



CHALLAN
MTR Form Number-6



GRN	MH01055294020324E	BARCODE			Date	03/11/2023-15:33:22	Form ID
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		SANDEEP ANANT SHASTRI	
Location PUNE				Flat/Block No.			
Year 2023-2024 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street			
0030072201 SEARCH FEE			450.00	Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In		Four Hundred Fifty Rupees Only	
Total			450.00	Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332023110317582	2836702230
Cheque/DD No.				Bank Date	RBI Date	03/11/2023-15:34:22	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : 87145877

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9850361454

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.



Other Receipt

273/0

इतर पावती

Original/Duplicate

Friday, 03 November 2023 6:15 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10787 दिनांक: 03/11/2023

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: हगन-0-2023

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. संदिप अनंत शास्त्री

वर्णन मूल्यांकन अर्ज क्र. 1512/2023 मोजा -सुकळी गुपचुप ख.क्र. 97 सन 1994 ते 2005 एकूण 12 वर्ष

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

HGN

1); देयकाचा प्रकार: eChallan रक्कम: रु. 300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010562431202324E दिनांक: 03/11/2023

वैकीचे नाव व पत्ता:

ह दुय्यम निबंधक, वग-२

हिंगणा



SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : shastriassociates@gmail.com

FORM A

To
Maha RERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

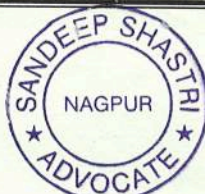
LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / Gut **No. 97 of MOUZA – SUKALI (GUPCHUP), P.S.K. 45**, having an area of **0.87 Hectare**, Rental Rs. 4.75 Yearly, held in Occupancy Class-1 Rights, Khate No. 827 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Sukali (Gupchup), Pin Code No. 441110, in Tahsil – Hingna and District – NAGPUR.

1} I have investigated the title of the said land on the request of **SHRI. MAHENDRA S/o MANOHAR SARDA**, Aged about 48 Years, Occupation – Agriculturist & Business, Income Tax PAN AFCPS4644H, Aadhar Unique Identity No. 709032421946 and Cell No. 9823017221, Resident of Flat No. 301, Le-Prestige Apartment, Plot No. 105-1/06, Farmland, Ramdaspath, Nagpur-440010, Tahsil and District – NAGPUR and following documents i.e.:-

- i) Description of the property.
ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / Gut **No. 97 of MOUZA – SUKALI (GUPCHUP), P.S.K. 45**, having an area of **0.87 Hectare**, held in Occupancy Class-1 Rights, Khate No. 827 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Sukali (Gupchup), Pin Code No. 441110, in Tahsil – Hingna and District – NAGPUR.
- ii) The Document of Ownership of Khasra/Survey No. 97
 - (a) 7/12 Extracts issued by Talathi, Hingna.
 - (b) Sale Deed of Survey No. 97, dated 15-02-2023, Registration No. HGN/1211/2023.
- iii) Search report for 30 year from 1994 Till November 2023

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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 Owners/Promoter is clear, marketable and without any encumbrances.

Owner of the land:

Land being ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / Gut No. 97 of MOUZA – SUKALI (GUPCHUP), P.S.K. 45, having an area of 0.87 Hectare, held in Occupancy Class-1 Rights, Khate No. 827 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Sukali (Gupchup), Pin Code No. 441110, in Tahsil – Hingna and District – NAGPUR.	Shri. Mahendra Manohar Sarda
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Qualifying comments/ remarks if any

The Titles of **Shri. Mahendra Manohar Sarda** on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **Shri. Mahendra Manohar Sarda** on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 07-11-2023



(SANDEEP SHASTRI)
Advocate

ANNEXURE
FLOW OF THE TITLE OF THE SAID LANDS.

- 1} Property Card (7/12 Extract) issued by Talathi, Mondha as on date of application for registration –

The name of **Shri. Mahendra Manohar Sarda** is recorded in the Property Card (7/12 Extract) issued by Talathi, Sukali (Gupchup) Tahsil Hingna in respect of the property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / Gut No. 97 of **MOUZA – SUKALI (GUPCHUP), P.S.K. 45**, having an area of **0.87 Hectare**, held in Occupancy Class-1 Rights, Khate No. 827 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Sukali (Gupchup), Pin Code No. 441110, in Tahsil – Hingna and District – NAGPUR.

- 2} Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Sukali (Gupchup), Tahsil Hingna of Survey/Khasra No. 97 reveal that vide Mutation / Ferfar Entry No. 1526 dated 19-05-2023 the name of **Shri. Mahendra Manohar Sarda** is recorded as owner of the said land.

- 3} Search report for 30 years from 1994 to 2023 Taken from data available on the website of Registration Department /relevant documents provided to us.

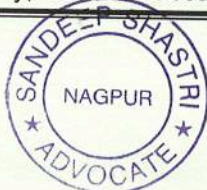
(i) THAT the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 52/4 (Old) of MOUZA – SUKALI (GUPCHUP), P.S.K. 45, having an area of 0.87 Hectare, Rental Rs. 4.75 Yearly, held in Occupancy Class-2 Rights, Khate No. 13 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Sukali (Gupchup), in Tahsil and District – NAGPUR, Originally belonged to Shri. Gadiram Abhiman Mendhe and Smt. Lahanabai Abhiman Mendhe as recorded Owners thereof having acquired the same by way of Partition held amongst himself and (i) Shri Dasharathji Abhiman Mendhe, (ii) Shri Kachruji Abhiman Mendhe, (iii) Smt. Lahanabai Abhiman Mendhe and same is accordingly recorded in the Revenue Record vide Ferfar Entry No. 17 Dated 31-05-1979.

(ii) THAT during the course of time Resurvey of the said Mouza - SUKALI (GUPCHUP) conducted, the land held by aforesaid Co-owners Shri. Gadiram Abhiman Mendhe and Smt. Lahanabai Abhiman Mendhe bearing Survey / Khasra / Gut No. 52/4 (Old) of MOUZA – SUKALI (GUPCHUP), P.S.K. 45, having an area of 0.87 Hectare, Rental Rs. 4.75 Yearly, held in Occupancy Class-1 Rights, Khate No. 13 is now identified as Survey / Khasra / Gut No. 102 thereafter 97 of MOUZA – SUKALI (GUPCHUP), P.S.K. 45, having an area of 0.87 Hectare, Rental Rs. 4.75 Yearly, held in Occupancy Class-2 Rights, Khate No. 14.

(iii) THAT the aforesaid Smt. Lahanabai Abhiman Mendhe left for her heavenly abode on 18-07-1981 and Shri. Gadiram Abhiman Mendhe left for his heavenly abode on 27-01-2006, consequent upon their demise their aforesaid property devolved upon (i) Shri. Arun Gadiramji Mendhe, (ii) Mrs. Mangala Deochand Shrirame, (iii) Mrs. Savita Dnyaniwant Raut, (iv) Ku. Sunita Gadiram Mendhe, (v) Smt. Shobhabai Gadiram Mendhe and (vi) Ku. Punam Gadiram Mendhe being only heirs of the deceased and same is accordingly recorded in the in the Revenue Record vide Ferfar Entry No. 488 Dated 19-09-2006.

(iv) THAT during the course of time aforesaid land bearing Survey / Khasra / Gut No. 102 thereafter 97 of MOUZA – SUKALI (GUPCHUP), P.S.K. 45, having an area of 0.87 Hectare, Rental Rs. 4.75 Yearly, held in Occupancy Class-2 Rights, Khate No. 14 is

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converted from Occupancy Class-2 Rights (Bhumidhari Rights) to Class-1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Sub Divisional Officer, Nagpur vide its Order passed in the Revenue Case No. 218/LND-18/2006-07 dated 12-12-2006 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 499 dated 08-01-2007.

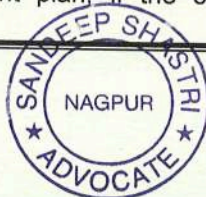
(v) THAT the aforesaid (i) Shri. Arun Gadiramji Mendhe, (ii) Mrs. Mangala Deochand Shrirame, (iii) Mrs. Savita Dnyaniwant Raut, (iv) Ku. Sunita Gadiram Mendhe, (v) Smt. Shobhabai Gadiram Mendhe jointly later on in their turn transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 97 of MOUZA – SUKALI (GUPCHUP), P.S.K. 45, having an area of 0.87 Hectare, Rental Rs. 4.75 Yearly, held in Occupancy Class-1 Rights, Khate No. 14 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Sukali (Gupchup), in Tahsil – Hingna and District – NAGPUR, by way of Sale to Shri. Jageshwar Pandurang Zalke, by a Sale Deed dated 12-07-2007, which is registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/4261/2007 on 16-07-2007 and said Sale Deed is consented by the one of the Co-owner Ku. Punam Gadiram Mendhe in the capacity of the Consensor called therein and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 649 dated 12-09-2008.

(vi) THAT the aforesaid the then Owner Shri. Jageshwar Pandurang Zalke later on transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 97 of MOUZA – SUKALI (GUPCHUP), P.S.K. 45, having an area of 0.87 Hectare, Rental Rs. 4.75 Yearly, held in Occupancy Class-1 Rights, Khate No. 14 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Sukali (Gupchup), in Tahsil – Hingna and District – NAGPUR, by way of Sale Shri. Mahendra Manohar Sarda, by a Sale Deed Dated 15-02-2023, which is registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/1211/2023 on even date. As a result therefore the aforesaid **Shri. Mahendra Manohar Sarda** has now become an exclusive, absolute and full Owner of the property bearing Survey/Khasra/Gut No. 97 having an area of 0.87 Hectare, Rental Rs. 4.75 Yearly, Khate No. 827 with heritable and transferable rights therein and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 1526 dated 19-05-2023.

(vii) THAT the said **Shri. Mahendra Manohar Sarda** later on decided to develop the said property bearing Survey/Khasra/Gut No. 97 of MOUZA – SUKALI (GUPCHUP) into RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein and to be known and styled as “**AGI COLONY**”.

(viii) THAT the aforesaid **Shri. Mahendra Manohar Sarda** later on carved out Residential Layout on his aforesaid property bearing Survey/Khasra/Gut No. 97 admeasuring 0.87 Hectares i.e. 8700 Sq. Mtrs. and on the perusal of application of the aforesaid Owner for demarcation purpose, the layout plan of the same is tentatively sanctioned by the Executive Engineer-1, Nagpur Metropolitan Regional Development Authority, Nagpur vide its letter No. E.E./N.M.R.D.A./8758 dated 28-08-2023 upon the several terms and conditions contained therein and recommended to the Tahsildar, Hingna for permission of Non Agricultural (Residential) order.

(ix) THAT in pursuance of Government Notification Dated 05-01-2017, the State Government has included Section 42B & 42K by amending Section 42 and 42A of the Maharashtra Land Revenue Code, 1996 wherein provision has been made for Deemed Conversion for non agricultural use of land as per the use shown in the final development plan. And use of any land included in such area, in form of allotment, reservation or instruction in such development plan, if the conversion tax, non agricultural levy and



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payment of nazarana or premium or other government dues where applicable as provided in Section (2), will be deemed to have been converted and no separate permission under Section 42 or Section 44 will be required for use which is permitted under such development plan. Thus as per Order Dated 11-09-2023 passed by the Tahsildar, Hingna in Revenue Case No. 06/N.A.P.-34/Prastu-1/2023-2024 has levied Non Agricultural Cess/Tax on land bearing Survey No. 97 containing by admeasurements 8692.540 Sq. Mtrs. (i.e. 0.8692540 Hectare) of land out of the total land admeasuring 8700 Sq. Mtrs.

(x) THAT for the purpose of development of the said land the aforesaid **Shri. Mahendra Manohar Sarda** has prepared a layout on the said land bearing Survey/Khasra/Gut No. 97 having an area of 0.87 Hectare of the land by carving out various Plots of different sizes therein and entered into an Agreement of Development with Nagpur Metropolitan Region Development Authority on 31-10-2023 upon several terms and conditions contained therein. The said layout Plan is finally sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Regional Development Authority, Nagpur vide its letter No. E.E./NMRDA/DPC/Agree/1426 Dated 31-10-2023 upon the several terms and conditions contained therein.

(xi) THAT, for the purpose of Verification of Title, the following documents relating to the property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / Gut **No. 97** of **MOUZA – SUKALI (GUPCHUP), P.S.K. 45**, having an area of **0.87 Hectare**, held in Occupancy Class-1 Rights, Khate No. 827 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Sukali (Gupchup), Pin Code No. 441110, in Tahsil – Hingna and District – NAGPUR were provided to us :-

- a) Copy of 7/12 Extracts issued by Talathi, Mondha, Hingna.
- b) Copy of Adhikar Abhilekh Panji.
- c) Copy of Ferfar Panji Nos. 488 Dated 19-09-2006; 499 dated 08-01-2007; 649 dated 12-09-2008 and 1526 dated 19-05-2023.
- d) Copy of Sale Deed of Survey No. 97, dated 12-07-2007, bearing Registration Serial No. HGN/4261/2007 on 16-07-2007
- e) Copy of Sale Deed of Survey No. 97, dated 15-02-2023, bearing Registration No. HGN/1211/2023.
- f) Copy of Final Layout Map & Sanctioned Letter of Executive Engineer, Nagpur Metropolitan Regional Development Authority, Nagpur vide its letter No. E.E./NMRDA/DPC/Agree/1426 Dated 31-10-2023.
- g) Copy of Non Agricultural Tax Assessment Order of the Tahsildar, Hingna vide its Order Dated 11-09-2023 passed in the Revenue Case No. 06/N.A.P.-34/Prastu-1/2023-2024.
- h) Copy of Development Agreement vide its letter No. E.E./NMRDA/DPC/Agree/1426 Dated 31-10-2023

(xii) THAT, all the aforesaid documents produced before us are photocopies of certified copies. It is necessary to verify Original copies in the custody of aforesaid present land Owner/the aforesaid Developer/Promoter.

(xiii) THAT links in the title history of last 30 (Thirty) years of chain of title have been established. All the transactions which have taken place at Hingna have been verified from the relevant records of the Sub-Registrar and Revenue Department. We have taken search of records of Sub-Registrar's Office from inspection Book No. (I) and day books, which were kept and maintained by the office and made available to us.



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(xiv) While searching the records, it was found that some record was mutilated and torn form, some was incomplete and disorganized, lot of jurisdictional changes have taken place during different periods in Sub-Registrar Office. It is also informed that recent Indexes are not sorted out and compiled Mouzawise, some indexes are even yet not printed out at the Sub-Registrar Office at Hingna.

(xv) In alternative only entry of the registration of the documents can be verified from the Token register/day book. As per procedure adopted in the office of the Sub-Registrar only name of the Purchaser is noted and the name of Vendor and details of property are not noted in the Token Register/Day book. In Nagpur District Encumbrance Certificate is not issued by the Sub-Registrar offices. In view of abovementioned reasons, unavailable records, concurrent jurisdiction of the Sub-Registrar Office.

(xvi) THAT, we have verified all the relevant index entries from on line search available on the website of Registration Department for the period of last 30 (Thirty) Years (i.e. for 1994 to 2023) by depositing necessary Search Fees in the Office of Joint District Registrar, Pune Urban vide GRN No. MH010552940202324E of which Receipt No. 1113159715 Dated 03-11-2023 for the period 2006 to 2023 and in the Office of the Joint Sub Registrar, Hingna vide GRN No. MH010562431202324E Receipt No. 10787 Dated 03-11-2023 for the period 1994 to 2005, only those made available out of the torn and disarrange index and found that no adverse entries are recorded in respect of the aforesaid properties. The Original Search fees Receipts are enclosed herewith.

(xvii) THAT, in view of the searches made by us and subject to compliances stated herein below, the aforesaid **Shri. Mahendra Manohar Sarda**, is Owner of the property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / Gut No. 97 of **MOUZA – SUKALI (GUPCHUP), P.S.K. 45**, having an area of **0.87 Hectare**, held in Occupancy Class-1 Rights, Khate No. 827 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Sukali (Gupchup), in Tahsil – Hingna and District – NAGPUR.

(xviii) The said Owner has absolute rights to develop/sale its aforesaid property in accordance with provisions of prevailing Development Control Rules. The prospective Buyers of various individual Plot of land out of the aforesaid project shall thereafter acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed subject to observation made herein under and fulfilling following modalities:-

- i) The present Owner/Promoter shall comply with the provisions applicable in accordance with the prevailing Development Control Rules and all the developmental activities to abide with and/or to be made subject to directions of the Local Body Planning Authority.
- ii) The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The aforesaid project is new project and the provisions of the said Act, Rules and Regulation thereof are applicable to the said Project thus the Registration is to be sought from the said Authority on getting aforesaid various approvals from the Competent Authorities empowered on that behalf.

(xix) THAT in view of getting clarity as regards non execution of any unregistered documents/mentioning no transaction of any kind has taken place in respect of the aforesaid



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properties or plots of land out of the proposed layout at any of the Sub-Registrar Offices or any other place till this date, an affidavit from the present owner namely **Shri. Mahendra Manohar Sarda** be obtained.

(xx) THAT, it is needless to mention here that on obtaining such Sale Deed, the prospective buyers can very well mortgage his/her/their property/plot of land to any Bank/Financial Institution by way of scrutiny for the repayment of such loan, if any advanced to him/her/them.

4} Any other relevant Title.

We observed that the said land is Freehold property.

5} Litigations if any.

During our online search we did not come across any entry of lispendence recorded relating to aforesaid property.

Hence this Title Verification Report.

NAGPUR.
DATE : 07-11-2023



A handwritten signature in purple ink, consisting of a stylized 'S' followed by a horizontal line and a small flourish.

(SANDEEP SHASTRI)
ADVOCATE