NISHANT PRADNYAKAR
Advocate

Flat No. 302, Shiv Apartment
Near Beltarodi Police Station,
Beltarodi, Nagpur 440034
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Mob. No.8888743254

FORMAT – A
(Circular No.:- 28/2021)

To
Maharashtra Real Estate Regulatory Authority
Office At: Administrative Building, 1st Floor
Adjacent to Udyog Bhavan, Civil Lines,
Nagpur- 440001

LEGAL TITLE REPORT

SUB : Title clearance certificate with respect to **ALL THAT** Piece and Parcel of Non Agricultural land admeasuring about **0.81 H.R (i.e 8100 Sq.Mtr)** bearing Kh. No. **77/2,** Occupancy Class 1, situated at **Mouza Besa**, P.H No. 38, within the limits of Nagar Panchayat, Tah Nagpur Gramin, Dist.Nagpur, (Hereinafter referred to as "**THE SAID PROPERTY**").

I have investigated the title of **Kh.No. 77/2** on the request **of Shri Girish Motilal Jaiswal, P/o M/s Ashtavinayak Developers** with following details and documents i.e.:-

(1) THAT the aforesaid M/s Ashtavinayak Developers are the absolute owners of All That Piece and Parcel of Non Agricultural land falling at Kh. No. 77/2 admeasuring about **0.81 H.R (8100 Sq.Mtr)** sanctioned in Group Housing Scheme at **MOUZA – BESA, P.H No. 38 in the scheme known as ASHTAVINAYAK EMPIRE BESA - 2** at Village Besa in Tahsil Nagpur Gramin and District – NAGPUR having purchased the total land Kh. No. 77/2 admeasuring about 0.81 H.R out of their own resources by way of Sale deed dated 22/11/2006 which is registered at Sr. No. 7311 before the Sub registrar No. 7, Nagpur from its previous owner Shri Bala Bajirao Banait and also Om Shiv Housing Land Developers through Shri Dnyaneshwar Pundlikrao Pande standing as Consenters to the above Sale deed.

(2) **THAT** the said M/S ASHTAVINAYAK DEVELOPERS got the aforesaid entire land comprising Kh.No. 77/2, 77/3 of MOUZA – BESA converted for residential Non-Agricultural use vide order dated 26/04/2007 passed by the Additional Collector, Nagpur in Revenue Case No. 795/NAP-34/2006-2007 AND also that the Layout plan of the said entire land is duly approved and sanctioned from Nagar Panchayat Besa Pipla vide Letter No. 441/2023 dated 30/07/2023.

(3) **THAT** for variety of reasons and other good causes the said **M/s Ashtavinayak Developers, through its Partner Shri Girish Motilal Jaiswal** have now decided to carve a residential township on the aforesaid total plot on the said land and has applied for the same to Nagar Panchayat, Besa-Pipla which is approved and duly sanctioned by Nagar Panchayat, Besa-Pipla in Group Housing scheme vide its **Building Permit No. 441/2023 dated 30/07/2023.**

Nishant V. Pradnyakar
ADVOCATE
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(4) THAT the aforesaid scheme has been submitted to the provisions of The Apartment Ownership Act 1970 vide document at Sr. No. 5483 before the Sub registrar No. 10, Gramin, Nagpur on 19/06/2024.

(5) That, the aforesaid **Shri Girish Motilal Jaiswal, P/o M/s Ashtavinayak Developers** has placed before me the following documents. My opinion is based on careful study of: -

1) Index Register for the period 1995 to 2024.
2) Latest 7/12
3) Copy of Sale Deed with respect to aforesaid property
4) Tax Receipts issued by Gram Panchayat
5) N.A order
6) Sanction Layout plan of Nagar Panchayat
7) Sanction building plan of Nagar Panchayat

Owner of the land

i) **M/s. Ashtavinayak Developers**.

ii) Qualifying comments/remarks if any **Nil**

(6) THAT the aforesaid property is now converted into Non Agricultural use by the aforesaid owners M/S ASHTAVINAYK DEVELOPERS vide order dated 26/04/2007 passed by the Additional Collector, Nagpur in Revenue Case No. 795/NAP-34/2006-2007 AND also that the Layout plan of the said entire land is duly approved and sanctioned from Nagar Panchayat Besa Pipla vide Letter No. 441/2023 dated 30/07/2023.

(7) The report reflecting the flow of the title of **M/s. Ashtavinayak Developers** is enclosed herewith as annexure.

Encl: Annexure.
Date: 01/07/2024

Adv. Nishant Pradnyakar

(Stamp)

Nishant V. Pradnyakar
ADVOCATE
Mob.No.8888743254

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FORMAT – A
(Circular No.:- 28/2021)
FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) **ALL THAT** Piece and Parcel of Non Agricultural land admeasuring about **0.81 H.R (i.e 8100 Sq.Mtr)** bearing Kh. No. **77/2,** Occupancy Class 1, situated at **Mouza Besa**, P.H No. 38, within the limits of Nagar Panchayat, Tah Nagpur Gramin, Dist.Nagpur and the residential scheme is sanctioned in Ground Housing and the said Khasra is bounded as under:-

KH NO 77/2 IS BOUNDED AS BELOW:

EAST	-	Kh. No. 78
WEST	-	Kh. No. 74
NORTH	-	Balance land of Kh. No. 77
SOUTH	-	Kh. No. 77/3

Mutation Entry Nos. for Kh No. **77/2** is 838 dated 18/05/2007.

2) Search report for 30 years (i.e. from 1995 to 2024) by depositing necessary search fees online I have verified the records of the Sub-registrars concerned and submitted the application with requisite fee to Sub – registrar No. 10 amounting to Rs. 750/- for 30 yrs for the said khasra. I have taken search of last 30 years i.e. from the year 1995 to 2024, the original receipt of search at Sub-registrar's Office No. 10 bearing **MH004562039202425E, dated 01/07/2024** enclosed herewith.

3) The title is clear and marketable.

4) There are no Litigations on the Property.

Adv. Nishant Pradnyakar

Encl: Annexure.
Date: 01/07/2024

(Stamp)

Nishant V. Pradnyakar
ADVOCATE
Mob.No.8888743254

CHALLAN

MTR Form Number-6

GRN	MH004562039202425E	BARCODE		Date	01/07/2024-19:15:58	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR			Full Name	Adv Nishant Pradnyakar		
Location	NAGPUR						
Year	2024-2025 One Time			Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building			
0030072201	SEARCH FEE	750.00		Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)	Khasra No. 77/2 Mouza Besa, Tahsil Nagpur Gramin District Nagpur		
				Amount In Words	Seven Hundred Fifty Rupees Only		
Total		750.00					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332024070119780	2876682864
Cheque/DD No.				Bank Date	RBI Date	01/07/2024-19:16:52	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 8888743254

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 कारणांसाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागु नाही.

Nishant V. Pradnyakar
ADVOCATE
Mob.No.8888743254

Print Date 01-07-2024 07:17:03