



CHALLAN
MTR Form Number-6



GRN	MH00909774020324E	BARCODE			Date	06/10/2023-13:38:45		Form ID	
Department					Inspector General Of Registration				
Type of Payment					Search Fee				
Type of Payment					Other Items				
Office Name					NGR_NAGPUR NO10 RURAL SUB REGISTRAR				
Location					NAGPUR				
Year					2023-2024 From: 01/10/1992 To 06/10/2023				
Account Head Details					Amount In Rs.				
0030072201 SEARCH FEE					750.00				
Remarks (If Any)					MS PREMIER HERITAGE MOUZA CHICHOLI PH NO 4A KH NO 100 101				
Remarks (If Any)					102				
Amount In					Seven Hundred Fifty Rupees Only				
Words									
Total					750.00				
Payment Details					IDBI BANK				
Cheque-DD Details					FOR USE IN RECEIVING BANK				
Cheque/DD No.					Bank CIN				
Name of Bank					Ref. No.				
Name of Branch					69103332023100614974				
					2831993754				
					Bank Date				
					RBI Date				
					06/10/2023-13:39:30				
					Not Verified with RBI				
					Bank-Branch				
					IDBI BANK				
					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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 8275290741

AMOL DAREKAR, ADVOCATE

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

DATE - 15/01/2024

FORMAT NO. A
(Circular No. 28 / 2021)

To,

Maha RERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C - zL, E-Block,
Banra Kurla Complex, Bandra (E). Mumbai - 400051.

Maha RERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the Lay-out of plotted upon **ALL THOSE** pieces and parcels of land bearing i) Survey/Kh. No. 100, admeasuring about 0.51 Hectares, Land Revenue assessments Rs.1.53 per year, i) Survey/Kh. No. 101, admeasuring about 3.13 Hectares, Land Revenue assessments Rs.8.33 per year, and iii) Survey/Kh. No. 102, admeasuring about 2.35 Hectares, Land Revenue assessments Rs.5.45 per year, jointly admeasuring about 5.99 Hectares, with Occupancy Class I Bhumiswami rights, bearing P. H. No. 4, situated at MOUZA: CHICHOLI, Tahsil: Nagpur (Rural) and District: Nagpur.

I have investigated the title of the said property on the request of M/s PREMIER HERITAGE, a registered partnership firm having its registered office at - 1, Ajanta Society, Chindwara Road, Byramji Town, Nagpur-440013, acting through its partner Mr. Amit Maganlal Panchmatiya, age - 48 years, Occ. - Business, R/o - 44, Farmland, Ramdaspath, Nagpur - 440010,

1. DESCRIPTION OF THE PROPERTY:-

ALL THOSE pieces and parcels of land bearing i) Survey/Kh. No. 100, admeasuring about 0.51 Hectares, Land Revenue assessments Rs.1.53 per year, ii) Survey/Kh. No. 101, admeasuring about 3.13 Hectares, Land Revenue assessments Rs.8.33 per year, and iii) Survey/Kh. No. 102, admeasuring about 2.35 Hectares, Land Revenue assessments Rs.5.45 per year, jointly admeasuring about 5.99 Hectares, with Occupancy Class I Bhumiswami rights, bearing P. H. No. 4, situated at MOUZA: CHICHOLI, Tahsil: Nagpur (Rural) and District: Nagpur.

TO THE EAST : Kh. No. 96,
TO THE WEST : KH. No. 99,
TO THE NORTH : Kh. No. 95, 97 & 98,
TO THE SOUTH : Kh. No. 103 & 111.

(Hereinafter referred to as, "Said property")

2. DOCUMENTS PERUSED:-

1. Copy of 7/12 extract issued by Talathi, Nagpur (Rural).
2. i) Copy of Sale Deed dated 14/01/2022 duly registered at Sr. No. 298 before the Joint Sub Registrar Nagpur - 07 on 14/01/2022, for Kh. No. 100,
ii) Copy of Sale Deed dated 14/01/2022 duly registered at Sr. No. 300 before the Joint Sub Registrar Nagpur - 07 on 14/01/2022, for Kh. No. 101,
AND iii) Copy of Sale Deed dated 14/01/2022 duly registered at Sr. No. 299 before the Joint Sub Registrar Nagpur - 07 on 14/01/2022, for Kh. No. 102.
3. Order of converting Khasra no. 100, 101 and 102 from agricultural filed into non-agricultural/residential purpose dated 19/07/2023 passed by the learned Collector, Nagpur.
4. This Lay-out is finally approved by Metropolitan Commissioner Dated 14/06/2023.
5. Copy of Sanction of residential lay-out plan and Agreement for Development between M/s PREMIER HERITAGE through its Partner Mr. Amit Maganlal Panchmatiya dated 09/10/2023, and Nagpur Metropolitan Region Development Authority of Khasra no. 100, 101 and 102, under section 45 of Maharashtra Regional Town Planning Act, 1966 by Nagpur Metropolitan Region Development Authority vide no. E.E./NMRDA/DPC/Agree/1033, dated 09/10/2023.

3. Search report for 30 years from for the period from 1992 to 2023 :-

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 PREMIER HERITAGE, a registered partnership firm having its registered office at - 1, Ajanta Society, Chindwara Road, Byramji Town, Nagpur-440013, through its partner Mr. Amit Maganlal Panchmatiya, age - 48 years, Occ. - Business, R/o - 44, Farmland, Ramdaspath, Nagpur - 440010, is clear, marketable and without any encumbrances as per the available search from the portal. and also Inspected the

record from the office of Sub-Registrar, Nagpur, by paying the prescribed fees vide GRN No. MH009097740202324E, on 06/10/2023, for the period from 1992 to 2023 i.e. for 30 Years, of the said Property.

Owner of the land :-

ALL THOSE pieces and parcels of land bearing i) Survey/Kh. No. 100, admeasuring about 0.51 Hectares, Land Revenue assessments Rs.1.53 per year, ii) Survey/Kh. No. 101, admeasuring about 3.13 Hectares, Land Revenue assessments Rs.8.33 per year, and iii) Survey/Kh. No. 102, admeasuring about 2.35 Hectares, Land Revenue assessments Rs.5.45 per year, jointly admeasuring about 5.99 Hectares, with Occupancy Class I Bhumiswami rights, bearing P. H. No. 4, situated at MOUZA: CHICHOLI, Tahsil: Nagpur (Rural) and District: Nagpur.	M/s PREMIER HERITAGE, a registered partnership firm having its registered office at - 1, Ajanta Society, Chindwara Road, Byramji Town, Nagpur-440013, through its partner - Mr. Amit Maganlal Panchmatiya.
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4. Opinion:-

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

I have verified the entire documents placed before me in respect of the aforesaid property and also inspected the records available in the office of Sub-registrar Nagpur, wherein the links of the said property is established. That after the careful search taken by me and also on the basis of records which were made available to me and the entries therein, I can Say that title of the firm M/S PREMIER HERITAGE owner of the said property and plots sanctioned therein is/are clear and marketable without any encumbrances whatsoever and there is no litigation on aforesaid property.

Date: - 15/01/2024

ADV. AMOL B. DAREKAR

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

WHEREAS, originally the land bearing Kh. No. 100 was purchased by Smt. Soniya Ramesh Gopalani and Shri Mukesh Bherumal Bhawnani from Shri Krushnarao Rajaramji Karne by Sale Deed dt. 11.04.1991 registered with Sub Registrar, Nagpur – Rural at Book NO. Add.- 1, Volume No. 390 at pages 62 to 68 at Sr. No. 2409 dt. 11.04.1991 and the names of said Smt. Soniya Ramesh Gopalani and Shri Mukesh Bherumal Bhawnani were mutated in revenue records as the co-owners of the said land vide Ferfar No. 89 dt. 30.08.1991, AND;

WHEREAS, Smt. Soniya Ramesh Gopalani executed her last Will and Testament dt. 21.09.2019 registered with Sub Registrar, Nagpur – 1 at Book No. 3 at Sr. No. 5768 dt. 21.09.2019 wherein she bequeathed the said property alongwith adjacent land of Kh. No. 102 to her husband Shri Ramesh Daulatram Gopalani, and said Smt. Soniya Ramesh Gopalani expired on 04.07.2021 and on her death, her share in the said property was devolved on Shri Ramesh Daulatram Gopalani, and the names of Shri Ramesh Daulatram Gopalani alongwith Shri Mukesh Bherumal Bhawnani were mutated in revenue records as the co-owner of the said land vide Ferfar No. 783 dt. 21.10.2021, AND;

WHEREAS said owners Shri Ramesh Daulatram Gopalani and Shri Mukesh Bherumal Bhawnani sold/transferred the said land bearing Kh. No. 100 to the firm M/s Premier Heritage by way of sale deed duly registered at Sr. No. 298 before the Joint Sub Registrar Nagpur - 07 on 14/01/2022, as a result thereof the firm M/s Premier Heritage became the absolute owner of the aforesaid agricultural land bearing Kh. No. 100 with heritable and transferable rights therein, the name of the owner firm is also recorded in the revenue record as absolute owner thereof vide Ferfar No. 800 dated 17/03/2022, AND;

WHEREAS, the land bering kh. no. 101 was purchased by Shri Ramesh Daulatram Gopalani and Shri Nirmal Bherumal Bhawnani, from Smt. Vatsalabai Krushnarao Karne by Sale Deed dt. 11.04.1991 registered with Sub Registrar, Nagpur – Rural at Book No. Add.-1, Volume No. 390 at pages 69 to 75 at Sr. No. 2410 dt. 11.04.1991 and the names of Shri Ramesh Daulatram Gopalani and Shri Nirmal Bherumal Bhawnani were mutated in revenue records as the co-owners of the said land vide Ferfar dt. 30.08.1991, AND;



WHEREAS said owners Shri Ramesh Daulatram Gopalani and Shri Nirmal Bherumal Bhawnani sold/transferred the said land bearing Kh. No. 101 to the firm M/s Premier Heritage by way of sale deed duly registered at Sr. No. 300 before the Joint Sub Registrar Nagpur - 07 on 14/01/2022, as a result thereof the firm M/s Premier Heritage became the absolute owner of the aforesaid agricultural land bearing Kh. No. 101 with heritable and transferable rights therein, the name of the firm is also recorded in the revenue record as absolute owner thereof vide Ferfar No. 803 dated 17/03/2022, AND;

WHEREAS, originally, Smt. Nasima Begum w/o Mohammad Asghar purchased the land bearing Old Kh. Nos. 141/3, 142, 143, 145, 146 in all admeasuring about 2.56.99 Hectare Aar (6.35 Acres) from Shri Ramesh Ganesh Nandanwar and others by Sale Deed dt. 03.08.1981 registered with Joint Sub Registrar, Nagpur at Book No. 1 at Sr. No. 4269 dt. 03.08.1981, AND; WHEREAS, under the consolidation proceedings the said land of old Kh. Nos. 141/3, 142, 143, 145, 146 in all admeasuring about 2.56.99 Hectare Aar (6.35 Acres) were renumbered as New Kh. No. 102, admeasuring about 2.35 H. R. was given to the said lands and the land bearing Kh. No. 96, admeasuring about 0.08 H. R. was diverted in the name of Maharashtra State Govt. which was earlier being portion of old lands bearing old Kh. Nos. 141/3, 142, 143, 145, 146 which were sold to Smt. Nasima Begum w/o Mohammad Asghar, AND;

WHEREAS, the said land was purchased by Smt. Soniya Ramesh Gopalani and Smt. Sunita Nanak Bhawnani from said Smt. Nasima Begum w/o Mohammad Asghar by Sale Deed dt. 21.11.1990 registered with Sub Registrar, Nagpur – Rural at Book No. Add.-1, Volume No. 353 at pages 214 to 217 at Sr. No. 8319 dt. 21.11.1990 and the names of said Smt. Soniya Ramesh Gopalani and Smt. Sunita Nanak Bhawnani were mutated in revenue records as the co-owners of the said land, AND;

WHEREAS, Smt. Soniya Ramesh Gopalani executed her last Will and Testament dt. 21.09.2019 registered with Sub Registrar, Nagpur – 1 at Book No. 3 at Sr. No. 5768 dt. 21.09.2019 wherein she bequeathed the said property alongwith adjacent land of Kh. No. 100 to her husband Shri Ramesh Daulatram Gopalani, and said Smt. Soniya Ramesh Gopalani expired on 04.07.2021 and on her death, her share in the said property was devolved on Shri Ramesh Daulatram Gopalani, the name of said Smt. Soniya Ramesh Gopalani was deleted and the name of Shri Ramesh Daulatram Gopalani was mutated in revenue records as the co-owner of the said land vide Ferfar No. 783 dt. 21.10.2021, AND;



WHEREAS said owners Shri Ramesh Daulatram Gopalani and Smt. Sunita Nanak Bhawnani sold/transferred the said land bearing Kh. No. 102 to the firm M/s Premier Heritage by way of sale deed duly registered at Sr. No. 299 before the Joint Sub Registrar Nagpur - 07 on 14/01/2022, as a result thereof the firm M/s Premier Heritage became the absolute owner of the aforesaid agricultural land bearing Kh. No. 102 with heritable and transferable rights therein, AND the name of the owner firm is also recorded in the revenue record as absolute owner thereof vide Ferfar No. 806 dated 12/04/2022, and accordingly the Firm aforesaid agricultural lands bearing Kh. No. 100, 101 AND 102 with heritable and transferable rights therein, AND the name of the owner firm is also recorded in the revenue record as absolute owner thereof became the owner of aforesaid agricultural lands bearing Kh. No. 100, 101 AND 102 with heritable and transferable rights therein, AND the name of the owner firm is also recorded in the revenue record as absolute owner thereof, AND;

WHEREAS, after purchasing the aforesaid agricultural lands the same were decided to be developed into a RESIDENTIAL LAYOUT by the firm and to sell the various plots therein to the prospective buyers. AND;

WHEREAS, the said lands bearing Kh. No. 100, 101 and 102 having residential zoning under the sanctioned Regional Plan of Nagpur region, the owner Firm applied to the Tahsildar, Nagpur (Rural) for change of the user of the said land from agricultural into non-agricultural i.e. residential purposes and the Tahsildar, Nagpur (Rural) granted the permission for change of the user of the said land bearing Kh. No. 100, 101 and 102 from agricultural to non-agricultural i.e. residential purposes vide order dated 19/07/2023 in Revenue Case No. 205/NAP-34/ 2022-2023, Mouza-Chicholi, P. H. No. 4A, AND;

WHEREAS, the said lands bearing Kh. Nos. 100, 101 and 102 being under the jurisdiction of Nagpur Metropolitan Region Development Authority, Nagpur, the Owner firm got the final Plan of the residential lay out sanctioned on the said land from Nagpur Metropolitan Region Development Authority, Nagpur under section 45 of Maharashtra Regional & Town Planning (MRTP) Act, 1966 vide order dated 14/06/2023; AND

WHEREAS, on completion of all formalities of getting the said layout sanctioned from the Nagpur Metropolitan Region Development Authority, the NMRDA has executed an Agreement for development of the said layout, between NMRDA and the owner firm M/S Premier Heritage hereinabove named on 9/10/2023, AND



WHEREAS, on completion of all the formalities of getting the said layout sanctioned and as per the terms of the Development Agreement, the owner firm carried on development in the said layout AND;

5. THIS REPORT IS GIVEN SUBJECT TO THE FOLLOWING QUALIFICATIONS:-

- (i) I have presumed that the documents perused by me and shown to me is final and has not been amended or modified in any manner.
- (ii) This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary;
- (iii) There is no addition/correction/modification made by hand in this entire report at any place.

Date: - 15/01/2024

