CHALLAN

MTR Form Number-6

GRN	MH010854441202324E	BARCODE		Date	09/11/2023-15:03:37	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. Premises/Building**	SHRINIWAS CENTRAL AVENUE
Account Head Details	**Amount In Rs.**	**Road/Street**	WARDHAMAN NAGAR SQ
0030072201 SEARCH FEE	750.00	**Area/Locality Town/City/District**	NAGPUR
		PIN	4 4 0 0 0 8
		Remarks (If Any)	NIT PLOT NO 636 KH NO 71 MZ CHIKHALI DEO CTS NO 413 WARD NO 22 NAGPUR CITY HAPPY HOMES
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023110981525	CKY6029600
Cheque/DD No.		Bank Date	RBI Date	09/11/2023-15:24:04	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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 09-11-2023 03:04:39

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 : 09-11-2023

FORMAT – A

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 "HAPPY HOMES", to be erected on ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Plot bearing No. 636, admeasuring about 1080.00 Sq. Mtrs. (11625.00 Sq.Ft.), in Eastern Industrial Area Street Scheme of N.I.T., in Kh. No. 71 of Mauza : CHIKHALI (DEO) bearing City Survey No. 413, Sheet No. 78, 71 and 72 bearing Municipal House No. 1252/636, Ward No. 22, situated at Chikhali, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil : Nagpur (City), District : Nagpur, (here-in-after referred as the said Project "HAPPY HOMES")

DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR M/S

I/We have investigated the title of the said land on the request of **M/S SADHURAM AND SONS** {PAN : AAZFS5546E}, a Partnership concern having registered Office at Jain House, 56, East Wardhaman Nagar, Nagpur - 440008 and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Plot bearing No. 636, admeasuring about 1080.00 Sq. Mtrs. (11625.00 Sq.Ft.), in Eastern Industrial Area Street Scheme of N.I.T., in Kh. No. 71 of Mauza : CHIKHALI (DEO) bearing City Survey No. 413, Sheet No. 78, 71 and 72 bearing Municipal House No. 1252/636, Ward No. 22, situated at Chikhali, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil : Nagpur (City), District : Nagpur and the said plot is bounded as under

ON THE NORTH	:	30.00 MTRS. ROAD
ON THE EAST	:	PLOT NO. 637
ON THE WEST	:	PLOT NO. 635
ON THE SOUTH	:	9.00 MTR. ROAD

02. Title documents for allotment of Unit.

(i) Lease Deed dated 06.02.2023 executed by the Nagpur Improvement Trust, Nagpur in favour of M/s Sadhuram And Sons a Partnership concern for a term commencing from 22nd day of November 2022 till 21st day of November 2052 registered with Sub Registrar, Nagpur – 3 at Book No. 1 at Sr. No. 675 dated 10.02.2023.

(ii) Deed of Correction dated 06.04.2023 executed by the Nagpur Improvement Trust, Nagpur in favour of M/s Sadhuram And Sons registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 2366 dated 11.04.2023.

(iii) Building Plan sanctioned by the Executive Engineer (E), Nagpur Improvement Trust, Nagpur vide Building Permission and Commencement Certificate bearing Permit No. B.E.(EAST)/Case No. 1212151/Tracking No. 202303103/737 dated 23.10.2023 in respect of proposed building to be known as "HAPPY HOMES"

M/S TRIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

(iv) Deed of Declaration dated 03.11.2023 u/s 2 of the Maharashtra Apartment Ownership Act, 1970 registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 6475 dated 03.11.2023 in respect of HAPPY HOMES.

03. Property Card issued by City Survey Department Nagpur, vide various Mutations inclusive dated 09.05.2023 amongst others.

04. Search report for more than 30 years from 1983 till 2023.

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 M/s SADHURAM AND SONS, having its Office at Jain House, East Wardhaman Nagar, Central Avenue, Nagpur – 440008 is clear, marketable and without any encumbrances.

Owner of the land

DESCRIPTION OF PROPERTY	OWNER
ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Plot bearing No. 636, admeasuring about 1080.00 Sq. Mtrs. (11625.00 Sq.Ft.), in Eastern Industrial Area Street Scheme of N.I.T., in Kh. No. 71 of Mauza : CHIKHALI (DEO) bearing City Survey No. 413, Sheet No. 78, 71 and 72 bearing Municipal House No. 1252/636, Ward No. 22, situated at Chikhali, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil : Nagpur (City), District : Nagpur and the building to be erected thereon known as "HAPPY HOMES"	M/s SADHURAM AND SONS Office at Jain House, East Wardhaman Nagar, Central Avenue, Nagpur – 440008

Qualifying comments/ remarks if any
The Title of M/S SADHURAM AND SONS on the said land is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of M/S SADHURAM AND SONS, on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 09.11.2023

Adv. Sandeep M. Khedkar

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR