

MH009491024202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
14 Oct 2023	Receipt	Receipt no.: 1113126550
	Name of the Applicant :	NISHA AKBAR
	Details of property of which document has to be searched :	Dist :Nagpur Village :Chinchabhuvan S.No/CTS No/G.No. : 24
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH009491024202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search In office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/verify/fmSearchChallanWithoutReg.php '.		





CHALLAN

MTR Form Number-8

DEFACED
₹ 550.00
DEFACED

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

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0004979835202324	14/10/2023 14:04:19	IGR002	550.00
Total Defacement Amount					550.00



ADVOCATES

SYED SHAHID

MOB. NO.: 9970018558

EMAIL: advsyedshahid@gmail.com



ADIL S. MOHAMMAD

MOB. NO.: 9595482526, 8007788411

EMAIL: aadilkhan8609@gmail.com

NISHA AKBAR

MOB. NO.: 8007788411

EMAIL ID: accordlegalsolutions@gmail.com

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,
Plot No. C-zL, 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 THOSE Pieces and Parcel of land bearing PLOT NOs. 1, 2 containing by total admeasurement 493.970 SQ. METERS i.e. 5317.093 SQ. FEET being a part and portion of the entire land bearing SURVEY/KHASRA NO. 24/1 (NEW SURVEY/KHASRA NO. 24/1/2) of Mouza - CHICHBHUWAN, P.H. No. 43, including all other easementary rights appurtenant and belonging thereto, bearing Nagpur Municipal Corporation House No. 1504/B/1+2, City Survey No. 76, Sheet No. 735, situated in the layout of Suraj Gruh Samasya Niwaran Sanstha, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and 18 residential Flats to be constructed thereon in the building known as "ATTIS CALLISTO".

BLOCK NO. 100, RAI ASHIYANA APARTMENT, MOTIBAGH, NAGPUR - 440018



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1. I have investigated the title of the said property on the request of M/s. ATTIS GROUP, A Partnership Firm having its Office at Plot No. 30 Block B, Samaj Ekta Housing Society, Opposite Vaishnavi Lawn, New Manish Nagar, Nagpur - 440015, Maharashtra, and acting through it's Partner SHRI. ABHIJEET S/o DIGVIJAY MESHRAM, Aged 34 Years, Occupation - Business, Resident of Plot No. 30 Block B, Samaj Ekta Housing Society, Opposite Vaishnavi Lawn, New Manish Nagar, Nagpur - 440015, Maharashtra, (PAN - ABPFA6782P, AADHAR - 2048 8611 5737, MOBILE NO. 9145360441) (hereinafter referred to as "Promoter/Developer") and following documents i.e. :-

i) Description of the property.

ALL THOSE Pieces and Parcel of land bearing PLOT NOs. 1, 2 containing by total admeasurement 493.970 SQ. METERS i.e. 5317.093 SQ. FEET being a part and portion of the entire land bearing SURVEY/KHASRA NO. 24/1 (NEW SURVEY/KHASRA NO. 24/1/2) of Mouza - CHICHBHUWAN, P.H. No. 43, including all other easementary rights appurtenant and belonging thereto, bearing Nagpur Municipal Corporation House No. 1504/B/1+2, City Survey No. 76, Sheet No. 735, situated in the layout of Suraj Gruh Samasya Niwaran Sanstha, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and 18 residential Flats to be constructed thereon in the building known as "ATTIS CALLISTO".

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**ii) The Document of Ownership and relevant documents of
PLOT NOs. 1 and 2.**

- A. Registered Sale Deed Dated 06-01-1989 which is duly registered in the Office of Joint the Sub-Registrar, Nagpur No. 2 in Addl. Book No. 1, Volume No. 862, Page Nos. 101 to 102 at Serial No. 244 (P) on 06-01-1989 executed by Suraj Gruh Samasya Niwaran Sanstha, Nagpur acting through it's Chief Secretary Shri. Manik Dayaramji Vaidya in favour of Mrs. Savita Suresh Betharia.
- B. Registered Sale Deed Dated 31-03-2009 which is duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 5 in Book No. 1 at Serial No. 1355/2009 on 26-06-2009 executed by Mrs. Savita Suresh Betharia in favour of Dr. Mrs. Sucheta Binayprakash Parwal.
- C. Registered Sale Deed Dated 05-05-2022 which is duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 1 in Book No. 1 at Serial No. 3584/2022 on 05-05-2022 executed by Dr. Mrs. Sucheta Binayprakash Parwal acting through duly constituted Attorney Mr. Subodh Ghanshyamji Gattani in favour of M/s. ATTIS GROUP, A Partnership Firm acting through it's Partner SHRI. ABHIJEET S/o DIGVIJAY MESHRAM.
- D. A Deed of Correction to the said Sale Deed (Serial No. 3584/2022) is duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 1 in Book No. 1 at Serial No. 3445/2023 on 24-03-2023.



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- E. A Regularization Letter regarding the aforesaid Plot Nos. 1, 2 is issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide his/her Permit No. BE(W)/1900(U/L)/10799/1631, Dated 30-12-2008 in Layout No. 1900/CHICH/1830 and Case No. 200305311580 on payment of the requisite charges for development, regularization and amalgamation.
- F. Order of conversion into Non-Agricultural Use by the Additional Tahsildar, Non-Agricultural Assessment No. 5, Nagpur vide order dated 18-12-2015 passed in Revenue Case No. 1530/N.A.P.34/2015-16.
- G. A Building Permission and Commencement Certificate u/s 45 of M.R.T.P. Act bearing Permit No. B.E(WEST)/Case No. 25638556/Tracking No. 2022122243/78, Dated 29-08-2023 issued by Nagpur Improvement Trust, Nagpur.
- H. A Deed of Declaration duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 1 in Book No. 1 at Serial No. 10883/2023 on 25-09-2023.
- I. PA NO. ABPFA6782P of M/s. ATTIS GROUP.
- J. Property Card of City Survey No. 76, Sheet No. 735 of Mouza Chichbhuwan.
- K. Mutation entry no 7609 dated 21/06/2022.
- L. 7/12 Extract of Survey/Khasra No. 24/1/2 of Mouza Chichbhuwan in the name of Suraj Gruh Samasya Niwaran Sanstha, Nagpur.



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iii) Search report for 30 year from 1994 to 2023.

2. 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. ATTIS GROUP** partnership Firm, through its Partners **SHRI. ABHIJEET S/o DIGVIJAY MESHRAM** is clear, marketable and without any encumbrances as per the available search from the portal.

Owner of the land:

ALL THOSE Pieces and Parcel of land bearing PLOT NOs. 1, 2 containing by total admeasurement 493.970 SQ. METERS i.e. 5317.093 SQ. FEET being a part and portion of the entire land bearing SURVEY/KHASRA NO. 24/1 (NEW SURVEY/KHASRA NO. 24/1/2) of Mouza - CHICHBHUWAN, P.H. No. 43, including all other easementary rights appurtenant and belonging thereto, bearing Nagpur Municipal Corporation House No. 1504/B/1+2, City Survey No. 76, Sheet No. 735, situated in the layout of Suraj Gruh Samasya Niwaran Sanstha, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and 18 residential Flats to be constructed thereon in the building known as "**ATTIS CALLISTO**"

M/s. ATTIS GROUP, A Partnership Firm having its Office at Plot No. 30 Block B, Samaj Ekta Housing Society, Opposite Vaishnavi Lawn, New Manish Nagar, Nagpur - 440015, Maharashtra, and acting through it's Partner **SHRI. ABHIJEET S/o DIGVIJAY MESHRAM**, Aged 34 Years, Occupation - Business, Resident of Plot No. 30 Block B, Samaj Ekta Housing Society, Opposite Vaishnavi Lawn, New Manish Nagar, Nagpur - 440015.

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Qualifying comments/ remarks if any:

In accordance with the available search from the portal the Title of the said owners namely M/s. ATTIS GROUP, A Partnership Firm having its Office at Plot No. 30 Block B, Samaj Ekta Housing Society, Opposite Vaishnavi Lawn, New Manish Nagar, Nagpur – 440015, Maharashtra, and acting through it's Partner SHRI. ABHIJEET S/o DIGVIJAY MESHRAM, Aged 34 Years, Occupation - Business, Resident of Plot No. 30 Block B, Samaj Ekta Housing Society, Opposite Vaishnavi Lawn, New Manish Nagar, Nagpur – 440015, on the said land is good, valid, marketable, clear and salable.

3) The report reflecting the flow of the title of the said owner namely M/s. ATTIS GROUP, A Partnership Firm having its Office at Plot No. 30 Block B, Samaj Ekta Housing Society, Opposite Vaishnavi Lawn, New Manish Nagar, Nagpur – 440015, Maharashtra, and acting through it's Partner SHRI. ABHIJEET S/o DIGVIJAY MESHRAM, Aged 34 Years, Occupation - Business, Resident of Plot No. 30 Block B, Samaj Ekta Housing Society, Opposite Vaishnavi Lawn, New Manish Nagar, Nagpur – 440015 on the said land is enclosed herewith as Annexure.

Encl : Annexure

Date: 16.10.2023



Nisha Akbar
NISHA AKBAR
ADVOCATE

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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

- 1) Property Card issued by city survey officer, Nagpur- as on date of application for registration - The names of M/s. ATTIS GROUP, A Partnership Firm having its Office at Plot No. 30 Block B, Samaj Ekta Housing Society, Opposite Vaishnavi Lawn, New Manish Nagar, Nagpur - 440015, Maharashtra, and acting through it's Partner SHRI. ABHIJEET S/o DIGVIJAY MESHRAM, Aged 34 Years, Occupation - Business, Resident of Plot No. 30 Block B, Samaj Ekta Housing Society, Opposite Vaishnavi Lawn, New Manish Nagar, Nagpur - 440015. are recorded in the Property Card in respect of the property PLOT NOs. 1, 2 containing by total admeasurement 493.970 SQ. METERS i.e. 5317.093 SQ. FEET being a part and portion of the entire land bearing SURVEY/KHASRA NO. 24/1 of Mouza - CHICHBHUWAN, P.H. No. 43, including all other easementary rights appurtenant and belonging thereto, bearing Nagpur Municipal Corporation House No. 1504/B/1+2, City Survey No. 76, Sheet No. 735, situated in the layout of Suraj Gruh Samasya Niwaran Sanstha, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR.
- 2) Mutation Entry -
The property card issued by City survey officer, Nagpur reveal that vide Mutation / Ferfar Entry no. 7609 dated 21-06-2022 the names of M/s. ATTIS GROUP, A Partnership Firm having its Office at Plot No. 30 Block B, Samaj Ekta Housing Society, Opposite Vaishnavi Lawn, New Manish Nagar,

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Nagpur - 440015, Maharashtra, and acting through it's Partner SHRI. ABHIJEET S/o DIGVIJAY MESHRAM, Aged 34 Years, Occupation - Business, Resident of Plot No. 30 Block B, Samaj Ekta Housing Society, Opposite Vaishnavi Lawn, New Manish Nagar, Nagpur - 440015 is recorded as Owner of the said plot.

3. Search report for 30 years from 1994 to 2023 taken from Sub-Registrar office at Nagpur.

- (i) That, M/s. ATTIS GROUP, A Partnership Firm having acting through it's Partner SHRI. ABHIJEET S/o DIGVIJAY MESHRAM is an exclusive, absolute and full Owner of the property comprising ALL THOSE Pieces and Parcel of land bearing PLOT Nos. 1, 2 containing by total admeasurement 493.970 SQ. METERS i.e. 5317.093 SQ. FEET being a part and portion of the entire land bearing SURVEY/KHASRA NO. 24/1 (NEW SURVEY/KHASRA NO. 24/1/2) of Mouza - CHICHBHUWAN, P.H. No. 43, including all other easementary rights appurtenant and belonging thereto, bearing Nagpur Municipal Corporation House No. 1504/B/1+2, City Survey No. 76, Sheet No. 735, situated in the layout of Suraj Gruh Samasya Niwaran Sanstha, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR
- (ii) WHEREAS ALL THAT piece and parcel of land containing by Total admeasurement 4.61 Hectares being a part and portion of the entire land bearing Survey/Khasra No. 24/1 of Mouza - CHICHBHUWAN, P. H. No. 43 originally belongs to Suraj Gruh Samasya Niwaran Sanstha, Nagpur, being its self-acquired property and the same is also accordingly mutated in its name in all relevant records vide Mutation Entry No. 53, Dated 23-09-



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- 1990 in 7/12 extract. The aforesaid land admeasuring 4.61 Hectares, Land Revenue Rs. 10.00/-, Khate No. 206, Bhogwatdar Class I Rights is now renumbered as Survey/Khasra No. 24/1/2;
- (iii) That the said Suraj Gruh Samasya Niwaran Sanstha, Nagpur acting through it's Chief Secretary Shri. Manik Dayaramji Vaidya transferred ALL THOSE Pieces and Parcel of land bearing Plot Nos. 1, 2 containing by total admeasurement 5430 Sq. Feet i.e. 504.459 Sq. Meters being a part and portion of the entire land bearing Survey/Khasra No. 24/1 (NEW SURVEY/KHASRA NO. 24/1/2) of Mouza - CHICHBHUWAN, P.H. No. 43, including all other easamentary rights appurtenant and belonging thereto, bearing Nagpur Municipal Corporation House No. 1504/B/1+2, City Survey No. 76, Sheet No. 735, situated in the layout of Suraj Gruh Samasya Niwaran Sanstha, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR in favour of one Mrs. Savita Suresh Betharia by a Sale Deed dated 06-01-1989 which is duly registered in the Office of Joint the Sub-Registrar, Nagpur No. 2 in Addl. Book No. 1, Volume No. 862, Page Nos. 101 to 102 at Serial No. 244 (P) on 06-01-1989. That after the execution of the above said sale deed Mrs. Savita Suresh Betharia become the owner of the said property under law.
- (iv) That thereafter the aforesaid Mrs. Savita Suresh Betharia later on transferred/conveyed the aforesaid entire property in favour of one Dr. Mrs. Sucheta Binayprakash Parwal by a Sale Deed Dated 31-03-2009 which is duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 5 in Book No. 1 at Serial No. 1355/2009 on 26-06-2009 and after the execution of the

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- above mentioned sale deed Dr. Mrs. Sucheta Binayprakash Parwal become the owner of the said property under law.
- (v) That thereafter the aforesaid Dr. Mrs. Sucheta Binayprakash Parwal acting through duly constituted Attorney Mr. Subodh Ghanshyamji Gattani has transferred/conveyed the aforesaid entire property in favour of M/s. ATTIS GROUP, A Partnership Firm having acting through it's Partner SHRI. ABHIJEET S/o DIGVIJAY MESHRAM and executed a Sale Deed Dated 05-05-2022 which is duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 1 in Book No. 1 at Serial No. 3584/2022 on 05-05-2022.
- (vi) That thereafter A Deed of Correction to the said Sale Deed (Serial No. 3584/2022) is duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 1 in Book No. 1 at Serial No. 3445/2023 on 24-03-2023. That thereafter M/s. ATTIS GROUP, A Partnership Firm having acting through it's Partner SHRI. ABHIJEET S/o DIGVIJAY MESHRAM become the exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is duly mutated in it's name in all relevant records.
- (vii) WHEREAS the aforesaid Plot Nos. 1, 2 are covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001.
- (viii) WHEREAS a Regularization Letter regarding the aforesaid Plot Nos. 1, 2 is issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide his/her Permit No. BE(W)/1900(U/L)/10799/1631, Dated 30-12-2008 in Layout No. 1900/CHICH/1830 and Case No. 200305311580 on payment of the requisite charges for development,



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- regularization and amalgamation. As per the said Regularization Letter dated 30-12-2008, the area of the said Plot Nos. 1, 2 is shown and declared as 493.970 Sq. Meters i.e. 5317.093 Sq. Feet. However in the aforesaid Regularization Letter, the width of the road on the North Side of the said Plot Nos. 1,2 is wrongly shown/mentioned as 15.24 Meters instead of the correct and actual 9.00 Meters. The Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide his/her Letter bearing No. इ.अ.(प.)/4294, dated 12-03-2018 has corrected the width of the North Side Road from 15.24 Meters to 9.00 Meters in the said Regularization Letter dated 30-12-2008
- (ix) WHEREAS the aforesaid Plot Nos. 1, 2 out of Survey/Khasra No. 24/1 (NEW SURVEY/KHASRA NO. 24/1/2) of Mouza – CHICHBHUWAN are converted for Non-Agricultural Use by the Additional Tahsildar, Non-Agricultural Assessment No. 5, Nagpur vide his order dated 18-12-2015 passed in Revenue Case No. 1530/N.A.P.34/2015-16;
- (x) WHEREAS M/s. ATTIS GROUP, A Partnership Firm having acting through it's Partner SHRI. ABHIJEET S/o DIGVIJAY MESHRAM decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a multistoried building thereon known and styled as "ATTIS CALLISTO" in accordance with the plan which is approved and duly sanctioned by the Building Engineer (W), Nagpur Improvement Trust, Nagpur vide his Building Permission and Commencement Certificate u/s 45 of M.R.T.P. Act bearing Permit No. B.E(WEST)/Case No. 25638556/Tracking No. 2022122243/78, Dated 29-08-2023.



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(xi) **THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-**

- A. Registered Sale Deed Dated 06-01-1989 which is duly registered in the Office of Joint the Sub-Registrar, Nagpur No. 2 in Addl. Book No. 1, Volume No. 862, Page Nos. 101 to 102 at Serial No. 244 (P) on 06-01-1989 executed by Suraj Gruh Samasya Niwaran Sanstha, Nagpur acting through it's Chief Secretary Shri. Manik Dayaramji Vaidya in favour of Mrs. Savita Suresh Betharia.
- B. Registered Sale Deed Dated 31-03-2009 which is duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 5 in Book No. 1 at Serial No. 1355/2009 on 26-06-2009 executed by Mrs. Savita Suresh Betharia in favour of Dr. Mrs. Sucheta Binayprakash Parwal.
- C. Registered sale deed Sale Deed Dated 05-05-2022 which is duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 1 in Book No. 1 at Serial No. 3584/2022 on 05-05-2022 executed by Dr. Mrs. Sucheta Binayprakash Parwal acting through duly constituted Attorney Mr. Subodh Ghanshyamji Gattani in favour of M/s. ATTIS GROUP, A Partnership Firm acting through it's Partner SHRI. ABHIJEET S/o DIGVIJAY MESHRAM.
- D. A Deed of Correction to the said Sale Deed (Serial No. 3584/2022) is duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 1 in Book No. 1 at Serial No. 3445/2023 on 24-03-2023.



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- E. A Regularization Letter regarding the aforesaid Plot Nos. 1, 2 is issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide his/her Permit No. BE(W)/1900(U/L)/10799/1631, Dated 30-12-2008 in Layout No. 1900/CHICH/1830 and Case No. 200305311580 on payment of the requisite charges for development, regularization and amalgamation.
- F. Order of conversion into Non-Agricultural Use by the Additional Tahsildar, Non-Agricultural Assessment No. 5, Nagpur vide order dated 18-12-2015 passed in Revenue Case No. 1530/N.A.P.34/2015-16.
- G. A Building Permission and Commencement Certificate u/s 45 of M.R.T.P. Act bearing Permit No. B.E(WEST)/Case No. 25638556/Tracking No. 2022122243/78, Dated 29-08-2023 issued by Nagpur Improvement Trust, Nagpur.
- H. A Deed of Declaration duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 1 in Book No. 1 at Serial No. 10883/2023 on 25-09-2023.
- I. Property Card of City Survey No. 76, Sheet No. 735 of Mouza – Chichbhuwan.
- J. Mutation entry no 7609 dated 21/06/2022.
- K. 7/12 Extract of Survey/Khasra No. 24/1/2 of Mouza Chichbhuwan in the name of Suraj Gruh Samasya Niwaran Sanstha, Nagpur.

4. THAT, all the aforesaid documents produced before us for scrutiny and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present

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land owners. In the like manner it is further necessary to obtain an affidavit from the aforesaid owners that they have not executed any unregistered Deed or document whereby their ownership rights are affected, diluted or third party interest is created.

5. THAT, we have taken search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 76, Sheet No. 735 for the period of 30 (Thirty) years (i.e. from 1994 to 2023 by depositing necessary Search Fees with the Department of Registration vide GRN No. MH009491024202324E, dated 14.10.2023, Receipt No. 1113126550. The receipt and copy of Challan of the same is enclosed herewith.
6. THAT, during our search we did not come across any adverse entry recorded relating to the aforesaid property.
7. Any other relevant Title: Not available
8. Litigations if any: Not available

Date: 16.10.2023



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ADVOCATE