CHALLAN

MTR Form Number-6

GRN MH000296940202526E	**BARCODE**	**Date** 07/04/2025-13:51:33	**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 NGP5_JT NAGPUR NO 5 SUB REGISTRAR		**Full Name**	DWIVEDI AND KHEDKAR ADVOCATES
Location NAGPUR			
Year 2025-2026 One Time		**Flat/Block No. Premises/Building**	SHRINIWAS CENTRAL AVENUE
Account Head Details	**Amount In Rs.**		
0030072201 SEARCH FEE	750.00	**Road/Street**	WARDHAMAN NAGAR SQ
		Area/Locality Town/City/District	NAGPUR
		PIN	4 4 0 0 8
		Remarks (If Any) MZ Pardi CTS No 18-20 sheet 19 kh no. 11 21 23 CITARA Plot No 8C 8D	
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.	00040572025040762049 CK00HPGMP8
Cheque/DD No.		Bank Date	RBI Date	07/04/2025-13:24:52 Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Department ID : Mobile No. : 9373103103

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 दस्तांसाठी लागु नाही.

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 : 07/04/2025

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 "CITARA" situated on ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Amalgamated Plot bearing No. 8/C & 8D, admeasuring about 1021.69 Sq. Mtr. in Eastern Industrial Area Street Scheme of Nagpur Improvement Trust, being portion of Kh. No. 11, 21, 23 of MAUZA : PARDI, bearing City Survey No. 18, 20, Sheet No. 19, bearing Municipal House No. 582/8/C, 582/8/D, Ward No. 21, situated near Gomti Hotel, Kalamana Road, Pardi, Nagpur, within the limits of the Nagpur Municipal Corporation, Tahsil : Nagpur (City) and District: Nagpur (here-in-after referred as the said property "CITARA")

I/We have investigated the title of the said land on the request of Promoter GOYAL MOHTA DEVELOPERS LLP, {PAN : ABAFG6533F}, a limited liability partnership concern having LLPIN : ACE-6645 and having registered office at 272, 1st Floor, Chhapru Nagar Square, Central Avenue, Nagpur – 440008 and following documents i.e. :-

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

01. Description of the property.
"CITARA" to be erected on ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Amalgamated Plot bearing No. 8/C & 8D, admeasuring about 1021.69 Sq. Mtr. in Eastern Industrial Area Street Scheme of Nagpur Improvement Trust, being portion of Kh. No. 11, 21, 23 of MAUZA : PARDI, bearing City Survey No. 18, 20, Sheet No. 19, bearing Municipal House No. 582/8/C, 582/8/D, Ward No. 21, situated near Gomti Hotel, Kalamana Road, Pardi, Nagpur, within the limits of the Nagpur Municipal Corporation, Tahsil : Nagpur (City) and District: Nagpur.

02. Title documents for allotment of premises.

(i) Renewal of Lease dated 20th day of July 2015 for term commencing from 30th day of March 2014 and ending on 29th day of March 2044 registered with Sub Registrar, Nagpur – 6 at Book No. 1 at Sr. No. 3072 dated 24.07.2015 executed by Nagpur Improvement Trust, Nagpur in favour of Shri Ramdatta Manoharlal Goyal in respect of Plot No. 8/C

(ii) Deed of Gift dated 06.12.2024 registered with Sub Registrar, Nagpur – 1 at Book No. 1 at Sr. No. 15010 dated 06.12.2024 executed by Shri Ramdatta Manoharlal Goyal in favour of Shri Rajesh Ramdatta Goyal and Shri Umesh Rajesh Goyal in respect of Plot No. 8/C.

(iii) Indenture of Lease dated 25th day of June 1991 for a term commencing from 22nd day of March 1984 and ending on 31st day of March 2014 registered with Joint Sub Registrar, Nagpur – City – 1 at Book No. Add.-1 Volume No. 2100 at pages 160 to 162 at Sr. No. 7423 dated 25.06.1991 executed by Nagpur Improvement Trust, Nagpur in favour of Shri Lalitkumar Shyambihari Goyal

(iv) Indenture of Renewal of Lease dated 08th day of March 2019 for further term commencing from 01st day of April 2014 and ending on 31st day of March 2044 registered with Sub Registrar, Nagpur – 3 at Book No. 1 at Sr. No. 1318 dated 15.03.2019. executed by Nagpur Improvement Trust, Nagpur in favour of Smt. Manjudevi Lalitkumar Goyal and Shri Vivek Lalitkumar Goyal.

(v) Amalgamation Plan dated 02.01.2025 in respect of amalgamation New Plot No. 8C & 8D

M/S DWIVEDI & KHEDKAR ADVOCATES WARDHAMAN NAGAR NAGPUR

(vi) Building Plan sanctioned by Chief Planner, Nagpur Smart And Sustainable City Development Corporation Limited vide Building Permit and Commencement Certificated dated 02.01.2025 vide Permit No. 137/BP/PD/NSSCDCL/2025 for Plot No. 8/C & 8/D.

(vii) Agreement of Development dt. 31.03.2025 executed by Shri Rajesh Ramdatta Goyal, Shri Umesh Rajesh Goyal, Smt. Manjudevi Lalitkumar Goyal and Shri Vivek Lalitkumar Goyal in favour of M/s Goyal Mohta Developers, registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 4064 dt. 02.04.2025 and Power of Attorney dt. 31.03.2025 registered with Sub Registrar, Nagpur – 5 at Book No. 4 at Sr. No. 4065 02.04.2025

(viii) Deed of Declaration dt. 31.03.2025 registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 4066 dt. 02.04.2025 executed by Shri Rajesh Ramdatta Goyal, Shri Umesh Rajesh Goyal, Smt. Manjudevi Lalitkumar Goyal and Shri Vivek Lalitkumar Goyal for the proposed residential building Complex / Project building to be known as CITARA.

03. Property Card issued by the City Survey Office, Nagpur – 2, vide Ferfar No. 13019 dated 25.06.2018 and Ferfar No. 18954 dt. 01.02.2025.

04. Search report for more than 30 years from 1985 till 2025.

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 GOYAL MOHTA DEVELOPERS LLP, {PAN : ABAFG6533F}, a limited liability partnership concern having LLPIN : ACE-6645 and having registered office at 272, 1st Floor, Chhapru Nagar Square, Central Avenue, Nagpur – 440008, is clear, marketable and without any encumbrances.

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHAMAN NAGAR NAGPUR

Details of the land / Property	Owner
ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Amalgamated Plot bearing No. 8/C & 8D, admeasuring about 1021.69 Sq. Mtr. in Eastern Industrial Area Street Scheme of Nagpur Improvement Trust, being portion of Kh. No. 11, 21, 23 of MAUZA : PARDI, bearing City Survey No. 18, 20, Sheet No. 19, bearing Municipal House No. 582/8/C, 582/8/D, Ward No. 21, situated near Gomti Hotel, Kalamana Road, Pardi, Nagpur, within the limits of the Nagpur Municipal Corporation, Tahsil : Nagpur (City) and District: Nagpur proposed building project known as "CITARA"	**LAND - OWNERS** SHRI RAJESH RAMDATTA GOYAL, SHRI UMESH RAJESH GOYAL, SMT. MANJUDEVI LALITKUMAR GOYAL and SHRI VIVEK LALITKUMAR GOYAL **DEVELOPER** GOYAL MOHTA DEVELOPERS LLP, having registered office at 272, 1st Floor, Chhapru Nagar Square, Central Avenue, Nagpur – 440008

Qualifying comments/ remarks if any

The Title of **Developer** GOYAL MOHTA DEVELOPERS LLP and **Land –Owners** SHRI RAJESH RAMDATTA GOYAL, SHRI UMESH RAJESH GOYAL, SMT. MANJUDEVI LALITKUMAR GOYAL and SHRI VIVEK LALITKUMAR GOYAL is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of **Developer** GOYAL MOHTA DEVELOPERS LLP, having registered office at 272, 1st Floor, Chhapru Nagar Square, Central Avenue, Nagpur – 440008, and **Land –Owners** SHRI RAJESH RAMDATTA GOYAL, SHRI UMESH RAJESH GOYAL, SMT. MANJUDEVI LALITKUMAR GOYAL and SHRI VIVEK LALITKUMAR GOYAL on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 07.04.2025

M/S DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

Adv. Sandeep Khedkar
Advocate

d & k
ADVOCATES

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. 07.04.2025

FORMAT – A
(Circular No.:- 28/2021)

ANNEXURE

1. Property Card Extract of land bearing City Survey No. 18, City Survey No. 20, Sheet No. 19, Mauza : PARDI, Tahsil : Nagpur (City), District : Nagpur issued by City Survey Officer Nagpur – 2 as on the date of application for registration.

   Mutation Entry: The name of **SHRI RAJESH RAMDATTA GOYAL, SHRI UMESH RAJESH GOYAL, SMT. MANJUDEVI LALITKUMAR GOYAL and SHRI VIVEK LALITKUMAR GOYAL**, is in revenue records as the owners of the said land vide various Ferfar.

2. Search Report for 30 years from 1985-2025 taken from Sub-Registrar's office at Nagpur City

   PROPERTY DESCRIPTION FOR WHICH SEARCH HAS BEEN CARRIED OUT:

   ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Amalgamated Plot bearing No. 8/C & 8D, admeasuring about 1021.69 Sq. Mtr. in Eastern Industrial Area Street Scheme of Nagpur Improvement Trust, being portion of Kh. No. 11, 21, 23 of MAUZA : PARDI, bearing City Survey No. 18, 20, Sheet No. 19, bearing Municipal House No. 582/8/C, 582/8/D, Ward No. 21, situated near Gomti Hotel, Kalamana Road, Pardi, Nagpur, within the limits of the Nagpur Municipal Corporation, Tahsil : Nagpur (City) and District: Nagpur

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

FLOW OF THE TITLE OF THE SAID LAND

This is to certify that we have verified the titles of the entire sanctioned Residential building project Scheme known as "CITARA" to be erected on ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Amalgamated Plot bearing No. 8/C & 8D, admeasuring about 1021.69 Sq. Mtr. in Eastern Industrial Area Street Scheme of Nagpur Improvement Trust, being portion of Kh. No. 11, 21, 23 of MAUZA : PARDI, bearing City Survey No. 18, 20, Sheet No. 19, bearing Municipal House No. 582/8/C, 582/8/D, Ward No. 21, situated near Gomti Hotel, Kalamana Road, Pardi, Nagpur, within the limits of the Nagpur Municipal Corporation, Tahsil : Nagpur (City) and District: Nagpur owned by **SHRI RAJESH RAMDATTA GOYAL, SHRI UMESH RAJESH GOYAL, SMT. MANJUDEVI LALITKUMAR GOYAL and SHRI VIVEK LALITKUMAR GOYAL** and agreed to be developed by **GOYAL MOHTA DEVELOPERS LLP,** {PAN : ABAFG6533F}, having LLPIN : ACE-6645 and having registered office at 272, 1st Floor, Chhapru Nagar Square, Central Avenue, Nagpur – 440008. Our Findings are as under:

01. That, the Plot No. 8/C was allotted by Nagpur Improvement Trust, Nagpur to Shri Ramdatta Manoharlal Goyal and executed Indenture of Lease dated 23rd day of April 2008 for a term commencing from 30th day of March 1984 and ending on 29th day of March 2014 registered with Sub Registrar, Nagpur and after the expire of the lease period, the Nagpur Improvement Trust, Nagpur renewed the lease of the said plot of land in favour of Shri Ramdatta Manoharlal Goyal and executed Indenture of Renewal of Lease dated 20th day of July 2015 for further term commencing from 30th day of March 2014 and ending on 29th day of March 2044 registered with Sub Registrar, Nagpur – 6 at Book No. 1 at Sr. No. 3072 dated 24.07.2015.

02. That, the said Shri Ramdatta Manoharlal Goyal gifted the said plot of land to Shri Rajesh Ramdatta Goyal and Shri Umesh Rajesh Goyal here-in by Deed of Gift dated 06.12.2024 registered with Sub Registrar, Nagpur – 1 at Book No. 1 at Sr. No. 15010 dated 06.12.2024.

M/S DWIVEDI & KHEDKAR ADVOCATES ★ WARDHANAN NAGAR NAGPUR

03. That, the Plot No. 8/D was allotted by Nagpur Improvement Trust, Nagpur to Shri Lalitkumar Shyambihari Goyal and executed Indenture of Lease dated 25th day of June 1991 for a term commencing from 22nd day of March 1984 and ending on 31st day of March 2014 registered with Joint Sub Registrar, Nagpur – City – 1 at Book No. Add.-1 Volume No. 2100 at pages 160 to 162 at Sr. No. 7423 dated 25.06.1991. That said Shri Lalitkumar Shyambihari Goyal expired on 18.08.2015 and on his death the said land was inherited by Smt. Manjudevi Lalitkumar Goyal and Shri Vivek Lalitkumar Goyal and also as per Succession Certificate the names of Smt. Manjudevi Lalitkumar Goyal and Shri Vivek Lalitkumar Goyal were mutated in relevant revenue records as the co-owners of the said plot of land and after the expire of the lease period, the Nagpur Improvement Trust, Nagpur renewed the lease of the said plot of land in favour of Smt. Manjudevi Lalitkumar Goyal and Shri Vivek Lalitkumar Goyal and executed Indenture of Renewal of Lease dated 08th day of March 2019 for further term commencing from 01st day of April 2014 and ending on 31st day of March 2044 registered with Sub Registrar, Nagpur – 3 at Book No. 1 at Sr. No. 1318 dated 15.03.2019.

04. That, the said plot of lands were capable of development, the land owners decided to develop the said plot of lands into a scheme of residential building/Apartments etc. and accordingly got the said plots amalgamated for building purposes as per Amalgamation Plan dated 02.01.2025, and the said plots after amalgamation allotted New Plot No. 8C & 8D

05. That, the land owners got the sanction of the proposed residential building Plan from Chief Planner, Nagpur Smart And Sustainable City Development Corporation Limited vide Building Permit and Commencement Certificated dated 02.01.2025 vide Permit No. 137/BP/PD/NSSCDCL/2025.

06. That, the land owners entered into an Agreement of Development dt. 31.03.2025 with M/s Goyal Mohta Developers, in respect of the said property registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 4064 dt. 02.04.2025 and the the land owners also entrusted all the powers related to the said project by Power of Attorney dt. 31.03.2025 registered with Sub Registrar, Nagpur – 5 at Book No. 4 at Sr. No. 4065.

07. That, in pursuance to the said Agreement of Development the Developer/PROMOTER M/s Goyal Mohta Developers is developing the said land in Residential building as sanctioned and submitted the said entire project under the provisions of the Maharashtra Apartment Ownership Act, 1970

M/S DWIVEDI & KHEDKAR ADVOCATES ★ WARDHAMAN NAGAR NAGPUR

u/s 2 by executing a Deed of Declaration dt. 31.03.2025 registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 4066 dt. 02.04.2025 and the said entire project is known as "CITARA"

19. We have satisfied that the property is heritable and transferable and the owners and Developer 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 is duly stamped in accordance with the Bombay / Maharashtra Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

20. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. THAT, we have taken online search in respect of the aforesaid property from the web portal www. igrmaharashtra.gov. in by giving inputs of land. 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 proposed Residential Building Complex / Project known as CITARA the same is now owned by Goyal Mohta Developers LLP as stated here-in-above.

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

22. Any other relevant Title: NA

23. Any litigation in Civil or Revenue Court : N.A.

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

Place: Nagpur
Date: 07.04.2025

M/S DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

(S.M. KHEDKAR)
ADVOCATE