layout known and styled as TALMALE ESTATE RENGHE NAGAR vide its letter No. SE/1035 dated 12/03/2005.

14) That the owners 1) Smt. Kamal Prabhakarrao Renghe, 2) Sau Sangita Sanjay Jaipurkar, 3) Shri Tushar Prabhakarrao Renghe, 4) Sau Monika Vivek Ghodmare and 5) Shri Yatin Prabhakarrao Renghe, are recored in the City Survey records and other relevant records thereof. As a result therefore 1) Smt. Kamal Prabhakarrao Renghe, 2) Sau Sangita Sanjay Jaipurkar, 3) Shri Tushar Prabhakarrao Renghe, 4) Sau Monika Vivek Ghodmare and 5) Shri Yatin Prabhakarrao Renghe have absolute full rights to sell the said plot with heritable and transferable right to the purchasers.

15) That the aforesaid owners 1) Smt. Kamal Prabhakarrao Renghe, 2) Sau Sangita Sanjay Jaipurkar, 3) Shri Tushar Prabhakarrao Renghe, 4) Sau Monika Vivek Ghodmare and 5) Shri Yatin Prabhakarrao Renghe sold the aforesaid Plot No. 10, containing by admeasuring 641.45 Sq. Mtrs. (6904.5 Sq. Feet) to the 1) Mrs. Meena Arvind Talmale And 2) Mrs. Rakhi Rajiv Menghare vide sale deed dated 11/06/2013, which is duly registered in the office of Sub Registrar Nagpur – 8, on 12/06/2013, at Sr. No. 1875, in Book No. 1. Thus 1) Mrs. Meena Arvind Talmale And 2) Mrs. Rakhi Rajiv Menghare are the joint and absolute owner of the aforesaid property and their names are mutated in the record of City Survey.

16) That the aforesaid owner 1) Mrs. Meena Arvind Talmale And 2) Mrs. Rakhi Rajiv Menghare have purchased TDR of 450 Sq. Mtrs. which is also duly registered in the office of the Joint Sub-Registrar, Nagpur - 5 on even date at Serial No. 1696, in Book No. 1.

17) That the aforesaid owners 1) Mrs. Meena Arvind Talmale And 2) Mrs. Rakhi Rajiv Menghare have accordingly prepared a

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plan of a Multistoried building proposed to be constructed on the aforesaid Plot No. 10 and named and styled as "THE ADDRESS" thereby submitted the Building Plan to the Nagpur Municipal Corporation along with D.R.C. and the assistant director of Town Planning, Nagpur Municipal Corporation sanctioned the building plan and issued the Building Permit vide his Letter No. 93 /BP/Bhamti/TP/N.M.C./96 dated 13/01/2015 for Plot No. 10.

18) That the owners 1) Mrs. Meena Arvind Talmale And 2) Mrs. Rakhi Rajiv Menghare have decided to develop the aforesaid property into multistoried building, however since they have no experience therefore decided to entrust the work of development of the aforesaid property to some interested & experienced developer/builder.

19) That the developer M/S Magniton Infra convinced 1) Mrs. Meena Arvind Talmale And 2) Mrs. Rakhi Rajiv Menghare that he is having sufficient experience in the development and construction of multistoried buildings, approached the Owners who also shown their willingness and interest to entrust the work of development to the M/S Magniton Infra.

20) That M/S Magniton Infra is having sufficient experience in the development and construction of multistoried buildings, approached the Owners who also shown their willingness and interest to entrust the work of development, and the Owners entered into an Agreement for Development dated 01/04/2015 in favour of M/s. Magniton Infra through its partners, 1. Dr. Shri Ravindra Balaji Govindwar, and 2. Shri. Anil Madhukar Asegaonkar, which is duly registered in the office of Sub Registrar Nagpur – 4 on even date at Sr. No. 2339 in Book No. 1.

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21) That the Owners 1) Mrs. Meena Arvind Talmale And 2) Mrs. Rakhi Rajiv Menghare executed and registered the Irrevocable Power of Attorney in favour of M/s. Magniton Infra through its partners, 1. Dr. Shri Ravindra Balaji Govindwar, and 2. Shri. Anil Madhukar Asegaonkar, which is duly registered in the office of Sub registrar Nagpur – 4 on 01/04/2015 at Sr. No. 2340 in Book No. 4. Thus Developer became in the lawful attorney to execute any document related to this piece of land of the aforesaid property;

22) That the owners 1) Mrs. Meena Arvind Talmale And 2) Mrs. Rakhi Rajiv Menghare alongwith developer M/S Magniton Infra decided to develop the aforesaid property by constructing a multistoried building consisting of various self contained apartments therein and to sell it to the prospective purchasers and to earn profit thereof;

23) That the aforesaid owners 1) Mrs. Meena Arvind Talmale And 2) Mrs. Rakhi Rajiv Menghare alongwith developer M/S Magniton Infra have submitted the entire property to the provisions of Maharashtra Apartment Ownership Act, 1970 and thereby executed a Deed of Declaration dated 01/04/2015 under Section 2 of the said act, which is also duly registered in the office of the Joint Sub-Registrar, Nagpur No. 4 on even date at Serial No. 2341, in Book No. 1 AND;

24) That the Nagpur Municipal Corporation recovered the Corporation taxes amounting to Rs. 11,731/- vide Receipt No. 000455 dated 07/01/2015 for the period from 01/04/2014 to 31/03/2015 and Corporation allotted Corporation House No. 4025/10.

25) I have taken search of the records of Registrar's Office Nagpur for the last 30 years from 1988 to 2017 by paying the necessary search fee of Rs. 750/- vide Receipt No.

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MH004221357201718E dated 04/08/2017. The search fee receipt is enclosed herewith.

26) In result, I have to state that, I have made necessary searches at the concerned Sub-Registrar's office up to date and as the result of such searches, I am satisfied that, the property in question is free from all types of encumbrances and the title of owner 1) Mrs. Meena Arvind Talmale And 2) Mrs. Rakhi Rajiv Menghare is clear and marketable.

SCHEDULE OF PROPERTY

ALL THAT R.C.C. Superstructures comprising Apartment Scheme named and styled as "THE ADDRESS", proposed to be constructed on ALL THAT piece and parcel of land bearing Plot No. 10, containing by admeasuring 641.45 Sq. Mtrs. (6904.5 Sq. Feet), being a part or portion of the entire land bearing Khasra No. 26, 28 and 29, P.H. No. 44 of Mouza-Bhamti, situated at Renghe Nagar, Near Trimurti Nagar, Nagpur, bearing Corporation House No. 4025/10, City Survey No. 15 & 18, Sheet No. 15, within the limits of Nagpur Municipal Corporation Ward No. 75 and Nagpur Improvement Trust, Nagpur, Tahsil & District Nagpur and bounded as under :

On the East	:	9.00 Mtrs. Wide Road.
On the Wes	:	Plot No. 41 & 42.
On the North	:	Plot no. 11.
On the South	:	12.00 Mtrs. Wide road.

Hence, this Title Verification and Search Report is issued on this 21st day of August, 2015.

(Ranjeetsingh G. Rathod)
Advocate

Encl: Search Fee Challan.

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CHALLAN
MTR Form Number-6

GRN	MH004221357201718E	BARCODE		Date	04/08/2017-18:48:21	Form ID	

Department	Inspector General Of Registration	**Payor Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	Ranjeetsingh G Rathod Advocate
Location	NAGPUR		
Year	2017-2018 From 01/01/1988 To 04/08/2017	**Flat/Block No.**	G 1 40 Kotwal Nagar
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	Khamla Ring Road
0030072201 SEARCH FEE	750.00	**Area/Locality**	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	Search fee for Mouza Bhamti Plot No 10 CTS No 15 and 18 Sheet No 15 Renge Layout Nagpur
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332017080414772	131872951
		Bank Date	RBI Date	04/08/2017-18:48:35	Not Verified with RBI
Cheque/DD No.		Bank-Branch		IDBI BANK	
Name of Bank		Scroll No. , Date		Not Verified with Scroll	
Name of Branch					

Mobile No. : 9823135044

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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 04-08-2017 06:49:37

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