



CHALLAN
MTR Form Number-6

GRN	MH005546422201718E	BARCODE			Date	20/09/2017-10:59:14		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 NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name		ADV A S LULAY		
Location NAGPUR					Flat/Block No.		34		
Year 2017-2018 One Time					Premises/Building				
Account Head Details				Amount In Rs.	Road/Street		KHAMLA		
0030072201 SEARCH FEE				325.00	Area/Locality		NAGPUR		
					Town/City/District				
					PIN		4 4 0 0 2 5		
					Remarks (If Any)				
					13 YRS SEARCH PLOT NO 2 Kh Nos 72 73 Mouza JARIPATKA City				
					Survey No. 2066 Sheet No. 39 Ward No. 60				
					Amount In				
					Three Hundred Twenty Five Rupees Only				
Total				325.00	Words				
Payment Details PUNJAB NATIONAL BANK					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	03006172017092000098		107543638
Cheque/DD No.					Bank Date	RBI Date	20/09/2017-11:02:33		Not Verified with RBI
Name of Bank					Bank-Branch		PUNJAB NATIONAL 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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.
Mobile No. : 9730414589

TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

UNDER instructions from my Client M/s. IMPRESSA LAXMI, A Partnership Firm having its Office at 301, Laxmi Keshav Complex, Abhyankar Road, Dhantoli, Nagpur - 440012 and acting through its Authorised Signatories/Partners (1) SHRI. ABHAY S/o LATE SHRI. SHRIDHAR JOSHI, Resident of Tikekar Road, Dhantoli, Nagpur-440012, Tahsil and District - NAGPUR AND (2) SHRI. JUZER VALI S/o AMIR ZOEB VALI, Resident of Mount Road, Sadar, Nagpur-440001, Tahsil and District - NAGPUR, I have investigated the Title relating to the property comprising ALL THAT Piece and Parcel of land containing by admeasurement 21538.764 Sq. Ft. (OR 2001.00 Sq. Mtrs.) comprising the MIDDLE PORTION of Plot No. 2 out of the sanctioned layout known and styled as "CHITNAVIS NAGAR", situate at Chitnavis Nagar, Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR and my findings are as under :-

(1) THAT ALL THOSE Pieces and Parcel of land bearing Kh. Nos. 72 and 73 of Mouza - JARIPATKA bearing City Survey No. 2066/1 and Sheet No. 39 of Mouza JARIPATKA, situate at Chitnavis Nagar, Chhindwara Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR, Originally belonged to the H.U.F. of S.K. Chitnavis Estate of which Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis was the Karta and Smt. Padmavati Wd/o Late Shri. Krishnarao Chitnavis and Mrs. Jaimati W/o Shankarrao Chitnavis were the co-parceners. The layout of the said land was duly sanctioned by the Commissioner, Nagpur Municipal Corporation vide his Order Dated 30-8-1969 passed in Case No. 204/EPR/60 Dated 8-8-1969 and Revised Layout Plan No. 291/EPR/35 Dated 6-12-1975.

(2) THAT the said (i) Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis (ii) Smt. Padmavati Wd/o Late Shri. Krishnarao Chitnavis and (iii) Mrs. Jaimati W/o Shankarrao Chitnavis lateron executed a Memo of Family Arrangement in between them on 11-5-1970 and thereby the entire properties owned by the said HUF including the aforesaid property situate at Jaripatka, Nagpur was Partitioned between them. The said Memo of Family Arrangement Dated 11-5-1970 is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 3452 on even date.

(3) THAT the said Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis lateron prepared a layout of 16874.15 Sq. Mtrs. of land out of the said Kh. Nos. 72 and 73 of Mouza - JARIPATKA by carving various Plots of different sizes therein. The said layout known and styled as "CHITNAVIS NAGAR" is duly sanctioned and approved by the

Deputy Municipal Commissioner, Nagpur Municipal Corporation, Nagpur under Agreement Dated 5-4-1976 made between the Nagpur Municipal Corporation and Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis.

(4) THAT Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis having held and owned quite extensive properties within the limits of the Nagpur Urban Agglomeration and the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 he had filed a Statement/Return Under Section 6(i) of the said Act, before the Deputy Collector and Competent Authority, U.L.C., Nagpur, which was Registered as ULC Case No. ULC/322/1976 and on completion of his enquiry in respect of the aforesaid Case the Competent Authority vide his Order Dated 19-12-1990 declared 53943.58 Sq. Mtrs. of land out of the said total extent as a surplus vacant land within the meaning of the said Act and the remaining 35278.42 Sq. Mtrs. of land was declared as a retainable land.

(5) THAT the said Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis lateron applied for exemption to the aforesaid surplus vacant land containing by admeasurement 53943.58 Sq. Mtrs. Under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and Tenements in accordance with the Special Dispensation issued by the Government Resolution, Housing and Special Assistance No. CSC/ULC/1091/5(3977)/D-XIII Dated 15-1-1992.

(6) THAT considering the application of Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis the Government of Maharashtra, Housing and Special Assistance Department in exercise of the powers conferred by sub-section (i) of section 20 of the said Act vide his/its Order Dated 6-6-1986 passed in Case No. HWS/1085/(182)/D/XV exempted the aforesaid surplus land containing by admeasurement 53943.58 Sq. Mtrs. from the provisions of the said Act subject to certain terms and conditions contained therein.

(7) THAT the layout of the aforesaid exempted land containing by admeasurement 53943.58 Sq. Mtrs. is duly sanctioned and approved by The Assistant Engineer, Corporation of The City of Nagpur vide his Permit No. 382/EPR/60 Dated 14-11-1986 in terms of Agreement Dated 17-11-1986 executed between the Commissioner of Nagpur Municipal Corporation, Nagpur and Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis.

(8) THAT the said Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis lateron developed 3850.15 Sq. Mtrs. of land out of the retainable land into a Residential Estate by constructing various Row Houses and Multistoreyed Buildings thereon through M/s. Swami Samarth Krupa Infrastructure Private Limited in terms of Agreement of Development and Sale Dated 22-12-2006, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No.1 at Sr. No. 6228 on even date

(9) THAT Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis, has prepared a layout of the land presently held, owned and possessed by him containing by total

and the same are duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. Nos. 5242 and 5241 respectively on even date. In pursuance of the said Agreements the said Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis, Mrs. Nayantara W/o Shashank Pradhan, Mrs. Tarini W/o Manoj Satpute, Mrs. Chandraprabha W/o Dinesh Khandekar, Miss. Gauri D/o Shankarrao Chitnavis, Miss. Rupa D/o Shankarrao Chitnavis and Mrs. Gayatri W/o Vikram Inamdar have also executed 2 separate General Power of Attorneys regarding the development of the said property in favour of M/s. Impressa Laxmi on 21-12-2016 and 26-12-2016 and the same are also duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. Nos. 6891 and 6977 on even date.

(13) THAT by the same Agreements they 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 Piece of land in favour of each such individual buyer as may be nominated by M/s. Impressa Laxmi.

(14) THAT in pursuance of the said Agreements the said M/s. Impressa Laxmi has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Middle Portion of the said Plot No. 2 and to be known and styled as "AASRA APARTMENTS" and the same is duly sanctioned by the Assistant Director, Town Planning Department of the Nagpur Municipal Corporation vide his Building Permit No. 98/BP/Jaripatka/TP/NMC/255 Dated 21-9-2017. The said M/s. Impressa Laxmi has decided to load the TDR of 1000 Sq. Mtrs. on the proposed Multistoreyed Building.

(15) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owners thereof hold good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2004 to 2017 is deposited in the Office of the Sub-Registrar, Nagpur-1 vide Receipt No. MH005546422201718E Dated 20-9-2017.

(16) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said MIDDLE PORTION of the said Plot No. 2 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "AASRA APARTMENTS" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owners.

(17) 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.

NAGPUR

DATED : 21-9-2017.


A. S. LULAY
 Advocate
 Reg. No. 1000/1986
 "Prasanna", Plot No. 34,
 Wankar Nagar, Khamla Road,
 Nagpur - 440026.
 Tel. No. (Om) 2293781 (R) 2293782