CHALLAN

MTR Form Number-6

MH000465542201617E	**BARCODE**		**Date**	22/04/2016-16:20:12	**Form ID**

ment	Inspector General Of Registration	**Payer Details**	
f Payment	Search Fee	TAX ID (If Any)	
	Other Items	**PAN No. (If Appliacable)**	
Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	ADV SANDEEP SHASTRI
	NAGPUR		
	2016-2017 One Time	**Flat/Block No.**	C SURVEY NO 455
Account Head Details	**Amount In Rs.**	**Premises/Building**	
72201 SEARCH FEE	325.00	**Road/Street**	MOUZA DHANTOLI
		Area/Locality	1692.78 SQ.MTRS.
		Town/City/District	
		PIN	4 4 0 0 1 2
		Remarks (If Any)	SEARCH FEES FOR 13 YEAR 2004 TO 201 6 MOUZA DHANTOLI CITY SURVEY NO 455 AREA 1692.78 SQ.MTRS.
		Amount In Words	Three Hundred Twenty Five Rupees Only
	325.00		

ent Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	REF No.	69103332016042213267	88234487
ue/DD No		Date		22/04/2016-16:21:45	
of Bank		Bank-Branch		IDBI BANK	
of Branch		Scroll No. , Date		Not Verified with Scroll	

e No. : Not Available

22-1617-0157
SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II
265-A, South Ambazari Road
Bajaj Nagar
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : **shastriassociates@gmail.com**

NAGPUR
DATE : 26-04-2016

TITLE VERIFICATION REPORT

UNDER instructions and authority from our Client M/s.. NAV BHARAT INFRAVENTURE LIMITED, a Company duly incorporated under the Companies Act, 1956, having its Registered Office at Nav Bharat Bhawan, Chhatrapati Square, Wardha Road, Nagpur and acting through its Authorised Director SHRI. NIMISH S/o VINOD MAHESHWARI, Resident of C/o Nav Bharat Bhawan, Chhatrapati Square, Wardha Road, Nagpur, Tahsil and District – NAGPUR, we have investigated the title relating to the property comprising ALL THAT Piece and Parcel of land bearing Intra Municipal Nazul Leasehold Plot No. 10/1, Sheet No. 21-B, containing by admeasurement 1692.78 Square Meters (OR 18221.00 Square Feet) of Mouza - DHANTOLI bearing Corporation House No. 142 & 142/1, City Survey No. 455 and Sheet No. (34)16 III of Mouza – Dhantoli, situate at Sathe Marg, Dhantoli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5, Circle No. 19-A, Division No. 1 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written and our findings are as under :-

(1) THAT, ALL THOSE Pieces and Parcel of land bearing Nazul Leasehold Plot Nos. 160, 161 and 162 (New Plot No. 10), Sheet No. 21-B, admeasuring 28671.00 Square Feet (OR 2663.54 Square Meters), of Mouza – DHANTOLI, bearing City Survey No. 455 and Sheet No. (34)16 III of Mouza – Dhantoli, situate at Dhantoli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 (Old No. 4), Circle No. 20, Division No. I, in Tahsil and District – NAGPUR, Originally belonged to Shri Rao Sahib R.R. Abhyankar, being his separate property, having acquired the same by him from the Nazul Department on Leasehold Rights for a term/period ending on 31-3-1948 by an Indenture of Lease.

(2) THAT, said Shri R.R. Abhyankar lateron constructed a Bunglow, Out Houses and others structures on the said Nazul Leasehold Plot No. 10, (Old Nos. 160, 161 and 162), bearing Corporation House No. 142, City Survey No. 455 and Sheet No. (34)16 III of Mouza – Dhantoli in accordance with the duly sanctioned Plan.

(3) THAT, during his life time the aforesaid Shri R.R. Abhyankar executed his LAST WILL AND TESTAMENT on 07-05-1937 and thereby he gave and bequeathed the aforesaid entire property to his Wife Mrs. Bakulbai Abhyankar absolutely forever with heritable and transferable rights therein.

(4) THAT, consequent upon the death of the aforesaid Shri R.R. Abhyankar, his Widow Smt. Bakulbai became an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein in terms of the aforesaid Will Dated 07-05-1937.

(5) THAT, the aforesaid Mrs. Bakulbai Wd/o Late Rao Sahib R.R. Abhyankar lateron in her turn transferred the aforesaid Plot No. 10 (Old Nos. 160, 161 and 162) Togetherwith the existing Bunglow, Out Houses and other structures standing thereon, bearing Corporation House No. 142, City Survey No. 455 and Sheet No. (34)16 III of Mouza – Dhantoli, situate at Dhantoli, Nagpur in Tahsil and District – NAGPUR, by way of Sale to Seth Shri Hari Narayan Lakhani, by a Sale Deed Dated 05-06-1948, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur, in Addl. Book No. I, Volume No. 92 on Pages 28 to 37 at Sr. No. 553 on 14-7-1948.

(6) THAT, in the like manner the said Seth Shri Hari Narayan Lakhani lateron in his turn also further transferred a Piece of land (Now numbered as Plot No. 10/2) (i.e. Part of Nazul Plot No. 10), admeasuring Length East-West 95 Ft. and Breadth North-South 45 Ft. equal to 4275 Square Feet (OR 397.157 Square Meters), by way of Sale to Shri Krushnarao S/o Vinayakrao Pimparkar, Resident of Nagpur, by a Sale Deed Dated 18-04-1957, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1, Volume No. 105 on Pages 10 to 13 at Sr. No. 145 on even date.

(7) THAT, the aforesaid Seth Shri Hari Narayan Lakhani lateron in his turn transferred a Piece of land (Now numbered as Plot No. 10/3) (i.e. Part of Nazul Plot No. 10), admeasuring about 6175 Sq. Ft. by way of Sale and the same is now owned by Shri. Girish Choube. Thus said Seth Shri Hari Narayan Lakhani retained the remaining Piece of land containing by admeasurement 18221.00 Square Feet (OR 1692.78 Square Meters) (Now renumbered as Plot No. 10/1) (i.e. Part of Nazul Plot No. 10) Togetherwith the existing structures, bunglow standing thereon for his exclusive use and occupation.

(8) THAT, during his life time the said Seth Shri Hari Narayan Lakhani executed his last Will and Testament on 18-09-1964, which is Notarised before Mrs. P.M. Pillay, Notary at Jalgaon. In terms of said Will he gave and bequeathed the aforesaid property to his 3 sons namely (i) Shri Premnarayan, (ii) Shri Akshaykumar and (iii) Shri Chandramohan jointly absolutely forever with heritable and transferable rights therein.

(9) THAT, consequent upon the death of the said Seth Shri Hari Narayan Lakhani the property comprising Nazul Leasehold Plot No. 10/1, Sheet No. 21-B, Togetherwith the then existing Bunglow and structures standing thereon, bearing Corporation House

No. 142, City Survey No. 455 and Sheet No. (34)16 III of Mouza – Dhantoli, situate at Sathe Marg, Dhantoli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5, Circle No. 19-A, Division No. 1 in Tahsil and District – NAGPUR, hereinafter called as "said property", devolved upon his 3 sons namely (i) Shri Premnarayan, (ii) Shri Akshaykumar and (iii) Shri Chandramohan in terms of said Last Will and Testament 18-09-1964.

(10) THAT, on expiration of the Original term of Lease, the Collector, Nagpur on behalf of the Governor of Maharashtra State lateron extended the same for a further term/period ending on 31-03-2008 relating to the property comprising Intra Municipal Nazul Leasehold Plot No. 10/1 containing by admeasurement 18221 Sq. Ft. (OR 1692.78 Sq. Mtrs.) in favour of Shri Premnarayan S/o Shri Hari Narayan Lakhani and others jointly on 23-04-1993. As a result therefore the aforesaid Shri Premnarayan S/o Late Shri Hari Narayan Lakhani and his aforesaid 2 brothers became the Joint/Co-Owners of the aforesaid property with heritable and transferable rights therein.

(11) THAT, the aforesaid (i) Shri Premnarayan Harinarayan Lakhani, (ii) Shri Akshaykumar Harinarayan Lakhani and (iii) Shri Chandramohan Harinarayan Lakhani lateron in their turn jointly transferred the aforesaid entire property comprising Nazul Leasehold Plot No. 10/1 containing by admeasurement 18221 Sq. Ft. (OR 1692 Sq. Mtrs.) Togetherwith the structures standing thereon bearing Corporation House No. 142, City Survey No. 455 and Sheet No. (34)16 III of Mouza – Dhantoli, situate at Sathe Marg, Dhantoli, Nagpur in Tahsil and District - Nagpur by way of sale to M/s. Millenium Developers And Promoters Private Limited, a Company incorporated under the Companies Act, 1956 having its Office at 303, Amar Palace, Dhantoli, Nagpur by a Sale Deed Dated 07-07-2008, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 3737 on even date.

(12) THAT, on expiration of the second term of Lease, the Collector, Nagpur on behalf of Governor of Maharashtra lateron extended the same for a further term/period of 30 Years commencing from 01-04-2008 and ending on 31-03-2038 by executing a Renewed Indenture of Lease regarding the said property in favour of M/s. Millenium Developers And Promoters Private Limited on 18-08-2009 in Revenue Case No. 25/A.A.A./48/08-09, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4151 on 18-08-2009.

(13) THAT, the aforesaid M/s. Millenium Developers and Promoters Pvt. Ltd. lateron in its turn transferred the Undivided 50% (Fifty Percent) share and interest in the aforesaid property comprising Nazul Leasehold Plot No. 10/1, situate at Sathe Marg, Dhantoli, Nagpur in Tahsil and District – NAGPUR by way of sale to SMS INFRASTRUCTURE LTD., NAGPUR, by a Sale Deed Dated 30-03-2010, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-2 in Book No. 1 at Sr. No. 1266 on even date.

(14) THAT, in the like manner the aforesaid M/s. Millenium Developers and Promoters Pvt. Ltd. later on in its turn transferred the remaining Undivided 50% (Fifty Percent) share and interest in the aforesaid property comprising Nazul Leasehold Plot No. 10/1, situate at Sathe Marg, Dhantoli, Nagpur in Tahsil and District – NAGPUR by way of sale to PERMANENT AGROTECH PVT. LTD., NAGPUR, by a Sale Deed Dated 06-05-2014, which is also duly registered at the Office of the Joint Sub-Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 3504 on even date. The said Sale Deed is duly signed by SMS INFRASTRUCTURE LTD., NAGPUR in the capacity of Consentor. As a result therefore the said SMS INFRASTRUCTURE LTD., NAGPUR and PERMANENT AGROTECH PVT. LTD., NAGPUR have now become the Joint/Co-Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their respective names in all relevant records.

(15) THAT, the aforesaid SMS Infrastructure Ltd., Nagpur and Permanent Agrotech Pvt. Ltd., Nagpur later on decided to develop their respective shares in the aforesaid property comprising Nazul Leasehold Plot No. 10/1, situate at Sathe Marg, Dhantoli, Nagpur in Tahsil and District – NAGPUR jointly into a "RESIDENTIAL ESTATE" by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.

(16) THAT, accordingly by an Agreement of Development Dated 27-03-2015, they have jointly entrusted the entire work of Development of the said Plot of land to M/s. Nav Bharat Infraventure Limited upon the several terms and conditions contained therein and the said Agreement is duly registered at the Office of the Joint Sub Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 1565-2015 on even date.

(17) THAT, by the same Agreement the aforesaid SMS Infrastructure Ltd., Nagpur and Permanent Agrotech Pvt. Ltd., Nagpur have further specifically agreed to execute various Agreements to sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said plot of land in favour of each such individual buyer as may be nominated by the said M/s. Nav Bharat Infraventure Limited.

(18) THAT, the aforesaid SMS Infrastructure Ltd., Nagpur and Permanent Agrotech Pvt. Ltd., Nagpur have executed an Irrevocable General Power of Attorney in favour of the said M/s. Nav Bharat Infraventure Limited on 27-03-2015 and the same is also duly registered at the Office of the Joint Sub Registrar, Nagpur – 4 in Book No. 1 at Sr. No. 1566 on even date.

(19) THAT, in pursuance of the aforesaid Agreement, the said M/s. Nav Bharat Infraventure Limited has accordingly prepared a plan of a Multistoried building proposed to be constructed on the said Plot of land and to be known and styled as "ROYAL CREST" and the same is duly sanctioned and approved by the by Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 102/BP/DHANTOLI/TP/NMC/20 Dated 19-01-2016.

(20) THAT, the aforesaid M/s. NAV BHARAT INFRAVENTURE LIMITED has sought a Project Finance for the aforesaid Project from The Buldhana Urban Co-operative Credit Society Maryadit, Nagpur and mortgaged the aforesaid property to it by way of security for the repayment of Loan by a Deed of Mortgage Dated 24-08-2015, which is registered at the Office of the Joint Sub Registrar, Nagpur No. 4 in Book No. 1 at Sr. No. 4118 on even date. Thus the said Project is financed by The The Buldhana Urban Co-operative Credit Society Maryadit, Nagpur.

(21) THAT, for the purpose of verification of title the following documents relating to ALL THAT Piece and Parcel of land bearing Intra Municipal Nazul Leasehold Plot No. 10/1, Sheet No. 21-B, containing by admeasurement 1692.78 Square Meters (OR 18221.00 Square Feet) of Mouza - DHANTOLI bearing Corporation House No. 142 & 142/1, City Survey No. 455 and Sheet No. (34)16 III of Mouza – Dhantoli, situate at Sathe Marg, Dhantoli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5, Circle No. 19-A, Division No. 1 in Tahsil and District – NAGPUR are provided to us :-

(i) Copy of Sale Deed Dated 05-06-1948
(ii) Copy of Sale Deed Dated 18-04-1957
(iii) Copy of Renewal Indenture of Lease Dated 23-04-1993
(iv) Copy of Sale Deed Dated 07-07-2008
(v) Copy of Renewal Indenture of Lease Dated 18-08-2009
(vi) Copy of Sale Deed Dated 30-03-2010
(vii) Copy of Sale Deed Dated 06-05-2014
(viii) Copy of Agreement of Development Dated 27-03-2015
(ix) Copy of General Power of Attorney Dated 27-03-2015
(x) Copy of Building Permit and Sanctioned Plan Dated 19-01-2016
(xi) Copy of Corporation Tax Receipt paid upto 2016.
(xii) Copy of Property Card.

(22) THAT, we have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur for the period of last 13 (THIRTEEN) Years by depositing necessary Search Fees in the Office of the Joint Sub-Registrar, Nagpur City, vide Receipt No. MH000465542201617E Dated 22-04-2016 only those available out of the torn and disarrange index and found that the aforesaid property is presently mortgaged with The Buldhana Urban Co-operative Credit Society Limited, Nagpur.

(23) THAT, links in the title history of last 13 (Thirteen) years of chain of title have been properly established. All the transactions which have taken place at Nagpur City have been verified from the relevant records of the Registrar, Revenue Department etc. at Nagpur City. We have taken search of records of Registrar's Office from inspection Book No. (I) and day books, which were kept & maintained by the office and made available to us and other relevant records.

(24) While searching the records, it was found that some record was mutilated and torn form. Particularly Index for the year of 2004 and 2005 was mutilated. Some Index were missing Index for the year of 2004 was not available at Nagpur City Office, some was incomplete and disorganized lot of jurisdictional changes have taken place during different periods in Registrar Offices presently. It is informed by the officials that in Sub-Registrar Nagpur indexes are not compiled since 2004 it is also informed that recent Indexes are not sort out and complied mouzawise, some indexes are even yet not printed out in the office Nagpur City.

(25) In alternative only entry of the registration of the documents can be verified from the Token register/day book. As per procedure adopted in the office of the Sub-Registrar only name of the Purchaser is noted and so also the name of Vendor and details of property is noted in the Token Register/Day book. In Nagpur District Encumbrance Certificate is not issued by the Sub-Registrar offices.

(26) THAT, in view of the aforesaid charge of The Buldhana Urban Co-operative Credit Society Limited, Nagpur, subject to obtaining a Consent Letter/No due Certificate from said Project Financer the prospective Purchasers of the Apartments of a Multistoried Building on the said plot of land, named as "ROYAL CREST", comprising of Apartments. shall acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from it.

(27) THAT, it is needless to mention here that on obtaining such Sale Deed, the said prospective purchaser/buyer can very well mortgage her/his/their/it property to any Financial Institution by way of security for the repayment of housing loan, if any advanced to her/him/them/it.

Hence this report.

SANDEEP SHASTRI & ASSOCIATES NAGPUR

SANDEEP A. SHASTRI
ADVOCATE