CHALLAN

MTR Form Number-6

GRN	MH016146063202324E	BARCODE		Date	23/02/2024-17:36:57	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	HGN_HINGNA SUB REGISTRAR	**Full Name**	DWIVEDI AND KHEDKAR ADVOCATES
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	SHRINIWAS CENTRAL AVENUE
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	WARDHAMAN NAGAR SQ
0030072201 SEARCH FEE	750.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	Mauza SHIRUL Tah HINGNA Dist NAGPUR Kh No 77 P H No 71 SERENITY - West Midlands Ventures P Ltd
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024022321116	CK000SWAU4
Cheque/DD No.		Bank Date	RBI Date	23/02/2024-17:24:38	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. : 9373103103

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 नोदंणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 23-02-2024 05:38:19

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S. S. Dwivedi B.A., L.L.B.
S.M. Khedkar B.com., L.L.B.
V. G. Dwivedi B.com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : .....

FORMAT – A
(Circular No.:- 28/2021)

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur – 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of land bearing Kh. Survey No. 77, {ULPIN : 32532861553}, admeasuring about 3.27.00 He.Aar.Sq.Mtrs., Land Revenue Assessments Rs. 10.00 yearly, with Occupant Class I rights, situated at Mauza : SHIRUL, P. H. No. 71 Tahsil : HINGNA and District : NAGPUR (here-in-after referred as the said "Plot")

I/We have investigated the title of the said plot on the request of WEST MIDLANDS VENTURES PRIVATE LIMITED, {PAN : AABCW2952P}, a Company incorporated under the provisions of the Companies Act, 1956 and also continued under the provisions of the Companies Act, 2013 having CIN : U50102MH2012PTC235286 and having registered Office at D-3, MIDC, Hingna, Nagpur - 440028 and following documents i.e. :-

1). Description of the property.

ALL THAT piece and parcel of land bearing Kh. Survey No. 77, {ULPIN : 32532861553}, admeasuring about 3.27.00 He.Aar.Sq.Mtrs., Land Revenue Assessments Rs. 10.00 yearly, with Occupant Class I rights, situated at Mauza : SHIRUL, P. H. No. 71 Tahsil : HINGNA and District : NAGPUR and the same is bounded as under :

ON THE NORTH :	LAND OF KH. SURVEY NO. 75, 76
ON THE EAST :	LAND OF KH. SURVEY NO. 74
ON THE WEST :	PANDHAN
ON THE SOUTH :	ROAD

M/S DWIVEDI & KHEDKAR ADVOCATES WARDHAMAN NAGAR NAGPUR

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2). Title documents for allotment of plot.

(i) Sale Deed dt. 25.10.1989 registered with Sub Registrar, Nagpur City – 1 at Book No. 1 at Sr. No. 4186 dt. 25.10.1989 executed by Shri Shankar Sitaram Mhaisgawali in favour of Shri Madhukar Baburaoji Purohit in respect of Kh. No. 77, admeasuring about 3.27 H.R.

(ii) Sale Deed dt. 23.08.1990 registered with Joint Sub Registrar, Nagpur City – 1 at Book No. Add.1, Volume No. 309 at pages 123 to 127 at Sr. No. 4378 dt. 23.08.1990 executed by Shri Madhukar Baburaoji Purohit in respect of Kh. No. 77, admeasuring about 3.27 H.R. in favour of Shri Madhukar Baburaoji Purohit further sold / transferred the said land to Shri Prakashchand Deepchand Surana HUF (Prakashchand Surana and Sons) and Smt. Indiradevi Shantilal Baid.

(iii) Sale Deed dt. 19.05.2023 registered with Sub Registrar, Hingna at Book No. 1, at Sr. No. 3847 dt. 19.05.2023 executed by Shri Prakashchand Deepchand Surana HUF (Prakashchand Surana and Sons) and Smt. Indiradevi Shantilal Baid in respect of Kh. No. 77, admeasuring about 3.27 H.R. in favour of West Midlands Ventures Private Limited.

(iv) Sanction of Residential Lay Out by Nagpur Metropolitan Region Development Authority in respect of Kh. No. 77, Mauza : Shirul vide Letter bearing No. Permit No. 38211 Approval No. NMRDA/LT/APL/00164 dated 20.12.2023, {Plotable area sanctioned 15811.04 Sq. Mtrs.}

(v) Sanad / Order u/s 42 B of the Maharashtra Land Revenue Code, 1966 for non agricultural user i.e. Residential purposes under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018 passed by the Tahsildar Hingna in Rev. Case No. 10/NAP-34/2023-24 dated 29.01.2024.

3). 7/12 issued by Patwari bearing Halka No. 71, vide Ferfar No. 3412 dt. 14.07.2023.

4). Search report for more than 30 years from 1984 till 2024.

02. 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 WEST MIDLANDS VENTURES PRIVATE LIMITED, {PAN : AABCW2952P}, a Company incorporated under the provisions of the Companies Act, 1956 and also continued under the provisions of the Companies Act, 2013 having CIN : U50102MH2012PTC235286 and having registered Office at D-3, MIDC, Hingna, Nagpur – 440028 is clear, marketable and without any encumbrances.

M/S. DWIVEDI & KHEDKAR ADVOCATES ★ WARDHANAN NAGAR NAGPUR

SERENITY

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Property Description	
ALL THAT piece and parcel of land bearing Kh. Survey No. 77, {ULPIN : 32532861553}, admeasuring about 3.27.00 He.Aar.Sq.Mtrs., Land Revenue Assessments Rs. 10.00 yearly, with Occupant Class I rights, situated at Mauza : SHIRUL, P. H. No. 71 Tahsil : HINGNA {Plotable area sanctioned 15811.04 Sq. Mtrs.}	WEST MIDLANDS VENTURES PRIVATE LIMITED, registered Office at D-3, MIDC, Hingna, Nagpur - 440028

Qualifying comments/ remarks if any

In accordance with the available search from the online portal, The Title of WEST MIDLANDS VENTURES PRIVATE LIMITED is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of WEST MIDLANDS VENTURES PRIVATE LIMITED, on the said land of Kh. No. 77 of Mauza : SHIRUL, Tahil : HINGNA and District : NAGPUR is enclosed herewith as annexure.

Encl : Annexure
Date: 23.02.2024

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

Adv. Sandeep Khedkar
Advocate

SERENITY

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d & k

M/S DWIVEDI AND KHEDKAR ADVOCATES

Ground Floor, "Shriniwas", Plot No. 10, Central Avenue, Wardhaman Nagar Square, Nagpur – 440008
Phone No. 0712-2767995
Email : msdkadvocates@gmail.com, msdkadvocates@yahoo.com

Dt. 23.02.2024

FORMAT – A
(Circular No.:- 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract of land bearing Kh. Survey No. 77, issued by Patwari as on the date of application for registration.

2. Mutation Entry: The name of West Midlands Ventures Private Limited was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 3412 dt. 14.07.2023.

3. Search Report for 30 years from 1984-2024 taken from Sub-Registrar's office at Nagpur / Hingna :

   PROPERTY DESCRIPTION FOR WHICH SEARCH HAS BEEN CARRIED OUT:

   ALL THAT piece and parcel of land bearing Kh. Survey No. 77, {ULPIN : 32532861553}, admeasuring about 3.27.00 He.Aar.Sq.Mtrs., Land Revenue Assessments Rs. 10.00 yearly, with Occupant Class I rights, is situated at Mauza : SHIRUL, P. H. No. 71 Tahsil : HINGNA and District : NAGPUR.

   That, originally the said land being portion of Old Kh. No. 51/2, admeasuring about 3.27 Hectares was owned by Shri Sitaram Ramaji Mhaisgawali and said Shri Sitaram Ramaji Mhaisgawali expired in the year 1958 and on his death the said land was inherited by his sons Shri Shankar Sitaram Mhaisgawali Shri Durga Sitaram Mhaisgawali and Smt. Vithabai Sitaram Mhaisgawali and Shri Durga Sitaram Mhaisgawali and Smt. Vithabai Sitaram Mhaisgawali expired and on their death Shri Shankar Sitaram Mhaisgawali inherited the said property as their only legal heir as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

   That, under the consolidation the said land was given New Survey No. 77, admeasuring about 3.27 H.R.

M/S DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

SERENITY

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That, said Shri Shankar Sitaram Mhaisgawali sold the said land to Shri Madhukar Baburaoji Purohit by Sale Deed dt. 25.10.1989 registered with Sub Registrar, Nagpur City - 1 at Book No. 1 at Sr. No. 4186 dt. 25.10.1989 and the name of Shri Madhukar Baburaoji Purohit was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 87 dt. 12.10.1990.

That, said Shri Madhukar Baburaoji Purohit further sold / transferred the said land to Shri Prakashchand Deepchand Surana HUF (Prakashchand Surana and Sons) and Smt. Indiradevi Shantilal Baid, by Sale Deed dt. 23.08.1990 registered with Joint Sub Registrar, Nagpur City - 1 at Book No. Add.1, Volume No. 309 at pages 123 to 127 at Sr. No. 4378 dt. 23.08.1990 were mutated in revenue records as the co-owners of the said land vide Ferfar No. 98 dt. 05.10.1991.

That, said Shri Prakashchand Deepchand Surana HUF (Prakashchand Surana and Sons) and Smt. Indiradevi Shantilal Baid, further sold / transferred the said land to West Midlands Ventures Private Limited, by Sale Deed dt. 19.05.2023 registered with Joint Sub Registrar, Hingna at Book No. 1, at Sr. No. 3847 dt. 19.05.2023 and the name of West Midlands Ventures Private Limited was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 3412 dt. 14.07.2023.

That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

That Nagpur Metropolitan Region Development Authority has sanctioned the residential Lay Out carved on the said land of Kh. No. 77, admeasuring about 3.27.00 He.Aar.Sq.Mtrs. i.e. 32700.00 Sq. Mtrs. vide Letter vide Letter bearing No. Permit No. 38211 Approval No. NMRDA/LT/APL/00164 dated 20.12.2023, {Plotable area sanctioned 15811.04 Sq. Mtrs.}

That, the owner has obtained the Sanad / Order u/s 42 B of the Maharashtra Land Revenue Code, 1966 for non agricultural user i.e. Residential purposes under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018 passed by the Tahsildar Hingna in Rev. Case No. 10/NAP-34/2023-24 dated 29.01.2024.

DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

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We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

We have taken the search in respect of the aforesaid property from the records of Patwari Registrar of Rights, from the concerned Sub Registrar Office, Nagpur online through website of IGR https://igrmaharashtra.gov.in/ for the period of 30 years from 1994-2024 vide challan GRN No. MH016146063202324E Dated 23.02.2024. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property / Lay Out known as "SERENITY" situated on Kh. No. 77 of Mauza : SHIRUL, Tahsil : HINGNA District : NAGPUR is now owned by WEST MIDLANDS VENTURES PRIVATE LIMITED, as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.

4. Any other relevant Title: NA

5. Litigations if any: NA

Place: Nagpur
Date: 23.02.2024

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

(S.M. KHEDKAR)
ADVOCATE

SERENITY

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