CHALLAN

MTR Form Number-6

GRN	MH004681506202324E	BARCODE		Date	04/07/2023-14:50:27	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	HGN_HINGNA SUB REGISTRAR			Full Name	Adv Kumar Meghani		
Location	NAGPUR						
Year	2023-2024 One Time			Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE		750.00		Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)	Search for 15 years of mouza hingna plot no 1 and 2		
Total		750.00		Amount In Words	Seven Hundred Fifty Rupees Only		
Payment Details	UNION BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02901792023070408036	518591720
Cheque/DD No.				Bank Date	RBI Date	04/07/2023-14:51:21	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 : Mobile No. : 9730758216

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.

Kumar S. Meghani
ADVOCATE
B. A., LLB.
Plot No. 49, Kukreja Nagar,
Jaripatka, NAGPUR-14

Print Date 04-07-2023 02:51:38

KUMAR MEGHANI
ADVOCATE
PLOT NO 49, KUKREJA NAGAR,
JARIPATKA, NAGPUR – 440014.
M. 9730758216

Date : 04/07/2023

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

ALL THAT piece and parcel of Land Bearing Plot No. 1 & 2, admeasuring 907.50 Sq.Mtrs. each & both the plots of land jointly & collectively Total admeasuring 1815 Sq.Mtrs. (19536.66 Sq.Ft.), being a portion of the entire land bearing Survey/Khasra No. 224 & 382 of Mouza - Hingna, P. H. No. 49, having Nagar Panchayat House / Malmatta No. 3104/1, 2, 3, 4 (out of), situated at - Kanholibara Road, within the Limits of Nagar Panchayat - Hingna, Teh. Hingna and Dist. Nagpur

I have investigated the title of the said plots on the request of M/s Sundershilp Buildcon through its partners : Mrs. Shakuntala Pyarelalji Pardhi, Dr. Mrs. Rupali Ajay Pardhi, Miss. Pratima Bhaskar Turkar all residents of Hingna and following documents i.e:-

Description of the property.

ALL THAT piece and parcel of Land Bearing Plot No. 1 & 2, admeasuring 907.50 Sq.Mtrs. each & both the plots of land jointly & collectively Total admeasuring 1815 Sq.Mtrs. (19536.66 Sq.Ft.), being a portion of the entire land bearing Survey/Khasra No. 224 & 382 of Mouza - Hingna, P. H. No. 49, having Nagar Panchayat House / Malmatta No. 3104/1, 2, 3, 4 (out of), situated at - Kanholibara Road, within the Limits of Nagar Panchayat - Hingna, Teh. Hingna and Dist. Nagpur

1) The documents of allotment of plot.

i. Sale Deed
ii. Property card

Kumar S. Meghani
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Plot No. 49, Kukreja Nagar,
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2) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I have verified the relevant records of Sub- Registrar, Nagpur and inspected the relevant deeds, documents produced before me. There appeared to be no Lien, charge, interest or any registered encumbrance over this property as referred above. I am of the opinion there is no litigation is pending in respect of Plot No. 1 & 2 in any court or before any authority.

That the title of

i. M/s Sundershilp Buildcon through partners : Mrs. Shakuntala Pyarelalji Pardhi, Dr. Mrs. Rupali Ajay Pardhi, Miss. Pratima Bhaskar Turkar for Plot No. 1 & 2 is clear, Marketable and without any encumbrances.

Owners of the Land

M/s Sundershilp Buildcon through partners: Mrs. Shakuntala Pyarelalji Pardhi, Dr. Mrs. Rupali Ajay Pardhi, Miss. Pratima Bhaskar Turkar for Plot No.1 & 2

The report reflecting the flow of the title of

M/s Sundershilp Buildcon through partners: Mrs. Shakuntala Pyarelalji Pardhi, Dr. Mrs. Rupali Ajay Pardhi, Miss. Pratima Bhaskar Turkar for Plot No.1 & 2 is enclosed herewith as annexure.

REMARKS:
ENCL : ANNEXURE

Kumar S. Meghani
ADVOCATE
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KUMAR MEGHANI
ADVOCATE
PLOT NO 49, KUKREJA NAGAR,
JARIPATKA, NAGPUR – 440014.
M. 9730758216

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

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract / PR Card as on date of application for Registration.

2) Property card

3) Search report for 30 years Taken from Sub-Registrar-office at Hingna Vide Receipt vide **GRN No.MH004681506202324E**

NARRATION ON FLOW OF TITLE:

Initially, above said Plot No. 1 purchased by Mr. Pramod Kajodimal Agrawal from Gopalrao Pandurangji Dhawad, Mrs. Vandana Gopalrao Dhawad, Mrs. Indira Namdeorao Padole & Mr. Namdeorao Bhaiyyaji Padole, by virtue of registered Sale Deed, Dtd. 16/09/2006, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 4867/2006.

Later on, above said Plot No. 1 purchased by Mr. Pravin Parasram Kanhole from Mr. Pramod Kajodimal Agrawal, by virtue of registered Sale Deed, Dtd. 27/01/2012, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 402/2012.

Later on, above said Plot No. 1 purchased by M/s. KGN Builders Pvt. Ltd. through its Authorized Director - Mr. Afzal Abubakar Mittha from Mr. Pravin Parasram Kanhole, by virtue of registered Sale Deed, Dtd. 26/06/2013, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 2963/2013.

Kumar S. Meghani
ADVOCATE
B. A., LLB.
Plot No. 49, Kukreja Nagar,
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Initially, above said Plot No. 2 along with Plot No. 3 & 4 jointly purchased by Mr. Pramod Kajodimal Agrawal from Mr. Gopalrao Pandurangji Dhawad, Mrs. Vandana Gopalrao Dhawad, Mrs. Indira Namdeorao Padole & Mr. Namdeorao Bhaiyyaji Padole, by virtue of registered Sale Deed, Dtd. 16/09/2006, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 4866/2006.

Later on, above said Plot No. 2 along with Plot No. 3 & 4 jointly purchased by Mr. Rakesh Jaysingh Hiranwar (Patel) & Mr. Kishor Udalsingh Gour, from Mr. Pramod Kajodimal Agrawal, by virtue of registered Sale Deed, Dtd. 21/02/2012, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 706/2012.

Later on, above said Plot No. 2 along with Plot No. 3 & 4 jointly purchased by M/s. KGN Builders Pvt. Ltd. through its Authorized Director Mr. Afzal Abubakar Mittha from Mr. Rakesh Jaysingh Hiranwar (Patel) & Mr. Kishor Udalsingh Gour, by virtue of registered Sale Deed, Dtd. 18/06/2013, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 2825/2013.

Lateron, above said Plot No. 1 & 2 along with Plot No. 3 & 4 jointly purchased by Dr. Mr. Ajay Pyarelalji Pardhi, Mr. Anil Prakash Sarda & Mr. Sarang Dnyaneshwar Nighot from M/s. KGN Builders Pvt. Ltd. through its Authorized Director - Mr. Afzal Abubakar Mittha, by virtue of Sale Deed, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 3412/2021 on 07/04/2021.

Lateron, above said Plot No. 1 & 2 jointly purchased by the M/S Sundership Buildcon from Dr. Mr. Ajay Pyarelalji Pardhi, Mr. Anil Prakash Sarda & Mr. Sarang Dnyaneshwar Nighot, by virtue of registered Sale Deed, Dtd. 29/07/2022, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 4622/2022, as a result the above said owner have now became the full & and absolute owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated their name in the relevant records. AND.

Kumar S. Meghani
ADVOCATE
B. A., L. B.
Plot No. 49, Kukreja Nagar,
Jaripatka, NAGPUR-14

That, the above said land bearing Survey/Khasra No. 224 & 382 of Mouza - Hingna converted into Non-Agricultural Use by the Order passed by the Hon'ble Collector, vide Revenue Case No. 427/NAP-34/2005-2006.

That, the layout plan of the said Survey / Khasara is Regularized by the Chief Nagar Panchayat, Hingna, as per the Regularization of Unauthorized Construction / Plot Layout Permit for Regularization of Unauthorized Construction of the House/ Plot / Layout as per Maharashtra Gunthewari Developments (Regulation, Up-gradation and Control) Act, 2001 and Nagar Panchayat, Hingna Municipal Council Resolution No. 12, Dt. 08.02.2016. SUSHIL No. BHANKHEDA,GPUR-18

That, the Previous Vendor - M/s. KGN Builders Pvt. Ltd, through its Authorized Director - Mr. Afzal Abubakar Mittha had given an application to Nagar Panchayat, Hingna for issuance of Regularization Letter. Hence, Nagar Panchayat, Hingna issued Regularization Letter in the name of said Previous Vendors its Permit No. uim@cka/k@2060@19&20 on 03/08/2019.

That, for cogent reasons and good causes the **M/s Sundership Buildcon** has decided to develop the said land into a "RESIDENTIAL-CUM-COMMERCIAL ESTATE" by constructing a Multistoried building thereon, as per sanctioned plan issued by the Office of the Hon'ble Chief Officer, Nagar Panchayat, Hingna vide its Letter Building Permit No. auf - 9800/2022, Dtd. 30/08/2022.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Date:04/07/2023

ADVOCATE

(KUMAR MEGHANI)

KUMAR S. MEGHANI ADVOCATE Reg. No. MAH/3746/2015 NAGPUR-14

Kumar S. Meghani
ADVOCATE
B. A., LLB.
Plot No. 49, Kukreja Nagar,
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