



CHALLAN
MTR Form Number-6



GRN MH007611804202324E		BARCODE [Barcode]		Date 04/09/2023-12:40:57	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 PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name	Amiet Jain		
Location PUNE							
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				
DEFACED ₹550.00 DEFACED				Remarks (If Any)			
			Amount In	Seven Hundred Fifty Rupees Only			
Total		750.00	Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572023090461532	IK0CKXEFN8
Cheque/DD No.				Bank Date	RBI Date	04/09/2023-12:24:41	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 : 693438916

Mobile No. : 8381033335

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 नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0003957886202324	04/09/2023-12:45:26	IGR002	550.00
Total Defacement Amount					550.00



A. S. BAND (JAIN)

ADVOCATE



OFFICE : -

Flat No. 06, Building no. 04,
Priyadarshini Colony, behind RTO,
Amravati Road, Nagpur – 440001.
Mobile: - 8381033335.

amit4mj@gmail.com

FORMAT- A

To,
MahaRERA,
Headquarter,
Mumbai (Maharashtra).

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Plot No. 4 and 5, City Survey No. 11 and Sheet No. 14, Situated at GOKUL/JORAS HOUSING SOCIETY, NAGPUR, Tahsil and District – NAGPUR. (hereinafter referred as the said plots" ").

1) I have investigated the title of the said plot on the request of **SHRI. MAHENDRA S/o RISHABHCHAND JAIN**, Aged 56 Years, Occupation – Service, Resident of 20, Jain Kuti, Red Cross Road, Gandhi Chowk, Sadar, Nagpur-440001, Tahsil and District – NAGPUR, **Proprietor of M/s LEO INFRATECH COMPANY**, the Owner and following documents i.e' :-

1) Description of the property: -

ALL THAT Piece and Parcel of land bearing Plot No. 4 and 5 out of the sanctioned layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, containing by admeasurement 1140.83 Sq. Mtrs being a portion of the entire land bearing, Kh Nos. 71/1, 73/2, 76/1, 77, 78/1, 81 and 82 of Mouza – BORGAON, within the limits of the Nagpur Municipal Corporation Ward No. 62, in Tahsil and District – NAGPUR and bounded as under :-



ON THE EAST	-	OPEN SPACE & NALLA.
ON THE WEST	-	PLOT NO. 9 AND 10.
ON THE NORTH	-	ROAD.
ON THE SOUTH	-	ROAD.
ON THE SOUTH	-	PLOT NO. 24.

2) The documents of allotment of plot: -

Akhiv Patrika, Regularization Letter, Sale Deed, Layout Map, Nagpur Municipal Corporation Tax Receipt.

3) Akhiv Patrika issued by City Survey Department, Nagpur, Dated 13-12-2022, Mutation entry no 23229.

4) Search report for 30 years from 1994 till 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 i.e **SHRI. MAHENDRA S/o RISHABHCHAND JAIN**, Aged 56 Years, Occupation – Service, Resident of 20, Jain Kuti, Red Cross Road, Gandhi Chowk, Sadar, Nagpur-440001, Tahsil and District – NAGPUR, **Proprietor of M/s LEO INFRATECH COMPANY** is clear, marketable and without any encumbrances.

Owners of the land

- a. Shri. Suman Banwarilalji Jejani purchased the same by him from the aforesaid Society by a Sale Deed Dated 14-05-1990, which is duly registered in the office of Sub-Registrar Nagpur, in Addl Book No. 1, Volume No. 1678 on Pages 96 to 97, at Serial No. 6379 (P) on even date, City Survey Mutation No. 3160 Dated 26-02-2007.
- b. Shri. Sumit Banwarilalji Jejani lateron transferred the said Plot to Shri Sandeep Vimal Kumar Agrawal hereinabovenamed by way of Sale Deed Dated 21-09-2002 which is duly Registered in the office of Sub-Registrar Nagpur-4, in Book No. 1 and at Serial No. 4627 on even date, City Survey Mutation No. 3161 Dated 26-02-2007.
- c. Shri Sandeep Vimal Kumar Agrawal lateron transferred the said Plots to Pamela Kanoria hereinabovenamed by way of Sale Deed Dated 28-02-2007 which is duly Registered in the office of Sub-Registrar Nagpur-3, in Book No. 1 and at Serial No. 1047 on even date, City Survey Mutation No. 3210 Dated 07-04-2007.
- d. Pamela Kanoria lateron transferred the said Plot to the Mahendra Rishabhchand Jain by way of Sale Deed Dated 27-09-2022 which is



duly Registered in the office of Sub-Registrar Nagpur- 1 in Book No. 1
and at Serial No. 8260 on even date, City Survey Mutation No. 23229
Dated 03-12-2022.

3/- The Report reflecting the flow of the title of the Owner on the said land is
enclosed herewith as annexure.

Encl : Annexure.

NAGPUR

DATED : 04-09-2023.



A. S. Band
Advocate

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FORMAT – A

Annexure

FLOW OF THE TITLE OF THE SAID LAND.

(1) That ALL THAT Piece and Parcel of land bearing Plot No. 4 and 5 out of the sanctioned layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, containing by admeasurement 1140.83 Sq. Mtrs being a portion of the entire land bearing, Kh Nos. 71/1, 73/2, 76/1, 77, 78/1, 81 and 82 of Mouza – BORGAON, within the limits of the Nagpur Municipal Corporation Ward No. 62, in Tahsil and District – NAGPUR, originally belonged to Shri. Sumat Banwarilalji Jejani purchased the same by him from the aforesaid Society by a Sale Deed Dated 14-05-1990, which is duly registered in the office of Sub-Registrar Nagpur, in Addl Book No. 1, Volume No. 1678 on Pages 96 to 97, at Serial No. 6379 (P) on even date.

(2) That the aforesaid Plot Nos. 4 and 5 are covered under the Scheme of 1900 Layouts of the Nagpur Municipal Corporation, Nagpur.

(3) That lateron the said Plot Nos. 4 and 5 is Regularized by the Nagpur Improvement Trust, Nagpur. As per the Regularization Letter the area of the said Plot No. 4 and 5 is now 987.1520 Sq.Mtrs instead of 1140.83 Sq.Mtrs as declared by the Nagpur Improvement Trust by Regularization Letter Dated 10-08-2006 bearing Permit No. BR/NB/1000/3201.

(4) That Shri. Sumit Banwarilalji Jejani lateron transferred the said Plot to Shri Sandeep Vimal Kumar Agrawal hereinabovenamed by way of Sale Deed Dated 21-09-2002 which is duly Registered in the office of Sub-Registrar Nagpur-4, in Book No. 1 and at Serial No. 4627 on even date; AND

(5) That Pamela Kanoria lateron transferred the said Plot to Mahendra Rishabhchand Jain Prop of M/s Leo Infratech Co. by way of Sale Deed Dated 27-09-2022 which is duly Registered in the office of Sub-Registrar Nagpur- 1 in Book No. 1 and at Serial No. 8260 on even date. As a result therefore Mahendra Rishabhchand Jain Prop of M/s Leo Infratech Co. 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 his name in all the relevant records.



(6) That the present Owner hereinabovenamed desires to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartment therein.

(7) That the said Onwer has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plot of land and to be known and styled as "LEO GALAXY - V" and the same is duly sanctioned by the Building Engineer West of Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E(WEST)/Case - No. 15415411/Tracking No. 2023011135/64 Dated 25-08-2023.

(8) That for the purpose of giving clear title over the Apartment chosen by the Purchaser and each of the other buyers in the said building, the Vendor has executed a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970, which is duly Registered in the Office of the Sub-Registrar Nagpur - 1 in Book No. 1 at Sr. No. 9706 on 28-08-2023.

(9) That I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owners thereof holds good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 1994 to 2023 is deposited in the Office of the Sub-Registrar, Nagpur vide Challan No. MH007611804202324E Dated 04-09-2023.

(10) That naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 4 and 5 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "LEO GALAXY - V" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owners.

(11) 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 : 04-09-2023.



A. S. Band

Advocate