

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

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Ashwin R. Patil
ADVOCATE

FORMAT-A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of Non Agricultural land bearing Khasra No. 381 of Mouza - WANADONGARI, Patwari Halka No. 46, having an area of 0.80 Hectare R., Land Revenue Rs. 2.50/-, Khate No. 12959 TOGETHERWITH a Multistoreyed Buildings proposed to be constructed thereon and to be known and styled as "ORANGE CITY PARK PHASE-2", situated at Wanadongari, within the limits of the Nagar Parishad Wanadongari in Tahsil - Hingna and District - NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said layout on the request of Millenium Developers and Promoters Private Limited (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of Non Agricultural land bearing **Khasra No. 381 of Mouza - WANADONGARI**, Patwari Halka No. 46, having an area of **0.80 Hectare R.**, Land Revenue Rs. 2.50/-, Khate No. 12959 **TOGETHERWITH** a Multistoreyed Buildings proposed to be constructed thereon and to be known and styled as **"ORANGE CITY PARK PHASE-2"**, situated at Wanadongari, within the limits of the Nagar Parishad Wanadongari in Tahsil - Hingna and District - NAGPUR and the said entire layout is bounded as under :- ON THE EAST - KHASRA NOS.


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382 & 383, ON THE WEST - KHASRA NO. 380, ON THE NORTH - KHASRA NOS. 378 & 384 and ON THE SOUTH - KHASRA NO. 366.

(2) The Document of allotment of plot :- Sale Deed Dated 02.05.2015 for Khasra No. 381 executed Mr. Krushna Rambhauji Shahakar in favour of Millenium Developers and Promoters Private Limited. Registered Serial No. 2177/2015.

(3) 7/12 extract issued by Competent Authority Mutation Entry No. 12667 dated 28-11-2019.

(4) Search report for 30 years from 1994 to 2024

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 (following owner) is clear, marketable and without any encumbrances.
Owners of the land

ALL THAT Piece and Parcel of Non Agricultural land bearing Khasra No. 381 of Mouza - WANADONGARI, Patwari Halka No. 46, having an area of 0.80 Hectare R., Land Revenue Rs. 2.50/-, Khate No. 12959 TOGETHERWITH a Multistoreyed Buildings proposed to be constructed thereon and to be known and styled as "ORANGE CITY PARK PHASE-2", situated at Wanadongari, within the limits of the Nagar Parishad Wanadongari in Tahsil - Hingna and District - NAGPUR	Millenium Developers & Promoters Private Limited
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(i) Qualifying comments / remarks if any:.... (No Comment)

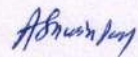
In accordance with the available search from the online portal the Title of Millenium Developers & Promoters Private Limited on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the Millenium Developers & Promoters Private Limited on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.

Dated : 19.02.2024


Ashwin Patil
Advocate

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FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of Survey No. 381 issued by Village Officer, Wanadongari, Hingna as on date of application for registration

The name of Millenium Developers & Promoters Private Limited is recorded in the 7/12 Extract of Survey No. 381 issued by Village Officer, Wanadongari, Hingna in respect of the property comprising of ALL THAT Piece and Parcel of land bearing Khasra No. 381 of Mouza - WANADONGARI, Patwari Halka No. 46, having an area of 0.80 Hectare R., Land Revenue Rs. 2.50/-, held in Occupancy Class-1 Rights, Khate No. 12959 and including all other easementary rights appurtenant and belonging thereto, situated at Wanadongari, within the limits of the Nagar Parishad Wanadongari, in Tahsil - Hingna and District - NAGPUR.

2) Mutation Entry -

The 7/12 Extract of Survey No. 381 issued by Village Officer, Wanadongari, Hingna reveal that vide Mutation Entry /Ferfar Entry No. Mutation/Ferfar Entry No. 12661 dated 28.11.2019 the name of Millenium Developers & Promoters Private Limited is recorded as owner of the said land.

3) Search report for 30 years from 1994 to 2024 taken from Sub Registrar Office at Nagpur.

THAT, ALL THAT Piece and Parcel bearing Khasra No. 380, having an area of 0.79 Hectare R., Rental Rs. 2.50/-, held in Bhogwatdar Class-1 Rights of Mouza - WANADONGARI, Patwari Halka No. 46 and including all other easementary rights appurtenant and belonging


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thereto, situated at Village – Wanadongari, within the limits of the Grampanchayat Wanadongari in Tahsil - Hingna and District - NAGPUR, Originally belonged to (1) Mr. Manoj Natthuji Khadse, (2) Miss. Manjusha Natthuji Khadse, (3) Miss. Kanchan Natthuji Khadse and (4) Smt. Malti Natthuji Khadse, as recorded joint Owners thereof being their separate ancestral property.

THAT, the aforesaid (1) Mr. Manoj Natthuji Khadse, (2) Miss. Manjusha Natthuji Khadse, (3) Miss. Kanchan Natthuji Khadse and (4) Smt. Malti Natthuji Khadse lateron transferred/sold their aforesaid property comprising Khasra No. 380, having an area of 0.79 Hectare R., Rental Rs. 2.50/-, held in Bhogwatdar Class-1 Rights of Mouza - WANADONGARI, Patwari Halka No. 46, situated at Village – Wanadongari, within the limits of the Grampanchayat Wanadongari in Tahsil - Hingna and District – NAGPUR, by way of Sale to Mr. Krushna Rambhauji Shahakar, by a Sale Deed Dated 02.01.2001, which is duly registered in the Office of the Joint Sub Registrar, Hingna in Addl. Book No. 1 Volume No. 190 on Pages 160 to 161 at Sr. No. 17(P) on 02.01.2001.

THAT, in the like manner ALL THAT Piece and Parcel bearing Khasra No. 381, having an area of 0.80 Hectare R., Rental Rs. 2.50/-, held in Bhogwatdar Class-1 Rights of Mouza - WANADONGARI, Patwari Halka No. 46 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Wanadongari, within the limits of the Grampanchayat Wanadongari in Tahsil - Hingna and District - NAGPUR, Originally belonged to Mr. Nilkanth Bhiwa Khadse, as recorded Owner thereof.

THAT, the aforesaid Mr. Nilkanth Bhiwa Khadse lateron transferred/sold his aforesaid property comprising Khasra No. 381, having an area of 0.80 Hectare R., Rental Rs. 2.50/-, held in Bhogwatdar Class-1 Rights of Mouza - WANADONGARI, Patwari Halka No. 46, situated at Village – Wanadongari, within the limits of the Grampanchayat Wanadongari in Tahsil - Hingna and District – NAGPUR, by way of Sale to Mr. Krushna Rambhauji Shahakar, by a Sale Deed Dated 02.01.2001, which is duly registered in the Office of the Joint Sub Registrar, Hingna in Book No. Addl. 1 Volume No. 190 on Pages 155 to 160 at Sr. No. 16(P) on 02.01.2001.

THAT, the aforesaid the then Owner Mr. Krushna Rambhauji Shahakar lateron transferred/sold his aforesaid properties comprising Khasra Nos. 380 and 381, having an area of 0.79 Hectare R. and 0.80 Hectare R. respectively, each Rental Rs. 2.50/-, both held in Bhogwatdar Class-1 Rights of Mouza - WANADONGARI, Patwari Halka No. 46 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Wanadongari, within the limits of the Grampanchayat Wanadongari in Tahsil - Hingna and District - NAGPUR, by way of Sale to Millenium Developers and Promoters Private Limited, the Vendor named


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hereinabove, by a Sale Deed Dated 02.05.2015, which is duly registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 2177/2015 on 05.05.2015. As a result therefore the aforesaid Millenium Developers and Promoters Private Limited, has now becomes an exclusive, absolute and full Owner of the aforesaid properties bearing Khasra No. 380 and 381 with heritable and transferable rights therein and the same is also mutated in its name in all relevant records.

THAT, the said Millenium Developers and Promoters Private Limited lateron decided to develop the said Piece of land bearing Khasra No. 381 into a Residential/Commercial Estate to be known and styled as "**ORANGE CITY PARK PHASE-2**" by constructing various buildings consisting of various Apartments and Row houses of different sizes therein. And accordingly it has submitted proposal to the Regional Board of Maharashtra Housing Development Authority (MHADA) for construction of Apartments/Tenements for Economical Weaker Section as per the Government of Maharashtra Notification No. TPB-4317/629/CR-51/2015/UD-11 Dated 23.05.2018 under the vertical AHP – PPP Model under PMAY Scheme on the said land bearing Khasra No. 381 and the said Buildings Map is sanctioned and Finally approved by Executive Engineer/B.P. Cell PMAY/Maharashtra Housing and Development Authority (MHADA) vide its Permit No. EE/BP/PMAY/A/MHADA/246/2021 Dated 11.08.2021.

THAT, the aforesaid entire land bearing Khasra No. 381 of Mouza – WANADONGARI, P.S.K. 46, having total area of 0.80 Hectare R. (i.e. 8000 Sq. Mtrs.) is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide his Order No. Prastut/Collector/Kavi-339/2022 Dated 25.02.2022 passed in Revenue Case No. 149/NAP-34/2021-22 of Mouza - Wanadongari, Tahsil – Hingna.

THAT, in pursuance of the aforesaid Non Agricultural Order and finally sanctioned and approved layout and also provision under Section 42A of the Maharashtra Land Revenue Code, 1966, the Hon'ble Collector, Nagpur has granted Sanad/Annexure B to the aforesaid property bearing Khasra No. 381 on 25.02.2022.

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

- (i) 7/12 Extracts of Khasra No. 381.
- (ii) Sale Deed Dated 02.01.2001 for Khasra No. 380 executed by (1) Mr. Manoj Natthuji Khadse, (2) Miss. Manjusha Natthuji Khadse, (3) Miss. Kanchan Natthuji Khadse and (4) Smt. Malti Natthuji Khadse in favour of Mr. Krushna Rambhauji Shahakar, bearing Registered Sr. No. 17(P).


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- (iii) Sale Deed Dated 02.01.2001 for Khasra No. 381 executed by Mr. Nilkanth Bhiwa Khadse in favour of Mr. Krushna Rambhauji Shahakar, bearing Registered Sr. No. 16(P).
- (iv) Sale Deed Dated 02.05.2015 for Khasra Nos. 380 and 381 executed by Mr. Krushna Rambhauji Shahakar in favour of Millenium Developers and Promoters Private Limited, bearing Registered Sr. No. 2177/2015.
- (v) Layout Plan & Building Plans Sanctioned Dated 11.08.2021
- (vi) Non Agricultural (Residential) Order Dated 25.02.2022

THAT all the aforesaid documents produced before by Millenium Developers & Promoters Private Limited to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra No. 381 of Mouza Wanadongari in Tahsil - Hingna and District Nagpur for the period of 30 (Thirty) Years (i.e. 1994 to 2024) vide Challan GRN No. MH007124333202324E dated 24.08.2023 and MH015841054202324E dated 19-02-2024.

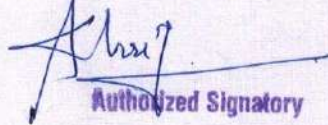
THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(4) Any other relevant Title : N.A.

(5) Litigations if any : - N.A.

Nagpur.
Dated : 19.02.2024

Millennium Developers & Promoters Pvt. Ltd.


Authorized Signatory


Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15



CHALLAN
MTR Form Number-6



GRN	MH007124333202324E	BARCODE			Date	24/08/2023-17:37:04		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID / TAN (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name HGN_HINGNA SUB REGISTRAR					Full Name Adv Ashwin Patil				
Location NAGPUR					Flat/Block No. Plot No. 54				
Year 2023-2024 One Time					Premises/Building				
Account Head Details				Amount In Rs.	Road/Street Sawarkar Nagar				
0030072201 SEARCH FEE				375.00	Area/Locality Nagpur				
					Town/City/District				
					PIN 4 4 0 0 1 5				
					Remarks (If Any)				
					Search fee for 30 Years of Khasra No. 381 Mouza Wanadongari Tah				
					Hingna Dist Nagpur				
					Amount In Three Hundred Seventy Five Rupees Only				
Total				375.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572023082427896 IKOCKPVZD7		
Cheque/DD No.					Bank Date	RBI Date	24/08/2023-05:38:57 25/08/2023		
Name of Bank					Bank-Branch STATE BANK OF INDIA				
Name of Branch					Scroll No. , Date 237 , 25/08/2023				

Department ID :

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

Mobile No. : 9822936551

संदर चलन "ट्रिप ऑफ पैमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.02.19 13:05:47 IST
Reason: GRAS Secure Document
Location: India