CHALLAN

MTR Form Number-6

GRN	MH013557061202324E	BARCODE		Date	06/01/2024-12:57:11	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	Amiet Jain
Location	PUNE		
Year	2023-2024 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	

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

DEFACED ₹575.00 DEFACED

Amount In Words	Seven Hundred Fifty Rupees Only		
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	02300042024010608232 / 007825126
Cheque/DD No.		Bank Date / RBI Date	06/01/2024-12:59:35 / Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : 8381033335

Department ID : 670152087

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 दस्तासाठी लागु नाही.

AMIT S BAND ADVOCATE

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0007149086202324	06/01/2024-13:02:34	IGR002	575.00
			Total Defacement Amount		575.00

Print Date 06-01-2024 01:03:18

CHALLAN

MTR Form Number-6

GRN	MH013611987202324E	BARCODE		Date	08/01/2024-12:54:51	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	Amiet Jain
Location	PUNE		
Year	2023-2024 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	

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

DEFACED ₹575.00 DEFACED

Amount In Words	Seven Hundred Fifty Rupees Only		
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	02300042024010810509 / 008417658
Cheque/DD No.		Bank Date / RBI Date	08/01/2024-12:56:19 / Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : 810841409

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Mobile No. : 8381033335

AMIT S BAND ADVOCATE

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0007173679202324	08/01/2024-12:59:01	IGR002	575.00
			Total Defacement Amount		575.00

Print Date 08-01-2024 12:59:34

ABJ LEGAL SERVICES

Amit S. Band (Jain)
Advocate

Address: - Flat No. 06, Building no. 04, Priyadarshini Colony, behind RTO, Amravati Road, Nagpur – 440001.

Mobile: - 8381033335.

FORMAT- A

To,

MahaRERA,

Headquarter,

Mumbai (Maharashtra).

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Kh Nos. 41/1, 41/2, 42 and 43, Situated at Godhni Railway, Nagpur Rural, Tahsil – Nagpur Rural and District – NAGPUR.

1) I have investigated the title of the said Land on the request of **M/S SHAYONA VALLEY AOP**, acting through its Members **1) SHRI. JIGNESHKUMAR PUNAMBHAI PATEL** AND **(2) SHRI. HARIS NIYAZ ALI** AND **(3) SHRI. TAUSEEF AHMAD NOOR MOHAMMAD**, the Owner and following documents i.e' :-

1) Description of the property: -

ALL THAT Piece and Parcel of land, being a portion of the entire land bearing Khasra number 41/1, 41/2, 42 and 43 total admeasuring 1.40 Hectares i.e 14000 Sq.Mtrs containing 7557.17 Sq.Mtrs Plottable area, of Mouza – GODHNI (RLY), bearing P.H.K 12, situated in Bhokwatdar Class – I Rights, in Tahsil – Nagpur Rural and District – NAGPUR and bounded as under :-

Boundaries: -

ON THE EAST	-	**KH NO. 44 AND 463.**
ON THE WEST	-	**KH NO. 40/1 AND 38.**
ON THE NORTH	-	**NALLAH AND ROAD.**
ON THE SOUTH	-	**15.00 MTRS ROAD.**

AMIT S BAND ADVOCATE

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2) The documents of allotment of said land: - a. Power of Attorney Dated 08-11-2007 Sr. No. 5405 at Nagpur-10,

b. Will Deed Dated 08-11-2007 at Sr No. 5406 at Nagpur-10.

c. Sale Deed Dated 13-09-2011, which is duly Registered in the office of Sub Registrar Nagpur 10 at Serial No. 4256 on even date.

d. Sale Deed Dated 12-07-2022, which is duly registered in the office of Sub Registrar Nagpur – 10 at Serial No. 4953 on dated 02-09-2022

3) Saat Bara issued by Patwari, Dated 02-09-2022, Mutation entry no 3708.

4) Search report for 30 years from 1995 till 2024 issued by Adv. Amit Band TAKEN FROM –

4.1 For Kh.No. 41/1, 41/2, and 43 as follows: -

a. That all that peace and parcel of land bearing Khasra number 41/1 admeasuring 0.87 Hectares, 41/2 admeasuring 0.17 Hectares and Kh.No. 43 admeasuring 0.03 Hectares, total admeasuring in 1.07 Hectares of Mouza - GODHNI originally belong to Shri. Narayan Laxman Lakshane.

b. That later on Shri Narayan Lakshman Lakshane executed a Power of Attorney of the said property in favour of M/s Prabhuji Builders and developers through its partner Shri Uday Rajaramji Ingole and one other by a Power of Attorney dated 08-11-2007 which is duty registered in the office of sub registrar Nagpur 10 at serial number 5405 on even date.

c. That later on Shri Narayan Lakshman Lakshane executed a will Dated 08-11-2007 in favour of M/s Prabhuji Builders and developers which is duly registered in the office of sub registrar Nagpur 10 at serial number 5406 on event date.

d. That later on Shri Narayan Lakshman Lakshane left for heavenly Abode on 27-7-2011 and does the above said property devolved upon M/s Prabhuji Builders and Developers as per the Will dated 08-11-2007.

AMIT S BAND ADVOCATE

e. That later on M/s Prabhuji Builders and Developers transferred the Kh.Nos. 41/1, 41/2, and 43 to Shri. Jagdish Harpaldas Mihani and Shri.

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Anil Kisandas Nagwani by a Sale Deed Dated 13-09-2011, which is duly Registered in the office of Sub Registrar Nagpur 10 at Serial No. 4256 on even date.

f. That lateron Shri. Jagdish Harpaldas Mihani and Shri. Anil Kisandas Nagwani transferred the said Khasara to M/s Shayona Valley AOP, Acting Through Its Members 1) Shri. Jigneshkumar Punambhai Patel And (2) Shri. Haris Niyaz Ali And (3) Shri. Tauseef Ahmad Noor Mohammad, by a Sale Deed Dated 12-07-2022, which is duly registered in the office of Sub Registrar Nagpur – 10 at Serial No. 4953 on dated 02-09-2022, Saat Bara Mutation entry no 3708 Dated 02-09-2022.

4.2 For Kh.No. 42 as follows: -

a. That all that peace and parcel of land bearing khasra Number 42 admeasuring in 0.33 Hectare of Mouza GODHNI originally belong to Shri. Madhu Daulat Lakshane and 7 others.

b. That later on Shri. Madhu Daulat Lakshane and 7 others executed a Agreement of Development and Power of Attorney of the said property in favour of M/s Prabhuji Builders and developers through its partner Shri Uday Rajaramji Ingole and one other by an Agreement of Development Dated 08-11-2007 duly Registered at Nagpur -10 at Serial No. 5403 and Power of Attorney dated 08-11-2007 which is duty registered in the office of sub registrar Nagpur 10 at serial number 5402 on even date.

c. That later on M/s Prabhuji Builders and Developers transferred the Kh.No. 42 to Shri. Jagdish Harpaldas Mihani and Shri. Anil Kisandas Nagwani by a Sale Deed Dated 13-09-2011, which is duly Registered in the office of Sub Registrar Nagpur 10 at Serial No. 4256 on even date.

d. That lateron Shri. Jagdish Harpaldas Mihani and Shri. Anil Kisandas Nagwani transferred the said Khasara to M/s Shayona Valley AOP, Acting Through Its Partners 1) Shri. Jigneshkumar Punambhai Patel And (2) Shri. Haris Niyaz Ali And (3) Shri. Tauseef Ahmad Noor Mohammad, by a Sale Deed Dated 12-07-2022, which is duly registered in the office of Sub Registrar Nagpur – 10 at Serial No. 4953 on dated 02-09-2022, Saat Bara Mutation entry no 3708 Dated 02-09-2022.

AMIT S BAND ADVOCATE

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2) 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 Owner i.e **M/S SHAYONA VALLEY AOP**, acting through its Members **1) SHRI. JIGNESHKUMAR PUNAMBHAI PATEL** AND **(2) SHRI. HARIS NIYAZ ALI** AND **(3) SHRI. TAUSEEF AHMAD NOOR MOHAMMAD** is clear, marketable and without any encumbrances.

2. a Owners of the land

M/S SHAYONA VALLEY AOP, acting through its Members 1) SHRI. JIGNESHKUMAR PUNAMBHAI PATEL AND (2) SHRI. HARIS NIYAZ ALI AND (3) SHRI. TAUSEEF AHMAD NOOR MOHAMMAD.

2.b Qualifying Remarks/Comments if any – Nil.

3/- The Report reflecting the flow of the title of **M/S SHAYONA VALLEY AOP** on the said land is enclosed herewith as annexure.

Encl : Annexure.

AMIT S BAND * ADVOCATE

NAGPUR **A. S. Band**

DATED : 08-01-2024. **Advocate**

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ABJ LEGAL SERVICES

Amit S. Band (Jain)
Advocate

Address: - Flat No. 06, Building no. 04, Priyadarshini Colony, behind RTO, Amravati Road, Nagpur – 440001.

Mobile: - 8381033335.

FORMAT – A

FLOW OF THE TITLE OF THE SAID LAND.

1) 7 /12 extract / P.R. Card as on date of application for registration.
2) Mutation Entry No. 3708.
3) Search report for 30 years from 1995 till 2024 issued by Adv. Amit Band from Sub Registrar office Nagpur, dated 06-01-2024 and 08-01-2024 taken from

3.1 For Kh.No. 41/1, 41/2 and 43 as follows: -

a. That all that peace and parcel of land bearing Khasra number 41/1 admeasuring 0.87 Hectares, 41/2 admeasuring 0.17 Hectares and 43 admeasuring 0.03 Hectares total admeasuring in 1.07 Hectares of Mouza - GODHNI originally belong to Shri. Narayan Laxman Lakshane.

b. That later on Shri Narayan Lakshman Lakshane executed a Power of Attorney of the said property in favour of M/s Prabhuji Builders and developers through its partner Shri Uday Rajaramji Ingole and one other by a Power of Attorney dated 08-11-2007 which is duty registered in the office of sub registrar Nagpur 10 at serial number 5405 on even date.

AMIT S BAND ADVOCATE

c. That later on Shri Narayan Lakshman Lakshane executed a will Dated 08-11-2007 in favour of M/s Prabhuji Builders and developers which is duly registered in the office of sub registrar Nagpur 10 at serial number 5406 on event date.

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d. That later on Shri Narayan Lakshman Lakshane left for heavenly Abode on 27-7-2011 and does the above said property devolved upon M/s Prabhuji Builders and Developers as per the Will dated 08-11-2007.

e. That later on M/s Prabhuji Builders and Developers transferred the Kh.Nos. 41/1, 41/2 and 43 to Shri. Jagdish Harpaldas Mihani and Shri. Anil Kisandas Nagwani by a Sale Deed Dated 13-09-2011, which is duly Registered in the office of Sub Registrar Nagpur 10 at Serial No. 4256 on even date.

f. That lateron Shri. Jagdish Harpaldas Mihani and Shri. Anil Kisandas Nagwani transferred the said Khasara to M/s Shayona Valley AOP, Acting Through Its Members 1) Shri. Jigneshkumar Punambhai Patel And (2) Shri. Haris Niyaz Ali And (3) Shri. Tauseef Ahmad Noor Mohammad, by a Sale Deed Dated 12-07-2022, which is duly registered in the office of Sub Registrar Nagpur – 10 at Serial No. 4953 on dated 02-09-2022, Saat Bara Mutation entry no 3708 Dated 02-09-2022.

3.2 For Kh.No. 42 as follows: -

a. That all that peace and parcel of land bearing khasra Number 42 admeasuring in 0.33 Hectare of Mouza GODHNI originally belong to Shri. Madhu Daulat Lakshane and 7 others.

b. That later on Shri. Madhu Daulat Lakshane and 7 others executed a Agreement of Development and Power of Attorney of the said property in favour of M/s Prabhuji Builders and developers through its partner Shri Uday Rajaramji Ingole and one other by an Agreement of Development Dated 08-11-2007 duly Registered at Nagpur -10 at Serial No. 5403 and Power of Attorney dated 08-11-2007 which is duty registered in the office of sub registrar Nagpur 10 at serial number 5402 on even date.

c. That later on M/s Prabhuji Builders and Developers transferred the Kh.No. 42 to Shri. Jagdish Harpaldas Mihani and Shri. Anil Kisandas Nagwani by a Sale Deed Dated 13-09-2011, which is duly Registered in the office of Sub Registrar Nagpur 10 at Serial No. 4256 on even date.

AMIT S BAND ADVOCATE

d. That lateron Shri. Jagdish Harpaldas Mihani and Shri. Anil Kisandas Nagwani transferred the said Khasara to M/s Shayona Valley AOP,

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Acting Through Its Members 1) Shri. Jigneshkumar Punambhai Patel And (2) Shri. Haris Niyaz Ali And (3) Shri. Tauseef Ahmad Noor Mohammad, by a Sale Deed Dated 12-07-2022, which is duly registered in the office of Sub Registrar Nagpur – 10 at Serial No. 4953 on dated 02-09-2022, Saat Bara Mutation entry no 3708 Dated 02-09-2022. As a result therefore M/s Shayona Valley AOP has become an exclusive, absolute and full owner of the said above Land with heritable and transferrable rights therein and the same is accordingly Mutated in its name in all the Relevant Records.

3.3 That now the said present owners have now decided to prepared a layout of the said Kh.Nos 41/1, 41/2, 42 and 43 by carving out Individual Plot therein.

3.4 That I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances, Litigations of all kinds whatsoever and that the present Owners thereof holds good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 1995 to 2024 (30 Years) is deposited in the Office of the Sub-Registrar, Nagpur vide E-Receipt No. 1113251007 Dated 06-01-2024 for Kh.No 41/1 and 41/2, E-Receipt No. 1113250915 Dated 06-01-2024 for Kh.no. 42 and E-Receipt No. 1113253008 Dated 08-01-2024.

3.5 That naturally therefore any prospective buyer who desires to purchase the Plot on the above land after the Sanctioning from the competent authority shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

4 Any other relevant title – No.

5 Litigations if any – No.

AMIT S BAND ADVOCATE

NAGPUR

DATED : 08-01-2024.

A. S. Band

Advocate

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