CHALLAN
MTR Form Number-6

GRN	MH000468077201617E	BARCODE	Date	22/04/2016-17:17:01	Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Search Fee		TAX ID (If Any)		
	Other Items		PAN No. (If Applicable)		
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name	Adv Ashwin Patil	
Location	NAGPUR				
Year	2016-2017 Annual From 01/04/2016 To 31/03/2017		Flat/Block No.	54	
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		375.00	Road/Street	Sawarkar Nagar	
			Area/Locality	Nagpur	
			Town/City/District		
			PIN	4 4 0 0 1 5	
			Remarks (If Any)	Years 2002 to 2016 Plot No. R2 Mouz a Beltarodi Kh. No. 10 and 11 PH. N o. 38 Tah Nagupr Rural	
			Amount In Words	Three Hundred Seventy Five Rupees Only	
Total		375.00			
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	REF No.	00040572016042218322 IKB0335419
Cheque/DD No			Date	22/04/2016-17:17:34	
Name of Bank			Bank-Branch	STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

Mobile No. : 9822936551

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

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CNCERN

Under instruction from my client **FAKHRI INFRAVENTURES**, A Partnership Firm, having its Office at Shop No. 12, "Mytri Willows" Sir Bejonzi Marg, Opp. Gandhisagar Lake, Nagpur acting through it's Authorised Partner **MR. KHUZAIMA MAIMOON S/o QUTBUDDIN SUNELY** Aged 46 Years, Occupation – Business, Resident of Plot No. 718, Qutbi Manzil, Bohra Masjid Road, Itwari, Nagpur, Pin Code No. 440002, Tahsil and District – Nagpur. I have investigated the title relating to ALL THAT piece and parcel of land bearing Plot No. R-2, containing by admeasurement 1500 Sq.Mtrs. (OR 16146 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 10 AND 11 of Mouza – BELTARODI, Patwari Halka No. 38, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plots of land and to be known and styled as "BABJI ENCLAVE", situated at Beltarodi, within the limits of the Grampanchayat – Besa in Tahsil – Nagpur (Rural) and District – Nagpur and my findings are as under :

(1) THAT, ALL THOSE Pieces and Parcel of Agricultural lands bearing Kh. Nos. 10 and 11 of Mouza – Beltarodi, having an area of 1.55 Hectors and 1.54 Hectors respectively, thus totaling 3.09 Hectors, Rental Rs. 13.00 and Rs. 13.00 respectively, both held in Bhogwatdar Class-1 Rights, both situate at Village – Beltarodi, within the limits of Gram Panchayat – Besa, P.S.K. 38 in Tahsil – Nagpur (Rural) and District – Nagpur, Originally belonged to (1) Shri Baban Bhaurao Taywade, (2) Mrs. Sharayu Baban Taywade, (3) Shri Shaunak Baban TAywade, (4) Shri Kiranchandra Rajhansa Nerkar, (5) Mrs. Nilima Kiranchandra Nerkar, (6) Shri Sachin Janardhan Dhote, (7) Shri Eknath Hemraj Gedam, (8) Shri Vinod Yadavrao Wagale, (9) Shri Sanjay Rajaram Choudhari, (10) Shri Ashok Tukaram Fuke, (11) Shri Ramrao Shravan Taywade, (12) Shri Vishnu Ramrao Taywade, (13) Shri Pramod Ramrao Taywade and (14) Mrs. Karuna Suresh Bidwan jointly.

(2) THAT, the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 the aforesaid Shri Baban Bhaurao Taywade and others had filed a Statement/Return Under Section 6(i) of the said Act before the Additional Collector and Competent Authority, U.L.C., Nagpur and on completion of his enquiry the said authority vide its Order passed in ULC Case No. 172/2005 dated 14-7-2005 declared 15000 Sq.Mtrs. of land out of the aforesaid Kh. Nos. 10 and 11 of Mouza Beltarodi as a Retainable land and the remaining land of 15900 Sq. Mtrs. as a Surplus Vacant land within the meaning of the said act.

(3) THAT, the aforesaid entire land bearing Kh. Nos. 10 and 11 of Mouza – Beltarodi is converted for Non Agricultural (residential) Use by the Collector, Nagpur

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

vide his order dated 5-10-2005 passed in Revenue Case No. 94/NAP-34/2005-2006 of Mouza – Beltarodi, Gram Panchayat – Besa in Tahsil – Nagpur (Rural) and District – Nagpur.

(4) THAT, the aforesaid Shri Baban Bhaurao Taywade and others lateron applied for exemption to the aforesaid surplus vacant land containing by admeasruement 15900 Sq. Mtrs. under Talegaon Dabhade Scheme.

(5) THAT, considering the application of the said Shri Baban Bhaurao Taywade the Government of Maharashtra through Competent Authority U.L.C., Nagpur vide his Order dated 21-7-2005 passed in Case No. ATP/ULC/TD(532)/Beltarodi/2005/1033 exempted the said surplus vacant land Under Section 20(1)(a) of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and/or Construction of Tenements thereon in accordance with the Special Dispensation issued by The Government Resolution, Housing and Special Assistance Department, Mantralaya, Mumbai in Resolution No. CSC/ULC/1091/5(3977)D-III dated 15-1-1992 upon the several terms and conditions contained therein.

(6) THAT, the aforesaid Shri Baban Bhaurao Taywade and others prepared a Layout of the said entire land by carving out various Plots of different szies therein and the same is duly sanctioned and approved by The Assistant Director, Town Planning, Nagpur vide his Order Dated 13-2-2005 passed in Case No. NA/Mouza-Beltarodi/S.No. 10, 11/ADTP/687.

(7) THAT, accordingly by an Agreement of Development and Sale Dated 19-10-2006 the aforesaid Shri Baban Bhaurao Taywade and others have jointly entrusted the entire work of development of the said property bearing Kh. Nos. 10 and 11 of Mouza – Beltarodi to M/s. Shri Vitthal Builders and Developers, upon the several terms and conditions contained therein. The said Agreement is duly consented by Mrs. Sushila Ramrao Taywade.

(8) THAT, by the same Agreement the aforesaid Shri Baban Bhaurao Taywade and others further specifically agreed to execute various Agreement to Sell and Sale Deeds each relating to the independent Plot out of the said Kh. Nos. 10 and 11 in favour of each such individual prospective buyer as may be nominated by M/s. Shri Vitthal Builders and Developers.

(9) THAT, the said M/s. Shri Vitthal Builders and Developers lateron decided to develop Plot Nos. R-1, R-2 and R-3 into a Residential Estate by constructing 3 separate Multistoreyed Building thereon each consisting of various self contained separate Apartments therein. And accordingly it prepared the Building Plans for the said Multistoreyed Buildings and the same is also approved and duly sanctioned by the Sarpanch, Grampanchayat, Besa.

(10) THAT, M/s. Shri Vitthal Builders and Developers lateron dropped an idea of developing the Plot No. R-2 and decided to sell the same to any interested buyer.

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

(11) THAT, one M/s. The Millennium Developers and Promoters Private Limited being desirous of owning the said Plot No. R-2 out of the said layout with heritable and transferable rights therein has approved M/s. Shri Vitthal Builders and Developers and expressed its desire and willingness to purchase the said Plot No. R-2 situated at Village Beltarodi in Tahsil Nagpur (Rural) and District Nagpur.

(12) THAT, the aforesaid Shri Baban Bhaurao Taywade and others and M/s. Shri Vitthal Builders and Developers lateron transferred the said Plot No. R-2 situated at Beltarodi in Tahsil Nagpur (Rural) and District Nagpur by way of sale to M/s. The Millennium Developers and Promoters Private Limited, Nagpur by a Sale Deed Dated 22-5-2009, which is duly registered in the Office of the Sub Registrar, Nagpur 7 in Book No. 1 at Sr. No. 3688-2009 on even date.

(13) THAT, the aforesaid M/s. The Millennium Developers and Promoters Private Limited, Nagpur further transferred the said Plot No. R-2 by way of sale to M/s. Fakhri Infraventures, by a Sale Deed Dated 5-3-2013, which is duly registered in the Office of the Joint Sub Registrar, Nagpur Rural No. 10, Nagpur in Book No. 1 at Sr. No. 2501 on even date.

(14) THAT, the aforesaid Plot No. R-2 lateron Sub-divided into various Parts and therefore the area of the said Plot No. R-2 is fixed 1500 Sq. Mtrs.

(15) THAT, due to aforesaid changes, a Deed of Correction/Amendment to Sale Deed is also executed by M/s. The Millennium Developers and Promoters Pvt. Ltd. Nagpur in favour of M/s. Fakhri Infraventures on 18-2-2015 and thereby corrected the Plot Area and Boundaries and the same is also duly registered in the Office of the Joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 1625 on even date.

(16) THAT M/s. Fakhri Infraventures lateron decided to develop the said Plot No. R-2 into a Commercial/Residential Estate by constructing a Multistoreyed Building thereon consisting of Shops and various self contained separate Apartments therein.

(17) THAT accordingly it prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot No. R-2 and to be known and styled as "BABJI ENCLAVE" and the same is also duly sanctioned and approved by the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E.(Metro)/South/Nagpur (Rural)/Case No. PP4315/201509288/749, Dated 8-3-2015.

(18) THAT the aforesaid property comprising Plot No. R-2 has submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof, which is duly registered in the office of the Sub Registrar Nagpur (Rural) No. 7 in book No.1 at Sr. No. 2514/2016 on 29.03.2016.

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

(19) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the office of the Joint Sub-Registrar, Nagpur Rural and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s. Fakhri Infraventures thereof holds good, valid and marketable title thereto.

(20) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. R-2 together with a built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "BABJI ENCLAVE" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present owner M/s. Fakhri Infraventures.

(21) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

(22) I have taken the search from Records of Registrar's office for last 15 years by paying the necessary search fee Vide Challan GRN No. MH000468077201617E Dated 22.04.2016 in the office of Sub- Registrar Nagpur Rural.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of land bearing Plot No. R-2, containing by admeasurement 1500 Sq.Mtrs. (OR 16146 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 10 AND 11 of Mouza – BELTARODI, Patwari Halka No. 38, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plots of land and to be known and styled as "BABJI ENCLAVE", situated at Beltarodi, within the limits of the Grampanchayat – Besa in Tahsil – Nagpur (Rural) and District – Nagpur and bounded as under :-

ON THE EAST	-	BY ROAD.
ON THE WEST	-	BY PLOT NO. R-3.
ON THE NORTH	-	BY PLOT NO. R-1.
ON THE SOUTH	-	BY PLOT NO. R-4.

Nagpur.
Dated : 22.04.2016

Ashwin Patil
Advocate

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