by way of sale to **M/S. NATIONAL BUILDERS AND DEVELOPERS**, by a Sale Deed Dated 26-05-2023, which is duly Registered in the Office of the Joint Sub- Registrar Nagpur 10 in Book No.1 at Sr. No. 3745 on even date and a Deed of Correction to the said Sale Deed is also Registered in the Office of the Sub-Registrar, Nagpur-10(Rural) in Book No. 1 at Sr. No. 4329 on 15-06-2023. As a result therefore the said **M/s. National Builders and Developers**, has now become an exclusive, absolute and full Owner of the aforesaid Plot Nos. 3, 4 and 5 with heritable and transferable rights therein.

(15) THAT the said **M/s. National Builders and Developers** has now decided to develop the aforesaid Plotable land bearing Plot Nos. 3, 4 and 5 containing by admeasurement **632.28** Sq. Mtrs. into Residential Estate.

(16) THAT accordingly the said **M/s. National Builders and Developers** has prepared a Plan of a Multistoreyed Building proposed to be constructed on the said land and to be known and styled as **"ROYAL PRIDE"** and the same is duly sanctioned and approved by the Administrator Nagar Panchayat Besa-Pipla, Tahsil and District - NAGPUR, vide his Building Permit No. N.P.B.P./T.P.D./Con.Per./192/2023, Dated 16-05-2023.

(17) THAT the aforesaid Owner has submitted the said entire property to the provisions of the Maharashtra Apartment Ownership Act, 1970 which is duly Registered in the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 4330 on 15-06-2023.

(18) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Joint Sub-Registrar, Nagpur by depositing a necessary fees by Challan Dated 22-06-2023 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof hold good, valid and marketable title thereto.

(19) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot Nos. 3, 4 and 5 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **"ROYAL PRIDE"** shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

(20) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

NAGPUR :
DATED : 22-06-2023

(ASHISH. M NAGPURE)
Advocate
ASHISH M. NAGPURE
Advocate