



CHALLAN
MTR Form Number-6



GRN	MH011733260202324E	BARCODE			Date	01/12/2023-11:11:39		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 NGR_NAGPUR NO10 RURAL SUB REGISTRAR					Full Name		ADV NISHANT VILASRAO POTDAR					
Location NAGPUR												
Year 2023-2024 One Time					Flat/Block No.		73 JAWAHAR NAGAR					
Account Head Details				Amount In Rs.		Premises/Building						
0030072201 SEARCH FEE				750.00		Road/Street		MANEWADA CEMENT ROAD				
						Area/Locality		NAGPUR				
						Town/City/District						
						PIN		4 4 0 0 2 4				
					Remarks (If Any)							
					PLOT NO 2 MOUZA GOTALPANJARI KH NO 44 1 P H NO 38 FOR 1994							
					TO 2023							
				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.		02901792023120126081		521417869	
Cheque/DD No.					Bank Date		RBI Date		01/12/2023-11:14:37		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 :

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

Mobile No. : 9923002964

संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

**NISHANT V. POTDAR
ADVOCATE**

OFFICE: FS-131, Shriman Palace, Lokmat Square, Beside Mount Carmel Primary
School, Dhantoli, Nagpur-440010.
Mob. 9373491513, 9923002964, (O) 0712-2451743, Mail ID :- nishant.potdar1976@gmail.com

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Dated : 01.12.2023

LEGAL TITLE REPORT
Format – A
(Circular No. 28/2021)

TO,
MAHARERA
NAGPUR DIVISION NAGPUR

Subject : *Title clearance Certificate with respect to All that piece and parcel of land bearing Plot No. 2 out of the sanctioned layout, containing by admeasurements 4728.26 Sq. Mtrs. (50895 Sq. Ft.), being a portion of the entire land bearing Khasra No. 44/1 of MOUZA-GOTALPANJARI, Patwari Halka No. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village-Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil Nagpur (Rural) and District-Nagpur.*

I have investigated the title of the said plot on the request M/s. AAKAR Constructions Group acting through its Partners (1) SHRI RAHUL LAHUJI DESHMUKH, aged about 41 years, Occupation : Business, [PAN : AKSPD 0095N, AADHAR NO.8967-8864-0751, Mobile No.9373010558], R/o 12, Shriram Nagar, Ring Road, Nagpur-440024 and (2) SHRI YUSUFBHAI KANCHWALA, aged about 40 years, Occupation-Business, [PAN : AKFPK 9393K, AADHAR NO.5240-8332-9836, Mobile No.9922802852], R/o Itwari, Nagpur-440002 and following documents i.e. :-

1. Description of the property :-

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing **Plot No. 2** out of the sanctioned layout, **containing by admeasurements 4728.26 Sq. Mtrs. (50895 Sq. Ft.)**, being a portion of the entire land bearing Khasra No. 44/1 of **MOUZA-GOTALPANJARI**, Patwari Halka No. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village-Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil Nagpur (Rural) and District-Nagpur and bounded as under :

East : Plot No. 1

West : Plot No. 3

North : Khasra No. 44/2

South : Amenity Space and 12.00 Mtr. wide Road

2. The documents of allotment of plot :-

In respect of Plot No.2

- Photocopy of Sale Deed dated 07.10.2005
- Photocopy of Sale Deed dated 07.10.2005
- Photocopy of Sanctioned Layout Plan
- Photocopy of NA Order dt. 18.04.2013
- Photocopy of Sanctioned Revised Layout Plan
- Original Sale Deed dt.18.05.2022
- Photocopy of Partnership Deed dt.31.03.2019
- Photocopy of Seven Twelve Extract From Online Portal
- Photocopy of Grampanchayat Tax Paid Receipt dated 10.11.2022



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- Search report for 30 years from 1994 to 2023
On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Aakar Constructions Group through its Partners Shri. Yusufbhai Najimuddin Kanchwala and Shri. Rahul Lahuji Deshmukh is clear, marketable and without any encumbrances and having right to develop said property by Sale Deed.

Owners of the land

- Land bearing All that piece and parcel of land bearing **Plot No. 2** out of the sanctioned layout, **containing by admeasurements 4728.26 Sq. Mtrs. (50895 Sq. Ft.)**, being a portion of the entire land bearing Khasra No. 44/1 of **MOUZA-GOTALPANJARI**, Patwari Halka No. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village-Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil Nagpur (Rural) and District-Nagpurownded by M/s. AAKAR Constructions Group acting through its Partners Shri. Yusufbhai Najamuddin Kanchwala and Shri. Rahul Lahuji Deshmukh.

The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl. Annexure

Date : 01.12.2023



Advocate

NISHANT V. POTDAR
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FLOW OF THE TITLE OF THE SAID LAND

Plot No.2

Original Ownership

1. It seen from the records as well as on the basis of documents supplied to me for verification, as per Seven Twelve extract, originally land of Survey No. 44/1 admeasuring 4.88 H.R. of Mouza-Gotalpanjari was belonged to and mutated in the name of Shri Gulab Gomaji Bhoyar being his ancestral property. *I have verified Seven Twelve Extract for the year of 1979-1980.*

Sale Deed in the name of Shri Vivek Pathak and Mrs. Aboli Pathak

2. Thereafter, Shri Gulab Gomaji Bhoyar with the consent of M/s Abhinav Developers through its Authorized Partner Shri Vivek Ashok Pathak has sold Middle-East portion of land admeasuring 1.018 H.R. from and out of entire land admeasuring 4.88 H.R. of Khasra No. 44/1 to Shri Vivek Ashok Pathak and Mrs. Aboli Vivek Pathak by virtue of **Sale Deed dated 07.10.2005**, which is duly registered with the Sub-Registrar Office, Nagpur-7 in Book No. 1 at Sr. No. 2705. *[It is submitted that earlier there was an unregistered Agreement to Sale dt. 23.03.2004 in respect of subject land in between Shri Gulab Gomaji Bhoyar AND M/s Abhinav Developers, hence M/s Abhinav Developers through Partner has signed as Consensor of the said Deed.] I have verified Ferfar Panji No.233 with respect to that effect.*

Sale Deeds in the name of Shri Vivek Pathak and Mrs. Aboli Pathak

3. Like manner, Shri Gulab Gomaji Bhoyar with the consent of M/s Abhinav Developers through its Authorized Partner Shri Vivek Ashok Pathak and Gajanan Gulab Bhoyar has also sold Eastern portion of land admeasuring 2.051 H.R. from and out of land admeasuring 4.88 H.R. of Khasra No. 44/1 to Shri Vivek Ashok Pathak and Mrs. Aboli Vivek Pathak by virtue of **Sale Deed dated 07.10.2005**, which is duly registered with the Sub-Registrar Office, Nagpur-7 in Book No. 1 at Sr. No. 2704. *[It is submitted that earlier there was an unregistered Agreement to Sale dt. 28.05.2003 in respect of subject land in between Shri Gulab Gomaji Bhoyar AND M/s Abhinav Developers, hence M/s Abhinav Developers through Partner has signed as Consensor of the said Deed.] I have verified Ferfar Panji No.232 with respect to that effect.*
4. **Thus, on the basis of said sale deeds, Shri Vivek Ashok Pathak and Mrs. Aboli Vivek Pathak became the joint owners of said land of Khasra No. 44/1 and their names have been duly mutated in the record of right.**

Layout Plan

5. Thereafter, Shri Vivek Ashok Pathak and Mrs. Aboli Vivek Pathak have decided to develop the said land admeasuring 3.069 H.R. of Khasra No. 44/1 and accordingly, they have prepared a layout in the said khasra land by demarcating various sized plots therein and the said layout has been tentatively sanctioned and approved by the Chairman, **Nagpur Improvement Trust, Nagpur** vide his order dated **03.09.2012** and the same is finally sanctioned as on **18.12.2012**. Accordingly, an Agreement dated 31.10.2013 has been executed



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between the Nagpur Improvement Trust, Nagpur and Shri Vivek Ashok Pathak and Mrs. Aboli Vivek Pathak.

N.A. Order

6. Thereafter, on application made by the land Owners- Shri Vivek Ashok Pathak and Mrs. Aboli Vivek Pathak, the aforesaid land of Khasra. No. 44/1 of **Mouza-Gotalpanjari** has been converted from Agriculture to Non-Agricultural use i.e. residential use by virtue of an **Order dt. 18.04.2013 passed by the Additional Collector Nagpur in Revenue Case No. 223/NAP-34/2012-2013** on various terms and conditions mentioned therein. *I have verified Ferfar Panji No.626 with respect to that effect.*

Development Agreement

7. It is submitted that later on **Development Agreement dated 31.10.2013** has been executed in between The NIT Special Planning Authority appointed by the Govt. of Maharashtra for Nagpur Metropolitan Area AND Shri Vivek Ashok Pathak & Mrs. Aboli Vivek Pathak, on various terms and conditions mentioned therein. In terms of said agreement, The Executive Engineer, Nagpur Improvement Trust, Nagpur has recommended and finally approved the layout plan in respect of the said entire khasra land.

Revised Layout Plan

8. Thereafter, as the said land of Khasra No. 44/1 of Mouza-Gotalpanjari was located within 200 Mtr. from Gaothan and having Residential (R-2) usage permissible under proposed Nagpur Metro Region Plan and therefore on application made by Shri Vivek Ashok Pathak and Mrs. Aboli Vivek Pathak, The Chairman, Nagpur Improvement Trust, Nagpur has granted tentative sanction to the **revised layout plan vide his Order dated 16.09.2016** and gave final sanction to the Revised Layout Plan vide his Letter dated 02.02.2017.

NMRDA Release Letter

9. it is submitted that thereafter the Nagpur Metropolitan Region Development Authority, Nagpur has released Plot No. 2 from and out of the layout prepared in the said Khasra land by virtue of **Release Letter No. A.E-I/(NMRDA)/South/734 dated 28.04.2022** and Plot No. 2 area 4728.29 Sq. Mtrs. has been released by the NMRDA on various terms and conditions mentioned therein. *I have verified Original on 12.08.2023.*

Sale Deed in the name of Aakar Constructions Group

10. Later on, Mr. Vivek Ashok Pathak through his POA holder Mrs. Aboli Vivek Pathak and Mrs. Aboli Vivek Pathak have sold Plot No.2 admeasuring 4728.26 Sq. Mtrs. (i.e. 50895 Sq. Ft.) from and out of the layout prepared in the said Kh. land to Aakar Constructions Group through its Partners Shri. Yusufbhai Najimuddin Kanchwala and Shri. Rahul Lahuji Deshmukh by virtue of **Sale Deed dt.18.05.2022** which is duly registered with the Sub-Registrar Office, Nagpur-(Gramin) in Book No. 1 at Sr. No.2816 on even date. *I have verified Original Deed on 12.08.2023.*

Retirement Cum Partnership Deed

11. It is submitted that initially, M/s. AAKAR Constructions Group were having five Partners namely-(1) Shri. Ajay Ramesh Borkar, (2) Smt. Archana Sudhakar Rao Naik, (3) Shri. Acchut Anant Gadge, (4) Shri. Yusuf Bhai Najamuddin Kanchwala



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and (5) Shri. Rahul Lahuji Deshmukh later on Shri. Ajay Ramesh Borkar, Smt. Archana Sudhakar Rao Naik & Shri. Acchut Anant Gadge were retired from the said Partnership Firm. Now, there are Two Partners as Per **Partnership Deed dt.31.03.2019** namely: Shri. Yusufbhai Najamuddin Kanchwala and Shri. Rahul Lahuji Deshmukh as " Continuing Partners" of the said Partnership firm which is executed on Rs.500/- Stamp Paper.

Revenue Record

12. I have verified **Seven Twelve Extract (From Online Portal)**, it revealed that, names of the present title holder is duly mutated in the record of right. I have verified **Grampanchayat Tax Receipt dated 10.11.2022**, it revealed that, names of the present title holders are duly mutated in the record of Gam-panchayat and tax is paid up to 2022-2023..

1. 7/12 Extract / P.R. Card
2. Search report for 30 years from 1994 to 2023 taken from Sub-Registrar Office at Nagpur
3. Any other relevant title- No
4. Litigations if any.- No.



Advocate

Date :01.12.2023