

**FORMAT-A**

**(Circular No.28/2021)**

To,

MAHA RERA

**LEGAL TITLE REPORT**

**Subject:** Title clearance certificate with respect Plot No 210/4 , Plot No 210/5, Khasra No 2-3/1, 2, 3/4, City Survey No. 1, Sheet No. 463/13 of Mouza -Chikbill (Deo) in Tehsil Nagpur and District Nagpur.

I have investigated the title of the land on the request of K.M.C Realtor, a Partnership Firm acting through its partner Altaf Mohhamed @ Mohammad Altaf Mohammad Farooq.

**1. Description of the Immoveable property: -**

ALL THAT piece and parcel of land comprising of Plot No 210/4 admeasuring 1255 526 Sq.Mtrs and Plot No 210/5 admeasuring 1293.686 Sq Mtrs having total area 2549.210 Sq.Mtrs (as per amalgamation letter) out of Khasra No 2-3/1, 2, 3/4 bearing City Survey No. 1, Sheet No. 463/13 of Mouza -Chikhli (Deo), corresponding to municipal corporation house No. 1749/210/4 & 1749/210/5, UPIN 0420200157 & UPIN 0420200163 respectively ward No. 42. situated at HB Nagar, Near Shanti Nagar, within the limits of Nagpur Municipal Corporation. Tahsil & District Nagpur and bounded as under:-

TO THE EAST : PLOT NO. 210/3

TO THE WEST : ROAD

TO THE NORTH : ROAD

TO THE SOUTH : ROAD

**2. Title deeds in original/photo copy seen By me:**

1. **Original** Deed of Declaration on 29/08/2023 bearing Sr.No 9755 regd at SRO Nagpur 1.
2. **Original** Sale Deed duly registered in the office of the Sub-Registrar, Nagpur-6 Dearing serial/registration No. 1287/2021 dated 10/02/2021.
3. **Original** Sale Deed duly registered in the office of the Sub-Registrar. Nagpur 6. bearing serial No 4186/2020 dated 04/12/2020.
4. **Original** Amalgamation Order
5. **Original** Sanctioned building plan and permit
6. **Copy** of Akhiv Patrika
7. **Copy** of Tax Receipt.

### **3. Search in Sub Registrar's office**

Sub registrar Nagpur city 1, Nagpur.

I have inspected the records maintained by the Sub Registrar Nagpur City 1 Vide E Pay challan no. MH007579022202324E dated 02.09.2023 at Nagpur.

#### **Search and investigation.**

That, The said Plot No 210/4 originally belonged Shri Ishwar Natthuji Rokade and others being recorded owner thereof .

That the said plot no 210/4 purchased by K.M.C Realtor from Shri Ishwar Natthuji Rokade and others as per Sale Deed duly registered in the office of the Sub-Registrar, Nagpur-6 Dearing serial/registration No. 1287/2021 dated 10/02/2021.

That, The said Plot No 210/5 originally belonged Shri Ishwar Natthuji Rokade and others being recorded owner thereof

That the said plot No 210/5 was purchased by K.M.C Realtor from Shri Ishwar Natthuji Rokade and others as per Sale Deed duly registered in the office of the Sub-Registrar. Nagpur 6. bearing serial No 4186/2020 dated 04/12/2020,

That the name of K.M.C Realtor is duly mutated in city survey, NMC records as owner.

That the said plot No. 210/04 & 210/05 has been clubbed/amalgamated by Nagpur Municipal Corporation as per amalgamation letter No. Amalgamation/59 Dated 27/09/2021

That the plan for construction over said plot has been duly sanctioned by NMC vide Building Permit No. 11/BP/Chikhli(deo)/TP/NMC/2826 dated 08/08/2023.

That the said scheme has been submitted to the provisions of Maharashtra Apartment Ownership Act 1970 by executing a Deed of Declaration on 29/08/2023 bearing Sr.No 9755 regd at SRO Nagpur 1.

That the said Multistoreyed Building to be known and styled as " VIDHAYAM RESIDENCY " as per present sanctioned building plan, will consist of basement, Ground, first, second and third. All the floors are capable of individual utilization on account of having their own exit to common areas and facilities of the Building and all the Apartments are for residential use only. The basement floor and ground floor (excluding structure) is meant for common parking and other amenities while first to third floors it comprises units/apartments/tenements/block etc.. The Ground Floor of the building comprising of 15 shop/blocks . The First Floor of the building comprising of 24 tenements/apartments. The Second Floor of the building comprising of 11 Flats/Apartments. The Third Floor of the building comprising of 7 Flats/Apartments. Total 57 units in said project as particularly mentioned in Deed of declaration.

The Link in the Title chain has been established and has been found to be correct and tallying with the records of the sub registrars.

In view of the above I am of the opinion that above said K.M.C Realtor, a Partnership Firm acting through its partner Altaf Mohhamed @ Mohammad Altaf Mohammad Farooq possess a good valid, clear and perfect marketable title over the said Property.

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 K.M.C Realtor, a Partnership Firm acting through its partner Altaf Mohhamed @ Mohammad Altaf Mohammad Farooq is clear, Marketable and without any encumbrances.

#### **Owners of the land**

ALL THAT piece and parcel of land comprising of Plot No 210/4 admeasuring 1255.526 Sq.Mtrs and Plot No 210/5 admeasuring 1293.686 Sq Mtrs having total area 2549.210 Sq.Mtrs (as per amalgamation letter) out of Khasra No 2-3/1, 2, 3/4 bearing City Survey No. 1, Sheet No. 463/13 of Mouza -Chikhli (Deo), corresponding to municipal corporation house No. 1749/210/4 & 1749/210/5, UPIN 0420200157 & UPIN 0420200163 respectively ward No. 42. situated at HB Nagar, Near Shanti Nagar, within the limits of Nagpur Municipal Corporation. Tahsil & District Nagpur Is K.M.C Realtor, a Partnership Firm acting through its partner Altaf Mohhamed @ Mohammad Altaf Mohammad Farooq. The report reflecting the flow of the title of the K.M.C Realtor, a Partnership Firm acting through its partner Altaf Mohhamed @ Mohammad Altaf Mohammad Farooq on the said Land is Enclosed herewith as Annexure

Place Nagpur

Date: 02.09.2023

Yours Faithfully

  
Shashank G. Chaubey  
Advocate

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(Circular No.28/2021)

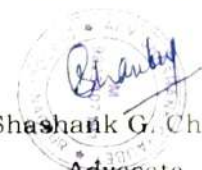
**FLOW OF THE TITLE OF THE SAID LAND**

1. **Copy** of Deed of Declaration on 29/08/2023 bearing Sr.No 9755 regd at SRO Nagpur 1.
2. **Copy** of Sale Deed duly registered in the office of the Sub-Registrar, Nagpur-6 Dearing serial/registration No. 1287/2021 dated 10/02/2021.
3. **Copy** of Sale Deed duly registered in the office of the Sub-Registrar, Nagpur 6. Bearing serial No 4186/2020 dated 04/12/2020.
4. **Copy** of Amalgamation Order
5. **Copy** of Sanctioned building plan and permit
6. **Copy** of Akhiv Patrika
7. **Copy** of Tax Receipt.

Place Nagpur

Yours Faithfully

Date: 02.09.2023

  
Shashank G. Chaubey  
Advocate



CHALLAN  
MTR Form Number-6



|                                     |                                         |               |        |                                                                      |                                 |                          |  |                       |  |
|-------------------------------------|-----------------------------------------|---------------|--------|----------------------------------------------------------------------|---------------------------------|--------------------------|--|-----------------------|--|
| GRN                                 | MH007579022202324E                      | BARCODE       |        |                                                                      | Date                            | 02/09/2023 18:05:10      |  | Form ID               |  |
| Department                          | Inspector General Of Registration       |               |        |                                                                      | Payer Details                   |                          |  |                       |  |
| Type of Payment                     | Search Fee<br>Other Items               |               |        |                                                                      | TAX ID / TAN (If Any)           |                          |  |                       |  |
|                                     |                                         |               |        |                                                                      | PAN No (If Applicable)          |                          |  |                       |  |
| Office Name                         | NGP1 HQR SUB REGISTRAR NAGPUR 1         |               |        |                                                                      | Full Name                       | Adv Shashank Chaubey     |  |                       |  |
| Location                            | NAGPUR                                  |               |        |                                                                      |                                 |                          |  |                       |  |
| Year                                | 2023-2024 From 02/09/1993 To 02/09/2023 |               |        |                                                                      | 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)                                                     |                                 |                          |  |                       |  |
|                                     |                                         |               |        | Amal Plot Non210/4 and 210/5 Kh No 2-3/1 2-3/4 bearing CS No 1 Mouza |                                 |                          |  |                       |  |
|                                     |                                         |               |        | Chikhli Deo Nagpur                                                   |                                 |                          |  |                       |  |
|                                     |                                         |               |        | 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.                        | 02901792023090299685     |  | 519825131             |  |
| Cheque/DD No                        |                                         |               |        | Bank Date                                                            | RBI Date                        | 02/09/2023-18:06:15      |  | 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 9823407191

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 कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.