CHALLAN

MTR Form Number-6

GRN	MH010747502202324U	BARCODE		Date	07/11/2023-19:08:23	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	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	ADV AMOL DAREKAR
Location	NAGPUR		
Year	2023-2024 From 01/01/1992 To 06/11/2023	Flat/Block No.	PLOT NO 235
		Premises/Building	
		Road/Street	MOUZA NARI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 5 0 1
		Remarks (If Any)	KH NO. 56/1, CITY SURVEY NO. 419, SHEET NO. 912(61)419, PH NO. 11, MS AIR DEVELOPERS
		Amount In Words	Seven Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023110795463	CPADFXCUP7
Cheque/DD No.		Bank Date	RBI Date	07/11/2023-19:24:09	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9767776789

Department ID :

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 कारणासाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 07-11-2023 07:09:41

AMOL DAREKAR, ADVOCATE

OFF: A-17, "Indra-Uma" Apt., 27, Corporation Colony, Nagpu-33. PH.NO. – 9767776789, 8275290741.

3/12/2023

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

a) ALL THAT PIECE and parcel of land bearing Plot No. 235, admeasuring about 1880.00 Sq. Mt. being portion of land bearing Khasra No. 56/1, of MOUZA: NARI, bearing City survey No. 419, Sheet No.912(61)419 in Municipal Ward No. 57, Division No. 20, circle No. 8, situated at Nari, within the limits of Nagpur Municipal Corporation, Tahsil: Nagpur and District: Nagpur, and the same is bounded as under:

TO THE EAST	: Plot No. 236,
TO THE WEST	: Plot. No. 236,
TO THE NORTH	:Road,
TO THE SOUTH	: Khasra Boundary.

(Hereinafter referred to as, "Said property")

I have investigated the title of the said plots on the request of M/s AIR DEVELOPERS, a registered Partnership Firm having office at 44, Farmland, Ramdaspeth, Nagpur-440010 acting through its authorized partner Shri Amit S/o Maganlal Panchmatiya and following documents i.e:-

1) Description of the property.

ALL THAT PIECE and parcel of land bearing Plot No. 235, admeasuring about 1880.00 Sq. Mt. being portion of land bearing Khasra No. 56/1, of MOUZA: NARI, bearing City survey No. 419, Sheet No.912(61)419 in Municipal Ward No. 57, Division No. 20, circle No. 8, situated at Nari, within the limits of Nagpur Municipal Corporation, Tahsil: Nagpur and District: Nagpur

2) The documents of allotment of plot.

1. Copy of Property Card in the name of M/S AIR Developers.
2. Copy of order of Govt. of Mah. passed under ULC Act dated 13.09.1996.
3. Copy of N. A. Order dated 24.12.1996.
4. Copy of Layout Sanction Plan 06.07 1999.
5. Copy of Release Letter dated 05.07.2002.
6. Copy of sanctioned Building Permit dated 11.03.2004.
7 Copy of revised sanctioned Building Permit dated 29.03.2008.

AMOL B. DAREKAR
ADVOCATE

8. Copy of sale deed dated 28.10.2009

9. Copy of revised sanctioned Building Permit dated 17.05.2022.

10. Copy of sale Deed of Declaration dated 04.06.2004.

11. Copy of Amended Deed of Declaration dated 07.11.2023.

12. Property Card Issued by City Survey Officer-Nagpur Mutation Entry No. (1) vide Ferfar No. 16846 on dated 11/10/2022 .

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of 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 there is no litigation is pending in respect of Plot No. 235, admeasuring about 1880.00 Sq. Mt. being portion of land bearing , Khasra No. 56/1, of MOUZA: NARI, bearing City survey No. 419, Sheet No.912(61)419 in Municipal Ward No. 57, Division No. 20, circle No. 8, situated at Nari, within the limits of Nagpur Municipal Corporation, Tahsil: Nagpur and District: Nagpur in any court or before any authority.

That the title of

i. M/s AIR Developers, a Partnership Firm for land bearing Plot No. 235, admeasuring about 1880.00 Sq. Mt. being portion of land bearing , Khasra No. 56/1, of MOUZA: NARI, bearing City survey No. 419, Sheet No.912(61)419 in Municipal Ward No. 57, Division No. 20, circle No. 8, situated at Nari, within the limits of Nagpur Municipal Corporation, Tahsil: Nagpur and District: Nagpur, is clear, Marketable and without any encumbrances.

Owners of the Land

Owners of the land –

i. M/s AIR Developers , a Partnership Firm for land bearing Plot No. 235, admeasuring about 1880.00 Sq. Mt. being portion of land bearing, Khasra No. 56/1, of MOUZA: NARI, bearing City survey No. 419, Sheet No.912(61)419 in Municipal Ward No. 57, Division No. 20, circle No. 8, situated at Nari, within the limits of Nagpur Municipal Corporation, Tahsil: Nagpur and District: Nagpur

The report reflecting the flow of the title of

i. M/s AIR Developers , a Partnership Firm, for land bearing Plot No. 235, admeasuring about 1880.00 Sq. Mt. being portion of land bearing , Khasra No. 56/1, of MOUZA: NARI, bearing City survey No. 419, Sheet No.912(61)419 in Municipal Ward No. 57, Division No. 20, circle No. 8, situated at Nari, within the limits of Nagpur Municipal Corporation, Tahsil: Nagpur and District: Nagpur

is enclosed herewith as annexure.

REMARKS :NOT APPLICABLE

ENCL : ANNEXURE

Date : 03/12/2023

AMOL B. DAREKAR
ADVOCATE

AMOL DAREKAR, ADVOCATE

OFF: A-17, "Indra-Uma" Apt., 27, Corporation Colony, Nagpu-33. PH.NO. – 9767776789, 8275290741.

3/12/2023

FORMAT - A

(Circular No.:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract / PR Card as on date of application for Registration.

2) Mutation Entry No. 16846 dated 11/10/2022 for Khasra No. 56/1

3) Search Report for 30 Years vide GRN No. MH010747502202324E on 07/11/2023.

NARRATION ON FLOW OF TITLE:

WHEREAS, originally Shri Sharadchandra S/O Narayanrao Dixit, Shri Vijay Kumar S/O Narayanrao Dixit, Shri Chandrakant S/O Narayanrao Dixit, Shri Ravindra S/O Narayanrao Dixit, Shri Subhash Chandra S/O Narayanrao Dixit, Smt. Jaysree Wd/O Chandrahas Dixit, Shri Ramdas S/O Chandrahas Dixit, Shri Rohit S/O Chandrahas Dixit, Were the co-owners of all those pieces parcel of land at mouza Nari, Tahsil & Dist-Nagpur, bearing City Survey No. 254, 406, 412, 415, 416, 418, 419, 423, 428 bearong Patwari Halka No.11, kh. No 41/2, 48, 50, 52/1, 53, 56/1, 56/2, 57, 81/1 & 82p, admeasuring in total area of 312660 sq.mt. Out of this total plot area, as per ULC orders, an area admeasuring 6000 sq. mt. out of Kh. No. 57 and area 1500 sq. mt. area in 52/1 is allowed to be retained by landlord as a retainable land and balance area of 303190.52 sq. mt. was declared as surplus vacant land and 1969.48 sq. mt. Non-vacant land in the Kh. No.57.

AND WHEREAS Govt. of Maharashtra, through the original owners and the Ws. Air Developers, has sanctioned the scheme u/s 20(1) (A) of the ULC Act, vide order no. NHS/6295/CR-44/ULC-III, Housing and special assistance department Mantralaya Mumbai, dated 13.09.1996, as per the terms and conditions set out therein in respect of 303190.52 sq. mt. of surplus land.

AND WHEREAS in pursuance of the aforesaid exemption the Original Owners through their power of attorney holder i.e. M/s. Air Developers herein submitted an application to Additional Collector for conversion of agricultural land to non-agricultural use and the same was permitted by order No. 10/NAP-34/96- 97 dated 24.12.1996.

AND WHEREAS the original owners through their power of attorney holder /s. Air Developers submitted a layout plan to Nagpur Improvement Trust, Nagpur for sanction and accordingly Nagpur Improvement Trust, Nagpur have sanctioned the layout as per No. PLN/4364 dated 05.07.1999. The same is proposed as PANCHAM ESTATE - DIXIT NAGAR at Mouza Nari, Tahsil & Distt. Nagpur.

AND WHEREAS in terms of the agreement dated 06.07.1999 between Original Owners and Nagpur Improvement Trust, Nagpur, the Original Owners through Ws AIR Developers carried out development of land as per the terms and conditions of the Nagpur improvement Trust, Nagpur and ULC exemption order etc. and accordingly had partly completed the development work and applied for release of plots to Nagpur Improvement Trust, Nagpur, And the same is released vide letter no. EE(NE)/311, dated 05.07.2002, has released a list of plots.

AMOL B. DAREKAR
ADVOCATE

Whereas lateron the original land owners executed sale deed of balance plot/s out of land situated at Khasra Nos. 41/2, 48, 50, 52/1, 53, 56/1, 56/2, 57 81/1 and 82 of Mouza Nari, Tahsil and District Nagpur having City survey No. 254, 406, 412, 415, 416, 418, 419, 428, Patwari Halka No. 11. Sheet No 911, 919, N.M.C. Ward No. 57 (Old) 3 New, Division No. 20, circle No. 8 at Mouza Nari admeasuring in total area 39703.95 Sq. Mtrs. In favour of M/s. Air Developers, vide registered sale deed dated 28/10/2009 duly registered at Sr no. 4991 with sub register Nagpur-6 in Book No. 1 on 28/10/2009 and as a result thereof the firm M/s. Air Developers became the absolute and exclusive owner of the said land

4. Any other relevant Title : No

5. Any Other Litigation : No

Place : Nagpur

Dated : 3/12/2023

AMOL B. DAREKAR
ADVOCATE