



CHALLAN
MTR Form Number-6

GRN MH001587019201718E		BARCODE 		Date 22/05/2017-20:00:37		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		ADV KISHOR SHIVLALJI GAUTAM	
Location NAGPUR				Flat/Block No.		ADITYA PLOT NO R 267	
Year 2017-2018 From 01/04/2017 To 31/03/2018				Premices/Bui!ding			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			325.00		RESHIMBAGH		
					Area/Locality		
					NAGPUR		
					Town/City/District		
					PIN		
					4 4 0 0 0 9		
					Remarks (If Any)		
					SEARCH FEE FOR TECHOPS GARDEN ON KHASRA NOS. 6/1-2-3-4		
					OF MOUZA GONHI SIM FOR THE YEAR 2005 TO 2017		
					Amount In		
					Three Hundred Twenty Five Rupees Only		
Total			325.00		Words		
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02202292017052305003		47208068	
Cheque/DD No.				Date		22/05/2017-20:01:35	
Name of Bank				Bank-Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		55 , 24/05/2017	

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 नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Validity unknown

Digitally signed by D.S.
VIRTUAL TREASURY
MUMBAI 01
Date: 2017.07.17
19:31:43 IST
Reason: Secure
Document
Location: India





KISHOR S. GAUTAM
ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

Court : 214, II Floor, Nyaya Mandir, Nagpur.

MOBILE NO. - 09422119476

TITLE VERIFICATION AND SEARCH REPORT

1) That, I having been engaged by TECHOPS INFRASTRUCTURE PVT. LTD, NAGPUR for the purpose of search and verification of title in respect of the property described below, which is confidential with my client TECHOPS INFRASTRUCTURE PVT. LTD, NAGPUR and I the undersigned Advocate, Nagpur, do hereby submit my report of search and opinion about the title in respect of the same as under:-

DESCRIPTION OF THE PROPERTY

All that piece and parcel of land bearing Khasara Nos. 6/1, 6/2, 6/3 & 6/4, total admeasuring $(1.17 + 1.21 + 0.84 + 1.53) = 4.75$ H.R. i.e. 47,500 Sq. Mtrs. of Mouza - Gonhi (Sim), P. H. No. 35, A/c Nos. 23 & 25, R. N. Mandal Pardi, Grampanchayat - Bahadura, situated at Gonhi, Umred Road, Nagpur, within the limit of Nagpur Municipal Corporation, Nagpur & Nagpur Improvement Trust, Nagpur, Tah. Nagpur (Gramin) and Dist. NAGPUR and bounded as under :-

On the East by	:	Khasara No. 7
On the West by	:	Narsala Road
On the North by	:	KH. No. 7/3, 7/5 & 7/6
On the South by	:	Narsala Road



2) I have taken the search of records of Registrar office for last 13 years, i.e. from 2005 to 2017 vide MTR No. MH001587019201718E dated 22/05/2017 and have inspected the relevant records of the said property.

- i) That, the **TECHOPS INFRASTRUCTURE PVT. LTD, NAGPUR**, a registered Company under the Companies Act, 1956, Certificated of Incorporation No. V 45200 MH / 20 07 PTC 175909 Date of Incorporation 15/11/2007 having its Office at Maharaja Towers, Krida Chowk, Hanuman Nagar, Nagpur - 440 009, PAN. AACCT 9160 F, acting through its Directors ; 1) SHRI JEEVAN S/O GULABRAO GHIME, 2) SHRI VILAS S/O MAHADEORAO HARDE, & 3) SHRI RAJENDRA S/O VISHWESHWARRAO NAKADE is the owner of all that piece and parcel of land bearing Khasara Nos. 6/1, 6/2, 6/3 & 6/4, total admeasuring $(1.17 + 1.21 + 0.84 + 1.53) = 4.75$ H.R. i.e. 47,500 Sq. Mtrs. of Mouza - Gonhi (Sim), P. H. No. 35, A/c Nos. 23 & 25, R. N. Mandal Pardi, Grampanchayat - Bahadura, situated at Gonhi, Umred Road, Nagpur, within the limit of Nagpur Municipal Corporation, Nagpur & Nagpur Improvement Trust, Nagpur, Tah. Nagpur (Gramin) and Dist. NAGPUR.
- ii) That, Originally Smt. Wachhalabai Kisanji Nagekar was the Owner of Khasra No. 6/1 admeasuring 2.37 Hectore of Mouza-Gonhi (Sim) She sold Southern Part Portion admeasuring 1.214 Hectore (3.00 Acre) to Late Pilaji Mahadeo Nandurkar by virtue of Registered Sale Deed Dt. 25/08/1988 & the same is registered in the office of Sub-Registrar Nagpur No. 1 having Registration No. 2763. Thereafter Shri Pilaji Nandurkar expired on 16/02/2009 leaving behind his legal heirs namely 1) Shri Deonath S/o Pilaji Nandurkar, 2) Shri Manohar S/o Pilaji Nandurkar & 3) Smt. Asha Vijayrao Chandekar and after mutation on patwari record as Khasra No. 6/4 admeasuring 1.53 Hectore on the basis of latter dt. 12/08/2009 vide mutation No. 256 dt. 3/9/2009.
- iii) That thereafter Smt. Wachhalabai Kisanji Nagekar sold Khasara No. 6/1 admeasuring 1.17 Hectore to Smt. Kamlabai Manikraoji Aaskar and Smt. Karuna Deonathji Nandurkar by virtue of Registered Sale Deed Dt. 18/06/2002 & the same is registered in the office of Sub-Registrar Nagpur No. 1 having Registration No. 2140.
- iv) That, the Owner purchased the Khasara No. 6/1 from 1) SMT. KAMLABAI MANIKRAO AASKAR & 2) SMT. KARUNA DEONATH

NANDURKAR through their Power Of Attorney Holder 1) SHRI VILAS S/O MAHADEORAO HARDE, 2) SHRI RAJENDRA S/O VISHWESHWARRAO NAKADE by virtue of Registered Sale Deed Dt. 16/06/2011 & the same is registered on 03/10/2011 in the office of Sub-Registrar Nagpur No. 7 having Registration No. 06630-2011.

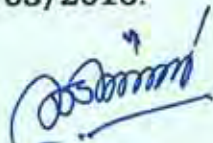
- v) That, Shri Pilaji Nandurkar purchased Khasara Nos. 6/2 admeasuring 1.53 H.R. from SHRI WADGU BATUJI NAGPURE & OTHERS by virtue of Registered Sale Deed Dt. 11/09/1987 & the same is registered in the office of Sub-Registrar Nagpur No. 1 having Registration No. 2993/1987. Thereafter Shri Pilaji Nandurkar expired on 16/02/2009 leaving behind his legal heirs namely 1) Shri Deonath S/o Pilaji Nandurkar, 2) Shri Manohar S/o Pilaji Nandurkar & 3) Smt. Asha Vijayrao Chandekar. and after mutation on patwari record as Khasra No. 6/2 admeasuring 1.21 Hectar on the basis of latter dt. 12/08/2009 vide mutation No. 256 dt. 3/9/2009.
- vi) That, Shri Deonath Pilaji Nandurkar and Smt. Karuna Deonathji Nandurkar Purchased Kh. No. 6/3 admeasuring 0.84 Hectar from Shri Marotrao Dhondba Khapne by virtue of Registered Sale Deed Dt. 28/03/2003 & the same is registered on 05/05/2003 in the office of Sub-Registrar Nagpur No. 10 having Registration No. 1771/2003.
- vii) That, the SHRI DEONATH S/O PILAJI NANDURKAR & OTHERS executed General Power of Attorney in favour of the Owner which is registered on 25/10/2011 in the Office Of Sub - Registrar Nagpur No. 7 having Registration No. 07152-2011.
- viii) That, thereafter the Owner and SHRI DEONATH S/O PILAJI NANDURKAR & OTHERS submitted the layout plan of the said land to Nagpur Improvement Trust for sanctioning Khasra Nos. 6/1, 6/2, 6/3 & 6/4 of Mouza - Gonhi (Sim), Grampanchayat - Bahadura. And Nagpur Improvement Trust duly sanctioned the layout plan over the said land having Net Residential Plot Area of 28053.029 Sq. Mtrs. subject to the terms & conditions mentioned in the Agreement dated 02/04/2012. Thereafter the layout plan has been revised and finally approved by the Nagpur Improvement Trust, Nagpur on 17/04/2014 having Net Residential Plot Area of 38474.293 Sq. Mtrs. out of the total land under layout admeasuring 47500 Sq. Mtrs.



- ix) That, the Owner and SHRI DEONATH S/O PILAJI NANDURKAR & OTHERS entered into an Agreement with Nagpur Improvement Trust for the development of said Non-Agricultural Land bearing Khasra Nos. 6/1, 6/2, 6/3 & 6/4 of Mouza - Gonhi (Sim), Grampanchayat - Bahadura under Nagpur Metropolitan Area. As such the Agreement is executed on 2nd day of April 2012.
- x) That, SHRI DEONATH S/O PILAJI NANDURKAR & OTHERS has converted the said land into Non-Agricultural use by the order of the Collector Nagpur in the Rev. Case No. कावी-132/2012, रा.मा.क्र. 100/NAP-34/2011-2012, Mouza - Gonhi (Sim), Dt. 23/02/2012 Thereby the Owner become the absolute owner of all the above Non-Agricultural Land at Kh. No. 6/1, 6/2, 6/3 & 6/4 of Mouza - Gonhi (Sim), Grampanchayat - Bahadura and the said layout plan is duly endorsed by the Collector, Nagpur. Thereafter the N.A. Order has been revised on 17/05/2014 in the Rev. Case No. कावी.491/2014, रा.मा.क्र. 100/NAP-34/2011-2012 dt. 23/02/12 revised on 17/05/2014.
- xi) That, the Owner purchased the Khasara Nos. 6/2 & 6/3 from SHRI DEONATH S/O PILAJI NANDURKAR & OTHERS through their Power Of Attorney Holder TECHOPS INFRASTRUCTURE PVT. LTD, NAGPUR through its Directors 1) SHRI JEEVAN S/O GULABRAO GHIME & 2) SHRI VILAS S/O MAHADEORAO HARDE, by virtue of Registered Sale Deed Dt. 16/12/2013 & the same is registered on 17/12/2013 in the office of Sub-Registrar Nagpur No. 10 having Registration No. 14246-2013.
- xii) That, the Owner purchased the Khasara No. 6/4 from SHRI DEONATH S/O PILAJI NANDURKAR & OTHERS through their Power Of Attorney Holder TECHOPS INFRASTRUCTURE PVT. LTD, NAGPUR through its Directors 1) SHRI JEEVAN S/O GULABRAO GHIME & 2) SHRI VILAS S/O MAHADEORAO HARDE, by virtue of Registered Sale Deed Dt. 16/12/2013 & the same is registered on 17/12/2013 in the office of Sub-Registrar Nagpur No. 10 having Registration No. 14247-2013.



- xiii) That, the Owner has to construct a mega project known as "TECHOPS GARDEN" from which a multi-schemes consist of Duplex namely TECHOPS ROSE, TECHOPS TULIPS, TECHOPS LOTUS and multi-storied building (Wings) over the said land.
- xiv) That, the owner has constructed Duplex schemes namely TECHOPS ROSE, TECHOPS TULIPS, TECHOPS LOTUS and INDRAPRASTHA (WING-B) which have been mostly completed and sold to the various purchasers.
- xv) That, now the owner launched new wings namely "WING-A", "WING-C", "WING-D", "WING-E", "WING-F", "WING-G", "WING-I", "WING-J", "WING-K", "WING-L", "WING-M", & "WING-N", AT "TECHOPS GARDEN" to be constructed on piece and parcel of land bearing Khasara Nos. 6/1, 6/2, 6/3 & 6/4, total admeasuring (1.17 + 1.21 + 0.84 + 1.53) = 4.75 H.R. i.e. 47,500 Sq. Mtrs. of Mouza - Gonhi (Sim), P. H. No. 35, A/c Nos. 23 & 25, R. N. Mandal Pardi, Grampanchayat - Bahadura, situated at Gonhi, Unred Road, Nagpur, within the limit of Nagpur Municipal Corporation, Nagpur & Nagpur Improvement Trust, Nagpur, Tah. Nagpur (Gramin) and Dist. NAGPUR in the mega project.
- xvi) That, the proposed schemes to be constructed under the project known and styled as "**TECHOPS GARDEN**". The schemes constructed as per the sanctioned building plan vide building permit No.**B.E.(METRO)/SOUTH/NAGPUR(RURAL)/CASE.NO.MB4068/2012040377/76** dt. **05/06/2012** issued by the Nagpur Improvement Trust, Nagpur. And the same is revised vide building permit No. **B.E.(METRO)/SOUTH/NAGPUR(RURAL)/CASE.NO.MB3463/2012100822/261** dt. **14/06/2013** issued by the Nagpur Improvement Trust, Nagpur. And as per the sanctioned building plan vide building permit No. **B. E (Metro)/South/Nagpur(Rural)/Case No. 1206032217/ 20160322153/769** Dt. **31/03/2016** issued by the Nagpur Improvement Trust, Nagpur.
- xvii) That the Property has been already submitted to the Provisions of the MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970, by executing and Registering a **DEED OF DECLARATION** under section 2 in the form-A in the said Act and same is Registered in the office of the Joint Sub-Registrar Nagpur No. 7 at Serial No. **03091** on **13/06/2012**. and the same is corrected on **06/10/2012** in the office of Sub Registrar Nagpur No. 7 having Registration No. **04975-2012** and **2657** on **31/03/2016**.



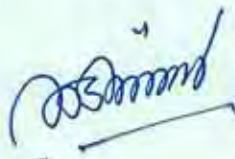
- 3) That from the above said search and inspection I observed that no entry creating any charge, encumbrance, lien or mortgage in respect of the above property came to my notice. From the inspected records, I do not find that the above present owner has dealt with the aforesaid property in any manner which may affect the title of the owner adversely.
- 4) On the basis of searches made by me, I certify that the property referred in above is owned by above owner and free from all encumbrances, charges, mortgages or any other claim affecting the clear title as on this date.
- 5) That the Owner has also made an affidavit before the Executed Magistrate Nagpur, I am satisfied that the property is heritable and transferable, subject to the terms and conditions mentioned therein.
- 6) All necessary parties have been joined in the documents and the documents have desired effect. facts and events material to title have been satisfactorily proved.
- 7) I have also confirmed from the Office of Sub Registrar, Nagpur and Nagpur Improvement Trust Nagpur. In result, I have to state that I have made necessary searches at the concerned Sub- Registrar office and N.I.T. upto this date and as a result of such searches, I am satisfied that the property in question is free from all types of encumbrances and the title of purchaser is clear and marketable.

Hence this report of search and verification of title.

Note : At the time of taking search in the Office Of Sub-Registrar Nagpur No. 7 and the information provided by my client TECHOPS INFRASTRUCTURE PVT. LTD, NAGPUR, I found that, the following bookings/agreements/sale deeds has been executed. The details are given as under :

DUPLEX :- All duplex are booked except G-01 to G-04 and G-37 to G-40.

"WING - A" : - All apartments are booked except Apartment No. 108, 702 and 703.



"WING - B" : - All apartments are booked except Apartment No. 602 and 606.

"WING - C" : - All apartments are booked except Apartment No. 108, 206, 207, 304, 305, 403 to 407, 501, 503 to 507, 602, 603, 605, 606 and 607.

"WING - D" : - All apartments are booked except Apartment No. 203, 207, 301, 302, 304, 402, 403, 407, 501, 502, 503, 601 to 604, 606, 607 and 607.

"WING - E" : - Apartment No. 108, 205 to 208, 301, 302, 305 to 308, 405, 406, 408, 506 and 608 are booked and remaining apartments are unsold.

"WING - F" : - Apartment No. 305, 306, 405, 408 and 605 are booked and remaining apartments are unsold.

"WING - G" : - All apartments are unsold.

"WING - H" : - All apartments are unsold.

"WING - I" : - All apartments are booked except Apartment No. 107, 601, 606, 607 and 608.

"WING - J" : - All apartments are booked except Apartment No. 701, 702 and 706.

"WING - K" : - All apartments are unsold.

"WING - L" : - Apartment No. 303 is booked and remaining apartments are unsold.

"WING - M" : - All apartments are booked except 103, 104, 301, 304, 401 to 404.

"WING - N" : - All apartments are unsold.

Dated - 21/07/2017

(ADV. K. S. GANTAM)

