



CHALLAN
MTR Form Number-6



GRN	MH005745960202324E	BARCODE			Date	26/07/2023-13:35:08		Form ID					
Department Inspector General Of Registration					Payer Details								
Search Fee					TAX ID / TAN (If Any)								
Type of Payment Other Items					PAN No.(If Applicable)								
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name		Adv P Ranjan						
Location NAGPUR													
Year 2023-2024 From 01/01/1994 To 26/07/2023					Flat/Block No.		Jaietala Road						
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)								
					Mz Boregaon plot no 5 area 4431.42 sq mtr kh no.22/1-2 3/3 PSK 8A								
					CTS652								
					Amount In		Seven Hundred Fifty Rupees Only						
Total				750.00	Words								
Payment Details UNION BANK OF INDIA					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	02901792023072642421			519126672			
Cheque/DD No.					Bank Date	RBI Date	26/07/2023-13:37:17			Not Verified with RBI			
Name of Bank					Bank-Branch		UNION 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

Mobile No. : 9372668757

सदर चलन 'ट्विप्स ऑफ पेमेंट' मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करताच्या दस्तांसाठी लागू नाही.



Pushpalata Ranjan
Advocate

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Phone: 9372668757

pushpa.ranjan@rediffmail.com

Dated 26/7/2023

FORMAT-A

(CIRCULAR NO.- 28/2021)

To,

MAHA RERA

6&7th 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 Land bearing Plot No. 5, being portion of Kh. No. 22/1-2,3/3, P.S.K.No. 8A of Mouza- Boregaon, City Survey No. 652, Sheet No. 1/30, in Tahsil and District Nagpur (Hereinafter referred to as the "Said Plot")

I have investigated the title of the said plot on the request of M/s. Rachana Developers, A partnership firm having its office on 4th floor Lotus, WHC Road, Dharampeth, Nagpur -440010 and following documents i.e.

1) Description of the property:

All that Piece and Parcel of land bearing Plot No. 5, admeasuring about 4431.42 Sq. Mtrs.(as per NIT release letter),out of entire sanctioned layout, being portion of Kh. No. 22/1-2,3/3, P.S.K.No. 8A of Mouza- Boregaon, City Survey No. 652, Sheet No. 1/30, Plot bearing Corp. House No. 437/A/5, Ward No.62, situated at Boregaon, Tahsil & Dist.Nagpur and bounded as follows:

East : Open Space B

West : Plot No. 4

North: Existing Road

South: 12 Mtr wide road



2) The documents of allotment of plot:

- i) Deed of partition duly registered at the office of the Joint Sub Registrar -2 Nagpur in Book No.1 at Sr. No. 843 dated 31/5/1978 .
- ii) Sale Deed registered at Sr. No.899/2017 at the office of Sub registrar Nagpur 1 in favour of M/s Rachana Developers, 18/2/2017 .
- iii) Sale Deed dated 10/4/1981, duly registered in the Office of Sub -Registrar, Nagpur-2 at Sr. No. 611 in favour of Shri. Panchamurti Shikashan Santha, Itwari Nagpur .
- iv) Non-Agricultural of land in question order passed in revenue case no. 228/NAP-34/2016-17 by the Collector Nagpur. Date 17/3/2017
- v) Layout sanctioned by Asst. Director, Town Planning, Nagpur Improvement Trust, Nagpur vide letter no. ADTP/PL/4178 and Development agreement executed by NIT Nagpur, for the Development of the layout on the aforesaid land of 4.05 HR out of khasra No. 22/1, 2, 3/3 of Mouza: Boregaon, with M/S Rachana Developers dtd.4/5/2017 .
- vi) R.L. of plot No.2 vide Release letter Nagpur Improvement Trust Nagpur bearing No. E.E. (West) 5074 dated 27/7/2017
- vii) City Survey record in the name of M/S Rachana Developers, vide ferfar No. 17147 dated 5/5/2017 & ferfar no. 23339 dated 17/12/2022
- viii) Building permits dated 25/07/2023 bearing permit no. B.E. (West) Case No. 26112256/Tracking No. 202207073/167 granted sanction to the multi-storied building construction to be carried on said plot no.5.
- ix) M/s Rachana Developers, A partnership Firm, through its partner obtained NOC from the Fire Department of NMC Nagpur vide NOC letter no. FES/380/CFO dated 09/1/2023 .
- x) Airport Authority Of India vide NOC Certificate for Height Clearance dated 18/11/2022
- xi) Search Report for 30 years i.e. from 1994 till 2023

3) 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 M/s Rachana Developers, A partnership firm having its office on 4th floor Lotus, WHC Road, Dharampeth, Nagpur -440010 is clear, marketable and without any encumbrances as per the available search from the online portal.

Owners of the land

All that piece and parcel of land bearing Plot No. 5, admeasuring about 4431.42 Sq. Mtrs. (as per NIT release letter), out of entire sanctioned layout, being portion of Kh. No. 22/1-2,3/3, P.S.K. No. 8A of Mouza- Boregaon, City Survey No. 652, Sheet No. 1/30, Plot bearing Corp. House No. 437/A/5, Ward No.62, situated at Boregaon, Tahsil & Dist. Nagpur.

M/s Rachana Developers, A partnership firm through its partner Mr. Shishir Shankarrao Diote, Nilima w/o Shishir Diote and Raunak s/o Shishir Diote by virtue of Sale Deed registered at Sr. No.899/2017 at the office of Sub registrar Nagpur 1 in favour of M/s Rachana Developers 18/2/2017



(4) Qualifying comments/remarks if any-

The Title of M/s Rachana Developers a partnership Firm Through its partner 1) Mr.Shishir Shankarrao Diote 2) Mrs.NilimaShishirDiole and 3) Mr.RaunakShishirDiole on the said land is good,valid ,marketable and saleble.

3) The report reflecting the flow of the title of M/s Rachana Developers a partnership Firm the on the said land is enclosed herewith as annexure.

Date 26/7/2023

Encl: Annexure

Advocate Pushpalata Banjan



Annexure

FLOW OF THE TITLE OF THE SAID LAND

1) Property card as on date of application for registration:

The name of M/s Rachana Developers a partnership firm after becoming the owner of the above plot No.5, duly mutated its name in the records of rights such as City Survey vide ferfar No. dated in respect of property comprising All that Piece and Parcel of land bearing Plot No. 5, admeasuring about 4431.42 Sq. Mtrs.(as per NIT released area),out of entire sanctioned layout, being portion of Kh. No. 22/1-2,3/3, P.S.K.No. 8A of Mouza-Boregaon, City Survey No. 652, Sheet No. 1/30, Plot bearing Corp. House No. 437/A/5, Ward No.62, situated at Boregaon, Tahsil & Dist.Nagpur

2) Mutation entry

The property card issued by City survey Department, Nagpur reveals that vide mutation entry no./ ferfar No. 17147dated 5/5/2017 & ferfar no. 23339 dated 17/12/2022the name of M/s Rachana Developers a partnership firm is recorder as owner of the said property.

3) Search report for 30 years from 1994 till 2023 taken from Sub-Registrar office at Nagpur

1. The above property is out of all those piece and parcels of Agricultural lands bearing Khasra no. 22/1,22/2 and 22/3 having an area of 7.14 HR ,5.99 HR and 4.04 Hr respectively, thus total area of 17.17 Hr ,rental Rs.20/- yearly, held in occupancy class-2 rights of Mouza- Boregaon, P.S.K. 8A including all other easymentry rights appurtenant and belonging thereto, situated at Boregaon, Nagpur City, within the limit of Nagpur Municipal Corporation /Nagpur Improvement trust, Nagpur city in Tahsil and District Nagpur, originally belong to Sri. Marotrao Krishanrao Dumre and he was the recorded owner of the said property as per Jamabandi Records for the year 1954-55.
2. That the above said Sri. Marotrao Krishanrao Dumre left for heavenly abode on 7/6/1977 and consequent upon his demise, his aforesaid entire property devolved upon his widow Smt. Janabai Marotrao Dumre, only son Shri. Manohar Marotrao Dumre and two married daughters namely i. Mrs. Anusayabai @Malti Manohar Bujade and ii. Mrs. Shakuntala @Rekha Gajanan Gajapure jointly by way of intestate succession, being only legal heirs of the deceased.
3. The aforesaid legal heirs Smt. Janabai Marotrao Dumre, Shri. Manohar Marotrao Dumre, Mrs. Anusayabai@Malti Manohar Bujade and Mrs. Shakuntala @Rekha Gajanan Gajapure, later on by a Deed of partition dated 31/5/1978, partitioned their



immovable properties including the above property, left by late Sri. Marotrao Krishanrao Dumre, in between them and in terms of which the aforesaid property comprising Khasra no. 22/1,22/2 and 22/3 having an area of 7.14 HR ,5.99 HR and 4.04 Hr respectively, thus total area of 17.17 Hr of Mouza- Boregaon, of Tahsil and District Nagpur was allotted to the exclusive share of Shri. Manohar Marotrao Dumre and his son Ramkrishan Manohar Dumre jointly absolutely forever with heritable and transferable rights therein and the said Partition Deed is duly registered at the office of the Joint Sub Registrar -2 Nagpur in Book No.1 at Sr. No. 843 on even date. That out of the lands of Kh.No. 22/1,22/2,22/3, the land of Kh.No. 22/2 was independently admeasuring 5.99 H.R. i.e. 14.80 Acre.

4. That the said Shri. Manohar Marotrao Dumre and Sri. Ramkrishan Mahonar Dumre , lateron in their term sold out the land admeasuring 4.00 Hr i.e. 10 Acre comprising the southern portion of the entire land bearing Khasra No. 22/2 having an area of 5.92 HR by way of Sale to the Shri Panchmurti Shikshan Sanstha Nagpur, vide Sale Deed, duly registered in the Office of Sub -Registrar, Nagpur-2 at Sr. No. 611 on dt. 10/4/1981. As a result therefore the said Shri Panchmurti Shikshan Sanstha Nagpur, has become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records as also on 7/12 abstract(as per Khasra No. 22/1,2,3/3).
5. That the said owner Shri Panchmurti Shikshan Sanstha Nagpur through its authorised trusty i.e. President , Secretary and Joint Secretary in its term sold out the land admeasuring 2.43 Hr i.e. 6.00 Acre on Northern portion out of the entire land owned by said society out of Khasra No. 22/1, 2 ,3/3 admeasuring total Area of 4.00 or 4.05 Hr to present owner/Developer M/S Ranchana Developers, a Partnership Firm through its partner vide Sale Deed duly registered in the Office of Sub Registrar Nagpur-1 at Sr.No. 899/2017 on dated 18/2/2017.
6. That the said Shri Panchmurti Shikshan Sanstha Nagpur is a Public Trust registered under The Bombay Public Trust Act 1950, vide Public Trust Registration No. F-742(N) and therefore for selling the above trust land, permission from the Charity Commissioner office, was required and the same has been obtained from Joint Charity Commissioner, Nagpur, vide its order Dtd. 14/2/2017, passed in Application No. 98/2016, regarding the permission of Sale of the above land out of Khasra No. 22/1,2,3/3 in favour of highest bidder M/s Rachna Developers, a Partnership firm through its Partner. Similarly Trust society vide its resolution dated 15/2/2017 resolve in respect of Sale of khasra No.22/1,2,3/3 part admeasuring 2.43 Hr and authorised its particular trustee i.e. President, Secretary, Joint Secretary there for.
7. That for the aforesaid land Occupancy Class-I status has been obtained Vide Sub - Divisional Officer(Nagpur City) order under Revenue Case bearing No. 12/LND-18/2015-16 Dated 17/6/2016.
8. That the said entire land of Khasra No. 22/1-2-3/3 of Mouza Boregaon Nagpur admeasuring 4.05HR purchased by M/S Ranchana Developers, a Partnership Firm



through its partner, has been converted for Non-Agricultural use for residential purpose by order dated 17/3/2017, passed in revenue case no. 228/NAP-34/2016-17 by the Collector Nagpur. As per the said order, which is passed in accordance with the Town Planning Department of NIT Nagpur's order dated 3/2/2017 covers potable area admeasuring 17192.36 Sq. Mtrs.

9. The layout on the said property has been sanctioned by Asst. Director, Town Planning, Nagpur Improvement Trust, Nagpur vide letter no. ADTP/PL/4178 dated 4/5/2017 and the terms and conditions of the sanction are duly written down in Development agreement dated 4/5/2017 executed by NIT Nagpur, for the Development of the layout on the aforesaid land of 4.05 HR out of khasra No. 22/1, 2, 3/3 of Mouza: Boregaon, with the layout owner M/S Ranchana Developers, a Partnership Firm through its partner.
10. That the Plot No. 5, admeasuring about 4431.42 Sq. Mtrs., subject of this title search which is carved out of the above sanctioned layout,. And this plot has been released along with other plots by Nagpur Improvement Trust Nagpur vide revised Release letter Nagpur improvement Trust Nagpur bearing No. E.E. (West) 2276 dated 11/11/2022.
11. That the said Plot No.5 owner M/s Rachana Developers, A partnership Firm, through its partner, after becoming the owner of the above plot No.5,duly mutated its name in the records of rights such as City Survey vide ferfar No. 17147dated 5/5/2017 & ferfar no. 23339 dated 17/12/2022and on records of NMC Nagpur and tax is paid by the land owner M/s Rachana Developers, A partnership Firm, through its partner upto 31/3/2023.
12. That the said Plot owner M/s Rachana Developers, A partnership Firm, through its partner has applied to Nagpur Improvement Trust Nagpur for grant of sanction to the building plan for the scheme construction on the said plot No.5, admeasuring 4431.42 Sq. Mtrs. And the Nagpur Improvement Trust Nagpur vide its building permits and map dated 25/07/2023 bearing permit no. B.E. (West) Case No. 26112256/Tracking No. 202207073/167granted sanction to the multi-storied building construction to be carried on said plot no.5.
13. The necessary permission for carrying out building construction on the above land has been obtained by Plot owner M/s Rachana Developers, A partnership Firm, through its partner from the Fire Department of NMC Nagpur vide NOC dated 09/1/2023 letter no. FES/380/CFO. Similarly permission for carrying out building construction on the above land has been obtained by Plot owner M/s Rachana Developers, A partnership Firm, through its partner from Airport Authority Of India vide NOC Certificate for Height Clearance dtd. 18/11/2022.
14. For the verification of title the following documents relating to said property are provided to us.
 - i. Original of Sale Deed of M/S Ranchana Developers, a Partnership Firm through its partner vide Sale Deed duly registered in the Office of Sub Registrar Nagpur-1 at Sr.No. 899/2017 on dated 18/2/2017



- ii. Certified Copy of Partition Deed is duly registered at the office of the Joint Sub Registrar -2 Nagpur in Book No.1 at Sr. No. 843 dated 31/5/1978
- iii. Original of Sale Deed of Shri Panchmurti Shikshan Sanstha Nagpur, duly registered in the Office of Sub -Registrar, Nagpur-2 at Sr. No. 611 on dt. 10/4/1981.
- iv. Photocopy of Order of Joint Charity Commissioner, Nagpur, Dtd. 14/2/2017, passed in Application No. 98/2016, regarding the permission of Sale of the above land out of Khasra No. 22/1,2,3/3 in favour of highest bidder M/s Rachna Developers, a Partnership firm through its Partner.
- v. Photocopy of Trust resolution dated 15/2/2017
- vi. Certified copy of Sub -Divisional Officer(Nagpur City) order under Revenue Case bearing No. 12/LND-18/2015-16 Dated 17/6/2016.
- vii. Original of Non-Agricultural use for residential purpose by order dated 17/3/2017, passed in revenue case no. 228/NAP-34/2016-17 by the Collector Nagpur.
- viii. Original of layout sanctioned by Asst. Director, Town Planning, Nagpur Improvement Trust, Nagpur vide letter no. ADTP/PL/4178 dated 4/5/2017 and Development agreement dated 4/5/2017 executed by NIT Nagpur.
- ix. Original of revised Release letter Nagpur Improvement Trust Nagpur bearing No. E.E. (West) 2276 dated 11/11/2022.
- x. Digital Copy of City Survey record vide ferfar No. 17147 dated 5/5/2017 & ferfar no. 23339 dated 17/12/2022.
- xi. NMC tax receipt paid by the land owner M/s Rachana Developers, A partnership Firm, through its partner upto 31/3/2023.
- xii. Original of Nagpur Improvement Trust Nagpur sanctioned building permits and map dated 25/07/2023 bearing permit no. B.E. (West) Case No. 26112256/Tracking No. 202207073/167.
- xiii. Original NOC of Fire Department of NMC Nagpur NOC dated 09/1/2023 letter no. FES/380/CFO.
- iv. Original of Airport Authority Of India vide NOC Certificate for Height Clearance dtd. 18/11/2022.

15. In view of verification done by me I submit that the documents of title referred to are valid evidence of Right, title. That the indenture referred above have been executed and registered as per law and proper stamp duty, registration fees has been paid thereon. The said property appears to be free from all kind of encumbrances such as mortgage, sale, gift, etc.

- i. It is further necessary to obtain an affidavit from the aforesaid land owner that he has not executed any unregistered Deed or Document whereby his ownership rights are affected, diluted or a third party interest is created.
- ii. That I have taken online search in respect of aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 652 Mouza Borgaon for the period of 30 years i.e. from 1994 to 2023 by depositing necessary search fees online vide GRN No. MH005745960202324E Dated 26/7/2023. The receipt of the same is enclosed herewith.



4) Any other relevant Title: We observed that the said land is freehold property

5) Litigation if any: During online search we did not come across any entry of Lispendence recorded relating to the aforesaid property

Nagpur

Date: 26/7/2023

Advocate Puspojita Ranjan

