CHALLAN

MTR Form Number-6

GRN	MH009156891202324E	BARCODE		Date	07/10/2023-18:36:50	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	NGP5_JT NAGPUR NO 5 SUB REGISTRAR	Full Name	DWIVEDI AND KHEDKAR ADVOCATES
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	SHRINIWAS
		Premises/Building	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	750.00	Road/Street	WARDHAMAN NAGAR SQ CENTRAL AVENUE
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	SEARCH PLOT NO 231 CTS NO 1751 WARD NO 6 SITABURDI TEMPLE BAZAR ROAD NAGUR ALTAIR
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023100799929	CKY2548467
Cheque/DD No.		Bank Date	RBI Date	07/10/2023-18:24:37	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. : 9373103103

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.

VISHAL G DWIVEDI NAGPUR ADVOCATE

Print Date 07-10-2023 06:37:51

S. S. Dwivedi B.A., L.L.B.
S.M. Khedkar B.com., L.L.B.
V. G. Dwivedi B.com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date :.....

FORMAT - A
(Circular No. 28/2021)

To
MahaRERA
6 & 7 TH 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 building known as "ALTAIR", to be erected on ALL THAT piece and parcel of Malik Makbuza land admeasuring 3318.49 Sq. Mtrs. (35719 Sq. Ft.) bearing City Survey Number 1751, Sheet No. 60 of MOUZA: SITABULDI, having Corporation House No. 214, Ward No. 6, (old House No. 231, Ward No. 40) situated at Temple Bazar Road, Civil Lines, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur (here-in-after referred as the said Project "ALTAIR")

I/We have investigated the title of the said land on the request of SRI BHAGIRATH REALITY PRIVATE LIMITED a Company incorporated under the provisions of the Companies Act, 1956 / 2013 having CIN U45100MH1951PTC010577 and having registered office at Sarvodaya Cloth Market, Gandhibagh, Nagpur – 440002 and following documents i.e. :-

VISHAL G DWIVEDI NAGPUR ADVOCATE

01. Description of the property.

ALL THAT piece and parcel of Malik Makbuza land admeasuring 3318.49 Sq. Mtrs. (35719 Sq. Ft.) bearing City Survey Number 1751, Sheet No. 60 of MOUZA: SITABULDI, having Corporation House No. 214, Ward No. 6, (old House No. 231, Ward No. 40) situated at Temple Bazar Road, Civil Lines, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur.

02. Title documents for allotment of Unit.

(i) Sale Deed dt. 09.05.1953 registered with the Sub Registrar Nagpur at Book No. Add.1, Volume No. 196, at pages 79 to 85, Serial No. 398 dt. 09.05.1953 executed by Shri Janak S Ramdas, Shri Raghubir S Ramdas, Vijay S. Ramdas and Smt. Prabhavati S. Ramdas in favour of Madhya Pradesh Merchants Chamber Of Commerce Private Limited.

(ii) new Certificate of Incorporation issued by Registrar of Companies RoC – Mumbai dt. 10.06.2022 certifying the change of name of the Company from Madhya Pradesh Merchants Chamber Of Commerce Private Limited to Sri Bhagirath Reality Private Limited.

(iii) Building Plans sanctioned by the Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur vide Building Permit No. NMO/B/2023/APL/01683 dt. 23.06.2023.

(iv) Deed of Declaration dt. 04.10.2023 u/s 2 of the Maharashtra Apartment Ownership Act, 1970 registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 5871 dt. 04.10.2023 of building known as Altair.

03. Property Card issued by City Survey Department Nagpur, vide Mutation dt. 28.02.2023 vide Ferfar No. 12150.

04. Search report for more than 30 years from 1982 till 2022.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of SRI BHAGIRATH REALITY PRIVATE LIMITED, having registered Office at having registered office at Sarvodaya Cloth Market, Gandhibagh, Nagpur – 440002 is good, valid, clear.

VISHAL G DWIVEDI NAGPUR ADVOCATE

Description of Property	Owner
ALL THAT piece and parcel of Malik Makbuza land admeasuring 3318.49 Sq. Mtrs. (35719 Sq. Ft.) bearing City Survey Number 1751, Sheet No. 60 of MOUZA: SITABULDI, having Corporation House No. 214, Ward No. 6, (old House No. 231, Ward No. 40) situated at Temple Bazar Road, Civil Lines, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur and proposed building known as "ALTAIR"	SRI BHAGIRATH REALITY PRIVATE LIMITED having registered office at Sarvodaya Cloth Market, Gandhibagh, Nagpur – 440002

Qualifying comments/ remarks if any

The Title of SRI BHAGIRATH REALITY PRIVATE LIMITED on the said land is good, valid, marketable, Clear and salable for the prospective buyers of the Apartments.

03. The report reflecting the flow of the title of SRI BHAGIRATH REALITY PRIVATE LIMITED on the said land is enclosed herewith as Annexure.

Litigation if Any : N.A.

Encl : Annexure
Date: 07.10.2023

Adv. Vishal G. Dwivedi

VISHAL G DWIVEDI NAGPUR ADVOCATE