



Manali Mude
(Mamta Kanpartiwar)
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FORMAT - A

(Circular No.:- 28/2021)

Date: 18/12/2023

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

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Land admeasuring No 1.62 HR bearing KH No 30/2** situated At Mouza Gawasi Manapur Tahsil Nagpur Gramin District Nagpur (hereinafter referred as the said Land “)

- 1) I have investigated the title of the said Land on the request of **M/s Metrocity Developers a Partnership Firm through Partners 1) Prashant Bongirwar HUF through it's Karta Shri Prashant Manoharrao Bongirwar 2) Shri Vishal Vasant Gandhewar 3) Mrs Vrushali Prashant Bongirwar 4) Mr Vedant Prashant Gandhewar** on the basis of following documents i.e. :-
- 2)



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a) Description of the property

All that piece of land admeasuring 1.62 HR being a Western portion of entire Land Khasara/Survey No 30/2 (said Part is renumbered as KH No 30/2/A) of **Mouza Gawasi Manapur**, PSK No 42, having Total area of 3.24 HR, Rental Rs 0.33 Yearly held in Occupancy Class -1 Rights Situated at Village **Gawasi Manapur Tah Nagpur (Gramin)** District Nagpur.

Boundaries of Land

East – Remaining Portion of Khasara No 30/2
West – Kh No 30/1
North – Nalaha/Pandhan
South – Kh No 28

b) The documents of allotment of plot. –

- i. Sale deed Dt 16/09/1985 Registration No 3584.
- ii. Sale deed Dt 19/09/1988 Registration No 33
- iii. Sale deed Dt 21/02/2018 Registration No 1054
- iv. Sale Deed Dt 29/07/2022 Registration No 6687
- v 7/12 abstarct of land of Kh No 30/2/A issued by Gram Adhikari Panjari Budruk dt 03/05/2023 Vide Mutation Entry No 1036.
- vi NA Order dt 28/09/2023

c) Search Report from 1994 .till 2023

- 3) 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 **M/s Metrocity Developers a Partnership Firm through Partners 1) Prashant Bongirwar HUF through it's Karta Shri Prashant Manoharrao Bongirwar 2)Shri Vishal Vasant Gandhewar 3) Mrs Vrushali Prashant Bongirwar 4) Mr Vedant Prashant Gandhewar** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

M/s Metrocity Developers a Partnership Firm through Partners 1) Prashant Bongirwar HUF through it's Karta Shri Prashant Manoharrao Bongirwar 2)Shri Vishal Vasant Gandhewar 3) Mrs Vrushali Prashant Bongirwar 4) Mr Vedant Prashant Gandhewar, having its office at 11 A khare Town, Dharampeth, Nagpur is the owner of land bearing All that piece of Land admeasuring 1.62 HR out of Survey/Kh no 30/2 (30/2 /A as per 7/12 Extarct) of Mouza Gawasi Manapur.

Qualifying comments/remarks if any –The Title of owners **M/s Metrocity Developers a Partnership Firm through Partners 1) Prashant Bongirwar HUF through it's Karta**



Handwritten signature 'MK' with a horizontal line underneath.

Shri Prashant Manoharrao Bongirwar 2) Shri Vishal Vasant Gandhewar 3) Mrs Vrushali Prashant Bongirwar 4) Mr Vedant Prashant Gandhewar on the said land is good, valid marketable, clear and salable.

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

Encl: Annexure


Manali Mude

(Advocate)





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Annexure
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“Sheet showing flow of title of the Intended mortgagor and his predecessors in interest from the Mother Deed to the Latest Title Deed”

- 1) **7/12 Abstarct** issued by Panjari Budruk dt 03/05/2023 as on date of application for registration.

THAT the name of M/s Metrocity Developers a Partnership Firm through Partners 1) Prashant Bongirwar HUF through it's Karta Shri Prashant Manoharrao Bongirwar 2)Shri Vishal Vasant Gandhewar 3) Mrs Vrushali Prashant Bongirwar 4) Mr Vedant Prashant Gandhewar is duly mutated in 7/12 abstarct & Gram Panchayat Records in respect of All that piece of Land admeasuring 1.62 HR out of Survey/Kh no 30/2 (30/2/A as per 7/12 Extract) of Mouza Gawasi Manapur Tahsil Nagpur Gramin District Nagpur .

- 2) **Mutation Entry .**

As per 7/12 Extract issued by issued by Gram Adhikari Gram Adhikari Panjari Budruk Vide Mutation Entry No 1036 the name of M/s Metrocity Developers a Partnership Firm through Partners 1) Prashant Bongirwar HUF through it's Karta Shri Prashant Manoharrao Bongirwar 2)Shri Vishal Vasant Gandhewar 3) Mrs Vrushali Prashant Bongirwar 4) Mr Vedant Prashant Gandhewar .

- 3) **Search report for 30 years from 1994 Taken from Sub-Registrar' office at Nagpur No 7 .**

- 4) THAT All that piece & parcel of land admeasuring 5.22 HR bearing Khasra No. 30 , PSK No 42 of of Mouza Gawasi Manapur Tahsil Nagpur Gramin District Nagpur was originally belonged to Shri Anil Namdeo Pofre being recorded owner thereof



- 5) THAT Shri Anil Namdeo Pofre sold said land admeasuring 5.22 HR to Shri Nanubhai Kanjibhai Talaviya by a Sale Deed dt 16/09/1985 duly registered in the Office of Sub Registrar Nagpur City 1 at sr No 3584 .
- 6) THAT Shri Nanubhai Kanjibhai Talaviya subsequently sold said land to Shri Nikhil Prabhakar Mundle by a Sale deed dt 19/09/1988 duly registered in the Office of Sub Registrar Nagpur Gramin at SR No 33 .
- 7) THAT Shri Nikhil Prabhakar Mundle subsequently sold land of KH No 30 admeasuring 5.22 HR to 1)Mrs Sangeeta Sushilkumar Agrawal & 2)Mrs Reena Kamalkumar Agrawal by a Sale deed dt 21/02/2018 duly registered in the Office of Sub Registrar Nagpur 7 at SR No 1054. .
- 8) THAT 1)Mrs Sangeeta Sushilkumar Agrawal & 2)Mrs Reena Kamalkumar Agrawal through POA Shri Rajendrakumar Shivkishan Agarwal in turn sold land admeasuring 1.98 HR being a Western portion of entire Land Khasara/Survey No 30 of **Mouza Gawasi Manapur** , PSK No 42 to present owners **M/s Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Smt Vrushali Prashant Bongirwar** by a Sale deed dt 15/03/2022 duly registered in the Office of Sub Registrar Nagpur 7 at SR No 1918 . That said portion is numbered as KH No 30/1 . As a result of this , 1)Mrs Sangeeta Sushilkumar Agrawal & 2)Mrs Reena Kamalkumar Agrawal left with the remaining portion of land admeasuring 3.24 HR which is numbered as Kh no 30/2 .
- 9) THAT 1)Mrs Sangeeta Sushilkumar Agrawal & 2)Mrs Reena Kamalkumar Agrawal through POA Shri Rajendrakumar Shivkishan Agarwal in turn sold land admeasuring 1.62 HR being a Western portion of entire Land Khasara/Survey No 30/2 of **Mouza Gawasi Manapur** , PSK No 42 out of land admeasuring 3.24 HR to present owners **M/s Metrocity Developers a Partnership Firm through Partners 1) Prashant Bongirwar HUF through it's Karta Shri Prashant Manoharrao Bongirwar 2)Shri Vishal Vasant Gandhewar 3) Mrs Vrushali Prashant Bongirwar 4) Mr Vedant Prashant Gandhewar** by a Sale deed dt 29/07/2022 duly registered in the Office of Sub Registrar Nagpur 7 at SR No 6687 .
- 10) THAT , the name of present title holder **M/s Metrocity Developers a Partnership Firm through Partners 1) Prashant Bongirwar HUF through it's Karta Shri Prashant Manoharrao Bongirwar 2)Shri Vishal Vasant Gandhewar 3) Mrs Vrushali Prashant Bongirwar 4) Mr Vedant Prashant Gandhewar** is duly mutated in 7/12 Abstarct & Gram Panchayat Records in respect of land admeasuring 1.62 HR & said portion is renumbered as KH No 30/2/A .
- 11) THAT the land of Kh no 30/2/A admeasuring 1.6192782 HR (Out of total land admeasuring 1.62 HR) is diverted for non agricultural use vide NA Order dt 28/09/2023 Passed in Rev Case No 35/NAP -34/2023-2024 issued by Collector Nagpur .



12) THAT after perusal of aforesaid documents & all other documents regarding property I am of the opinion that present title holder M/s Metrocity Developers a Partnership Firm through Partners 1) Prashant Bongirwar HUF through it's Karta Shri Prashant Manoharrao Bongirwar 2) Shri Vishal Vasant Gandhewar 3) Mrs Vrushali Prashant Bongirwar 4) Mr Vedant Prashant Gandhewar have absolute, clear, Marketable Title over the property.

I have inspected, verified and scrutinized the documents in respect of the aforesaid property & also verified relevant index entries from the book and record kept and maintained in the office of Sub Registrar Nagpur No 7 by depositing Rs 750/- vide receipt No MH012586883202324E Dt 18/12/2023 attached with this report.

13) Any other relevant title. We observed that the said land is Freehold property.

14) Litigations if any. – No.

Date: 18/12/2023



Advocate.

Manali Mude

(Stamp)





CHALLAN
MTR Form Number-6



GRN	MH012586883202324E	BARCODE			Date	18/12/2023-19:29:26		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name		Adv Mamta Kanpartiwar	
Location				NAGPUR		Flat/Block No.			
Year				2023-2024 From 18/12/1994 To 18/12/2023		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street			
0030072201 SEARCH FEE				750.00		Area/Locality		NAGPUR	
						Town/City/District			
						PIN		4 4 0 0 1 5	
						Remarks (If Any)			
						Land of Kh no 30/2/A admeasuring 1.62 HR Mz Gavsi Manapur Nagpur			
						Gramin 1994 To 2023			
						Amount In		Seven Hundred Fifty Rupees Only	
Total				750.00		Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		00040572023121851004 IK0COKMMX4	
Cheque/DD No.				Bank Date		RBI Date		18/12/2023-19:24:30 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 :

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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करायच्या दस्तासाठी लागू नाही.

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