CHALLAN
MTR Form Number-6

GRN	MH008655057202324E	BARCODE		Date	26/09/2023-22:21:31	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 SARANG D NIGHOT SEARCH FOR 30 YEARS OF MZ MAHURZHARI KH NO 180 TO 183		
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)			
				Amount In Words	Seven Hundred Fifty Rupees Only		
Total		750.00					
Payment Details	BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02202292023092705114	157251717
Cheque/DD No.				Bank Date	RBI Date	26/09/2023-22:21:31	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9422829960

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.

Print Date 26-09-2023 10:22:15

SARANG D. NIGHOT
Advocate

Office at – Behind Gajanan Maharaj Mandir,
Lakdapul, Mahal, Nagpur – 440032.
Communication – 0712-2764222, 9422829960

FORMAT – A
(Circular No. 28/2021)

To
MahaRera
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block, Bandra-Kurla Complex,
Bandra (East), Mumbai – 400 051.
MahaRera
Administrative Building No. 1,
Civil Lines, Nagpur – 440 001.

LEGAL TITLE REPORT

Sub : Title Clearance with respect to all those piece and parcel of Non-Agricultural land bearing Survey / Khasra Nos. 180/1, 180/3, 181/1, 181/3, 182/1 & 183/1 of **Mouza – Mahurzari,** P.H.No. 4, containing by total admeasuring of 11.02 H.R. (as per 7/12 Extract), held in Occupancy Class-I Right, togetherwith a layout proposed to be carved out on the said consisting various plots of different sized therein, situated within the limits of Village – Mahurzari, Teh. Nagpur Rural, Dist. Nagpur. (Hereinafter to be called as **"Said Plot/Property"**.)

I have investigated the title of the said layout on the request of **Mr. Rajendra Gargishankar Mishra (PAN – ABAPM 6343 D, UID No. 8129 2903 2739, Mobile No. 94 221 03872) (Director of M/s. Crush-N-Cut Stones Pvt. Ltd. Nagpur *AND* M/s. Crush-N-Cut Stones Pvt. Ltd. Nagpur (PAN – AAHCC 4435 D) through its Director - Mr. Rajendra Gargishankar Mishra),** R/o. Gargi Niketan, Near Shaktidham Ram Mandir, Nayapura, Prem Nagar Road, Shanti Nagar, Nagpur – 440 002. (hereinafter called as the **OWNER**), I am submitting my Title Verification Report on the basis of search taken by me by depositing of Rs. 750/- vide Receipt GRN – MH008655057202324E, dated 26/09/2023 in the office of the Jt. Sub-Registrar, Nagpur Rural for the search of last 30 years (1994 to 2023) record in respect of following property.

DESCRIPTION OF PROPERTY

ALL THOSE, piece and parcel of Non-Agricultural Land bearing –

Sr.No.	Survey No.	Area H.R.	Rent ₹	Occupancy Right	A/c. No.
1	180/1 (New) 215 (Old)	2.96	3.50/-	Class – I	447
2	180/3 (New) 215 (Old)	0.18	0.20/-	Class – I	451
3	181/1 (New) 214 (Old)	2.50	2.90/-	Class – I	451
4	181/3 (New) 214 (Old)	0.04	0.05/-	Class – I	451
5	182/1 (New) 213 (Old)	2.38	2.75/-	Class – I	451
6	183/1 (New) 212 (Old)	2.96	3.45/-	Class – I	451
Total Land		11.02 H.R. as per 7/12 Extract			

togetherwith a layout proposed to be carved out on the said consisting various plots (**Plot Nos. 1 to 255,** Containing by total area of 255 numbers of plot **66691.86 Sq.Mtrs.**) of different sized therein, Situated at **Village / Mouza – Mahurzari**, P.H.No. 4, within the limits of Grampanchayat – Mahurzari in Tehsil – Nagpur Rural & District - Nagpur together with all other easemenatary rights appurtenant and belongings thereto and the entire land jointly and collectively bounded as under :-

As per Layout Map

On The East	:	Survey No. 179
On The West	:	Survey No. 185
On The North	:	Survey No. 10 & 49
On The South	:	12.00 Mtr. Service Road and thereafter 60.00 Mtrs. wide National Highway / Road.

Share full.

LIST OF DOCUMENTS REFERRED OR FURNISHING PRIMA FACIE OPINION :

That, I have gone through the various documents submitted by the said owner, i.e. 7/12 Extracts, Sale Deeds, NMRDA Sanctioned Letter, N.A. Order, Layout Map, Development Agreement executed by Nagpur Metropolitan Region Development Authority and said owner on 30/05/2023, etc. and also verified the day books from the office of Jt. Sub-Registrar, Nagpur Rural for the Years 1994 to 2023.

BRIEF HISTORY OF OWNERSHIP / TRACING OF TITLE :

Whereas, By virtue of the records available in the revenue office and the documents placed before me by the above named owner, it is seen that originally the entire land of Survey No. 173, admeasuring 27.91 Acre was owned and possessed by Mr. Ganesh Ramaji Ghate.

That said Mr. Ganesh Ramji Ghate was having 3 sons and 3 daughters. As per the Adhikar Abhilekh, Late Mr. Ganesh Ramaji Ghate during his lifetime partitioned the above land amongst himself and his sons in the year 1981. As per the said partition/family settlement the portion of land admeasuring: 6.96 Acres out of entire land bearing khasra No. 173, total admeasuring: 27.91 Acres came in share of Late Mr. Gnesh Ramaji Ghate. To the portion of land came in the share of Late Mr. Ganesh Ghate new Survey No. 173/1, has given and accordingly new 7/12 extract of land Survey No. 173/1, admeasuring: 6.96 Acres was prepared in the name of Late Mr. Ganesh Ramaji Ghate. The remaining land was equally distributed to the 3 sons of Late Mr. Ganesh Ramaji Ghate in the following manner:

Land admeasuring : 6.98 Acre was in the share of Mr. Vijay Ganesh Ghate and to the above land Survey No. 173/2 has given,

Land admeasuring: 6.98 Acre (2.83 HR) was in the share of Mr. Chandrakant Ganesh Ghate and new Survey No. 173/3 given to the above land.

Land admeasuring 6.98 Acre was came in the share of Mr. Suresh Ganesh Ghate and new Survey No. 173/4 has given to this land.

The above partition/settlement has been acted upon and accordingly the mutation has been affected. As per the said partition 7/12 extracts have been prepared separately in the names of late Mr. Ganesh Ghate and his above 3 sons.

Thereafter, aforesaid Mr. Ganesh Ramaji Ghate left for heavenly abode on 17/01/1995 and consequent upon his death/demise his aforesaid Khasara / Survey No. 173/1 (old) 183/1 (New), admeasuring 6.97 Acre devolved upon his Widow, his above named 3 sons and his 3 daughters jointly by way of intestate succession, being the only surviving legal heirs of the deceased and the names of legal heirs of late Mr. Ganesh Ghate was also mutated in revenue record in the year 1997.

Thereafter, the land bearing Khasra / Survey No. 212 (Old) 183/1 (New) purchased by the Crush-N-Cut Stones Pvt. Ltd. Nagpur through its Director - Mr. Rajendra Gargishankar Mishra (owner) from the legal heirs of late Mr. Ganesh Ghate i.e. 1) Mr. Vijay Ganesh Ghate, 2) Mr. Chandrakant Ganesh Ghate, 3) Mr. Suresh Ganesh Ghate, 4) Mrs. Lata Rajesh Yadav, 5) Miss. Nirmala Ganesh Ghate, 6) Miss. Nanda Ganesh Ghate and 7) Smt. Sumanbai Ganesh Ghate, by virtue of registered Sale Deed dtd. 30/12/2000, which is duly registered before the Jt. Registrar, Nagpur Rural in Addnl. Book No. 1, Volume No. 929 on Page No. 68 to 74 at Sr.No. 2996 (P) having Doc.No. 2881 (P).

Thereafter, the land bearing Khasra / Survey No. 213 (Old) 182/1 (New) purchased by the Crush-N-Cut Stones Pvt. Ltd., Nagpur through its Director - Mr. Rajendra Gargishankar Mishra (owner) from Mr. Chandrakant Ganesh Ghate, by virtue of registered Sale Deed dtd. 30/12/2000, which is duly registered before the Jt. Registrar, Nagpur Rural in Addnl. Book No. 1, Volume No. 929 on Page No. 63 to 67 at Sr.No. 2995 (P) having Doc.No. 2880 (P).

Thereafter, the land bearing Khasra / Survey No. 214 (Old) 181/1, 181/3 (New) purchased by the Mr. Rajendra Gargishankar Mishra (Director of M/s. Crush-N-Cut Stones Pvt. Ltd., Nagpur) (owner) from Mr. Vijay Ganesh Ghate, by virtue of registered Sale Deed dtd. 31/12/2002, which is duly registered before the Jt. Registrar, Nagpur Rural No. 10 in Book No. 1 at Sr.No. 7269/2002.

Thereafter, the land bearing Khasra / Survey No. 215 (Old) 180/1, 180/3 (New) purchased by the Mr. Rajendra Gargishankar Mishra (Director of M/s. Crush-N-Cut Stones Pvt. Ltd., Nagpur) (owner) from Mr. Suresh Ganesh Ghate, by virtue of registered Sale Deed dtd. 31/12/2002, which is duly registered before the Jt. Registrar, Nagpur Rural No. 10 in Book No. 1 at Sr.No. 7270/2002.

As a result, the above said owner has/have now became the sole, full & an absolute owner/s of the aforesaid entire property with heritable and transferable rights therein by way of abovementioned Sale Deeds and the same is also accordingly mutated his name in the relevant records of Government.

Thereafter in the year 2007 the government has acquired the 0.82 H.R. land out of the total land adm. 11.84 H.R. as per abovementioned Sale Deeds for constructing of ring road. Hence, the total land available 11.02 H.R. on actual site.

That, the abovesaid Survey/Khasra/Agricultural Land converted into Non-Agricultural Use for Residential Purpose by the Order passed by the Hon'ble Tehsildar, Nagpur (Rural) on 31/03/2023 vide **Revenue Case No. 128/N.A.P.-34/2022-2023 of Mouza – Mahurzari, P.H.No. 04.**

Thereafter, the said owner and Nagpur Metropolitan Region Development Authority have executed a Development Agreement on 30/05/20233 regarding the land bearing Survey / Khasra No. 180/1, 180/3, 181/1, 181/3, 182/1, 183/1 of Mouza – Mahurzari, Teh. Nagpur Rural, Dist. Nagpur on the terms and conditions mentioned therein.

Lateron, the Executive Engineer-1, Nagpur Metropolitan Region Development Authority, Nagpur has sanctioned a residential layout plan / land, sub-division for land bearing Survey / Khasra No. 180/1, 180/3, 181/1, 181/3, 182/1, 183/1 of Mouza – Mahurzari, Teh. Nagpur Rural, Dist. Nagpur under section 45 of MRTP Act, 1966 vide Letter No. E.E. /NMRDA /DP/Agree/916, dtd. 30/05/2023 in relation to the use of abovesaid Agricultural Land for Residential Purpose and layout.

That, the said owner has carved a residential layout in the said property bearing Survey / Khasra No. 180/1, 180/3, 181/1, 181/3, 182/1, 183/1 of Mouza – Mahurzari, Teh. Nagpur Rural, Dist. Nagpur and the said layout consist total 255 Plot/s.

COMMENTS ON TITLE :

On perusal of above documents, it is clear that, the above said owner / developer hold clear and marketable title to the said property/land.

APPROVED PLAN FOR RESIDENTIAL USAGE :

As per the Approved Plan, Dtd. 30/05/2023, the said layout are residential in nature and hence the said plots/layout can be use for the purpose of Residential Use.

ELECTRICITY, WATER, SEWAGE CONNECTION, COMMON AREA, FACILITIES & BYE-LAWS :

There is Electric Power Connection, water & sewage/Chamber connection to be available in the said premises and also the owner has right to use common area and facilities available in the said premises subject to bye-laws / terms & conditions are accepted and will be complied with.

STATUS ON TAX DUES :

All Tax dues have been paid to the Concern Authority upto date.

ENCUMBRANCES AND LIEN :

After examining all the relevant document relating to said property/land, I have an opinion that, the Present Owner are the joint, full & an absolute owners of the abovesaid property mentioned in Schedule here-in-above and I found that, the abovementioned premises is not mortgaged, charged or any lien neither created nor encumbered in any manner whatsoever.

I am satisfied from the same and that, the property in question is free from all types of encumbrances and hence the present Owner having good, clear and marketable title.

LITIGATION :

I have examined that, there is no existing litigation in respect of the said premises.

CONCLUSION / RECOMMENDATION :

1) This is a free hold property.

2) That, the said Mr. Rajendra Gargishankar Mishra (Director of M/s. Crush-N-Cut Stones Pvt. Ltd. *AND* M/s. Crush-N-Cut Stones Pvt. Ltd. through its Director - Mr. Rajendra Gargishankar Mishra) are the absolute owners of the said property.

3) For to concerning authorities to take necessary affidavit in respect of no encumbrances, charge, lien & mortgage over the said property and the said owners did not executed any Token Agreement, Agreement to Sell, Possession Letter and any other deed/s, document/s in favour of the said Plot No. 1 to 255 or said entire property or it's portion.

4) Regularization Letter

5) RERA / MahaRera Registration Certificate

6) Final NOC for Sale of the Reserved Plots

Thanking You.

Place : Nagpur
Dated : 30/09/2023

(SARANG D. NIGHOT)
Advocate