



CHALLAN
MTR Form Number-6

GRN MH003389205201718E		BARCODE 		Date 11/07/2017-15:08:40	Form ID
Department Inspector General Of Registration			Payer Details		
Type of Payment Search Fee			TAX ID (If Any)	299312870	
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	SANDEEP ANANI SHASTRI	
Location PUNE					
Year 2017-2018 One Time			Flat/Block No.		
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		325.00	Road/Street		
			Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			Amount In	Three Hundred Twenty Five Rupees Only	
Total		325.00	Words		
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332017071113142 129284820
Cheque/DD No.			Date	11/07/2017-15:08:52	
Name of Bank			Bank-Branch	IDBI BANK	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चालान "टाइप ऑफ पेमेंट" ग्राह्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तांसाठी लागू नाही.




MH003389205201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Jul 2017	Receipt	Receipt no.: 1111215928
Name of the Applicant : SANDEEP ANANT SHASTRI		
Details of property of which document has to be searched :		Dist :Nagpur Village :Ambajhari S.No/CTS No/G.No. : 381
Period of search :		From :2005 To :2017
Received Fee :		325
The above mentioned Search fee has been credited to government vide GRN no :MH003389205201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php'.		

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 : shastrilassociates@gmail.com

NAGPUR

DATE : 19-07-2017

To,

M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED

188, "Arohi Apartments", Bajaj Nagar, Nagpur

TITLE VERIFICATION REPORT

Under your instructions and authority We have investigated the title relating to the property comprising ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 92 (NINETY TWO), in Civil Station Expansion Scheme, containing by admeasurement 1114.836 Sq. Mtrs. (i.e. 12000 Sq. Ft.) and a Conservancy Lane containing by admeasurement 55.58 Sq. Mtrs. closely adjacent to the said Plot of land towards Eastern Side, thus total admeasurement 1170.40 Sq. Mtrs. (OR 12598.18 Sq. Ft.) (i.e. 1114.82 Sq. Mtrs. + 55.58 Sq. Mtrs. = 1170.40 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 75 and 78 of Mouza – AMBAZARI, bearing Corporation House No. 117, City Survey No. 381 and Sheet No. (24)/29/II of Mouza – Ambazari, situated at Dharampeth Extension Layout Precinct, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and our findings are as under :-

(1) THAT, ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 92 (NINETY TWO), in Civil Station Expansion Scheme, containing by admeasurement 1114.836 Sq. Mtrs. (i.e. 12000 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 75 and 78 of Mouza – AMBAZARI, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 381 and Sheet No. (24)/29/II of Mouza – Ambazari, situated at Dharampeth Extension Layout Precinct, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, Originally belonged to Shri Vinodkumar S/o Ganesh Hatwalne, being his self acquired property, having acquired the same by him from the Nagpur Improvement



Trust, Nagpur on Leasehold Rights for a term commencing from 01-04-1947 and ending on 31-03-1977 by an Indenture of Lease Dated 07-01-1950.

(2) THAT, the aforesaid Shri Vinodkumar Ganesh Hatwalne lateron constructed a Single Storied Residential Bungalow the then standing on the said Nagpur Improvement Trust Leasehold Plot No. 92 (Ninety Two) covering a total Built-up area of 188.536 Sq. Mtrs. in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/8982/735 dated 15-05-1968, bearing Corporation House No. 117, City Survey No. 381 and Sheet No. (24)/29/II of Mouza – Ambazari.

(3) THAT, the aforesaid Shri Vinodkumar Ganesh Hatwalne left for heavenly abode on 10-01-1977, leaving behind him, his Widow Smt. Prabhawati Hatwalne, only son Shri Yashodhan Hatwalne and only daughter namely Miss. Manju D/o Vinodkumar Hatwalne, as his only legal heirs, who inherited the said entire property by way of intestate succession.

(4) THAT, during the course of time the aforesaid Smt. Prabhawati Vinodkumar Hatwalne left for heavenly abode on 30-03-2013 and consequent upon her death/demise, her share in the aforesaid property devolved upon his only son Shri Yashodhan Vinodkumar Hatwalne and only daughter Miss. Manju Vinodkumar Hatwalne jointly by way of intestate succession, being the only legal heirs of the deceased.

(5) THAT, the aforesaid Miss. Manju Vinodkumar Hatwalne lateron Relinquished all her rights, title, share and interest in respect of her share in the aforesaid property in favour of her Brother Shri. Yashodhan Vinodkumar Hatwalne by a Deed of Release/ Relinquishment Dated 09-10-2013 and the same is registered at the Office of the Sub Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 6116 on even date. As a result therefore the said Shri. Yashodhan Vinodkumar Hatwalne became the Owner of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in his sole name in all relevant records as also on the Property Card of City Survey vide Ferfar Entry No. 8913 Dated 29-10-2014.

(6) THAT, on expiration of the Original term of Lease, the Nagpur Improvement Trust, Nagpur lateron extended the same for a further term/period commencing from 01-04-1977 and ending on 31-03-2037 by executing a renewed Indenture of Lease regarding the aforesaid property in favour of Shri. Yashodhan Vinodkumar Hatwalne on 14-07-2014 and the same is registered at the Office of the Head Quarter Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 6254 on 14-07-2014.

(7) THAT, the said Shri. Yashodhan Vinodkumar Hatwalne lateron applied to the Nagpur Improvement Trust, Nagpur for allotment of a Conservancy Lane containing by admeasurement 55.58 Sq. Mtrs. (OR 598.26 Sq. Ft.) closely adjacent to the said

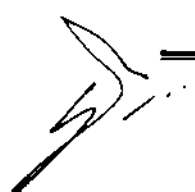
Nagpur Improvement Trust Leasehold Plot No. 92 (Ninety Two) towards EASTERN SIDE to him. The said Shri. Yashodhan Vinodkumar Hatwalne further specifically agreed to pay, provide and contribute the entire Premium Cost to the Nagpur Improvement Trust, Nagpur.

(8) THAT, considering the request of the said Shri Yashodhan Vinodkumar Hatwalne, the Nagpur Improvement Trust, Nagpur has sanctioned to allot the aforesaid Conservancy Lane containing by admeasurement 55.58 Sq. Mtrs. (OR 598.26 Sq. Ft.) in favour of Shri Yashodhan Vinodkumar Hatwalne vide its Letter No. 5678 Dated 06-09-2016 subject to payment of Premium Amount in the Office of the Nagpur Improvement Trust. However a Lease Deed relating to the said Conservancy Lane is yet to be executed by the Nagpur Improvement Trust, Nagpur in favour of the said Shri Yashodhan Vinodkumar Hatwalne.

(9) THAT, thus the area of the aforesaid Nagpur Improvement Trust Leasehold Plot No. 92 (Ninety Two) is now increased by 55.58 Sq. Mtrs. As a result therefore the area of the said Nagpur Improvement Trust Leasehold Plot No. 92 (Ninety Two) is at present 1170.40 Sq. Mtrs. (i.e. 1114.82 Sq. Mtrs. + 55.58 Sq. Mtrs. = 1170.40 Sq. Mtrs.) (OR 12598.18 Sq. Ft.).

(10) THAT, the aforesaid Shri Yashodhan Vinodkumar Hatwalne further Donated/Gifted THE UNDIVIDED 6.23 PERCENT share and interest in Nagpur Improvement Trust Leasehold Plot No. 92 (Ninety Two) Togetherwith THE UNDIVIDED 33.33 PERCENT share and interest in the existing Residential Bungalow the then standing thereon, bearing Corporation House No. 117, City Survey No. 381 and Sheet No. (24)/29/II of Mouza – Ambazari, situated at Dharampeth Extension Layout Precinct, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR to his Wife Mrs. Swati Dandekar W/o Yashodhan Hatwalne, by a Gift Deed dated 18-11-2016, which is registered at the Office of the Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 6010 on even date.

(11) THAT, in the like manner the said Shri Yashodhan Vinodkumar Hatwalne further Donated/Gifted THE UNDIVIDED 6.23% PERCENT share and interest in Nagpur Improvement Trust Leasehold Plot No. 92 (Ninety Two) Togetherwith THE UNDIVIDED 33.33 PERCENT share and interest in the existing Residential Bungalow the then standing thereon, bearing Corporation House No. 117, City Survey No. 381 and Sheet No. (24)/29/II of Mouza – Ambazari, situated at Dharampeth Extension Layout Precinct, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR to his sister Miss. Manju Vinodkumar Hatwalne, by a Gift Deed dated 18-11-2016, which is registered at the Office of the Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 6011 on even date. As a result therefore the said Shri Yashodhan Vinodkumar Hatwalne and Ms. Swati Dandekar W/o Yashodhan Hatwalne and Manju



Vinodkumar Hatwalne have now become the Joint/Co-Owner of the aforesaid property with heritable and transferable rights therein.

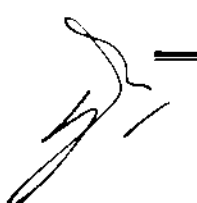
(12) THAT the aforesaid Shri Yashodhan Vinodkumar Hatwalne has now decided to develop the aforesaid property comprising Nagpur Improvement Trust Leasehold Plot No. 92 (Ninety Two) containing by total admeasurement 1170.40 Sq. Mtrs. (OR 12598.18 Sq. Ft.) (i.e. 1114.82 Sq. Mtrs. + 55.58 Sq. Mtrs. = 1170.40 Sq. Mtrs.) into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein and the aforesaid (i) Ms. Swati Dandekar W/o Yashodhan Hatwalne and (ii) Manju D/o Late Shri Vinodkumar Hatwalke hereinabove accorded their consent for such development, however they have decided to retain their ownership of undivided share.

(13) THAT, accordingly by an Agreement of Development Dated 18-11-2016 the aforesaid Shri Yashodhan Vinodkumar Hatwalne entrusted the entire work of Development of the said property comprising Nagpur Improvement Trust Leasehold Plot No. 92 (Ninety Two) to M/s. Raghukul Constructions Private Limited upon the several terms and conditions contained therein. The said Agreement is signed by (i) Ms. Swati Dandekar W/o Yashodhan Hatwalne and (ii) Manju D/o Late Shri Vinodkumar Hatwalne in the capacity of Consentors. The said Agreement is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 6012 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(14) THAT, for implementing the said proposed Scheme, the aforesaid Shri Yashodhan Vinodkumar Hatwalne has executed a General Power of Attorney in favour of M/s. Raghukul Constructions Private Limited on 18-11-2016 and the same is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 6013 on even.

(15) THAT, in the like manner the aforesaid (1) Ms. Swati Dandekar W/o Yashodhan Hatwalne and (2) Manju D/o Late Shri Vinodkumar Hatwalne have also jointly executed a General Power of Attorney in favour of M/s. Raghukul Constructions Private Limited on 18-11-2016 and the same is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 6014 on even. As a result therefore in pursuance of the aforesaid Agreement of Development and General Power of Attorney the said M/s. Raghukul Constructions Private Limited, Nagpur has now fully entitled to develop the said property comprising Nagpur Improvement Trust Leasehold Plot No. 92 (Ninety Two), situated at Dharampeth Extension Layout Precinct, Shivajinagar, Nagpur, as per the terms and conditions as mentioned in the aforesaid Agreement of Development Dated 18-11-2016.

(16) THAT, in pursuance of the aforesaid Agreement Dated 18-11-2016, the said M/s. Raghukul Constructions Private Limited has accordingly prepared the Plan of the Multistoried Building proposed to be constructed on the said Nagpur Improvement Trust



Leasehold Plot No. 92 (Ninety Two) and to be known and styled as "**AMRIT SARITA**" and the same is sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 40/BP/Ambazari/TP/N.M.C./198 Dated 08-06-2017.

(17) THAT, for the purpose of verification of title, the following documents relating to the property comprising Nagpur Improvement Trust Leasehold Plot No. 92 (Ninety Two) containing by total admeasurement 1170.40 Sq. Mtrs. (OR 12598.18 Sq. Ft.) (i.e. 1114.82 Sq. Mtrs. + 55.58 Sq. Mtrs. = 1170.40 Sq. Mtrs.) of MOUZA – AMBAZARI, TOGETHERWITH the Multistoried Building proposed to be constructed thereon and to be known and styled as "**AMRIT SARITA**", bearing Corporation House No. 117, City Survey No. 381 and Sheet No. (24)/29/II of Mouza – Ambazari, situated at Dharampeth Extension Layout Precinct, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR are provided to us :-

- (i) **Copy of Agreement of Development for Plot No. 92 Dated 18-11-2016.**
- (ii) **Copy of General Power of Attorney for Plot No. 92 Dated 18-11-2016.**
- (iii) **Copy of General Power of Attorney for Plot No. 92 Dated 18-11-2016.**
- (iv) **Copy of Gift Deed Dated 18-11-2016.**
- (v) **Copy of Gift Deed Dated 18-11-2016.**
- (vi) **Copy of Building Permit and sanctioned Map Dated 08-06-2017.**
- (vii) **Copy of Property Card of City Survey, Nagpur.**
- (viii) **Copy of N.M.C. Tax Receipt.**

(18) THAT, all these aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owner. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owners that they have not executed any unregistered Deed or document whereby his/their ownership rights are affected, diluted or a third party interest is created.

(19) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Nagpur Improvement Trust Leasehold Plot No. 92 (NINETY TWO) for the period of 13 (Thirteen) Years (i.e. from 2005 to 2017) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH003389205201718E Dated 11-07-2017.

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

(21) THAT, with the result we are of the Opinion that the aforesaid present Owner (i) Shri Yashodhan Vinodkumar Hatwalne and (ii) Ms. Swati Dandekar W/o Yashodhan Hatwalne and (iii) Ms. Manju Vinodkumar Hatwalne holds a good, valid and marketable title in respect of his aforesaid property and the aforesaid M/s. Raghukul Constructions



Private Limited has fully entitled to develop the said property into a Residential Estate by constructing Multistoried Building thereon and sell the various Apartments proposed to be constructed thereon to the prospective buyers (excluding the Apartments agreed to be retained by Owners).

Hence this report.



SANDEEP A. SHASTRI
ADVOCATE

