

mk 11/11/20

नोटणी ३९ म.  
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक 3609

दिनांक 9/8/23 सन २०

शोधित 9 एप्रील 23

डॉ. बी. सी. पात्र 9400

मैसा-सोमलवक

29 नं. 31/7/23

डो. नं. 303

डो. नं. 3

समेलन कर

ति. मा. पंचमांगल

अ. म. म.

एकूण

| रु.  | पैसे |
|------|------|
| 364- |      |
|      |      |
|      |      |
|      |      |
|      |      |
|      |      |
|      |      |
|      |      |
|      |      |
| 364- |      |

नोटणीकृत डाकेने पाठवली जाईल.  
राजी तयार होईल व या कार्यालयात देण्यात येईल.

९

दुय्यम निबंधक

न्याये नोटणीकृत डाकेने पाठवावा.  
हवाली करावा.

सादरकर्ता.

**B.C. PAL**  
Advocate

B-6, Shri Ganesh Apartment  
Kotwal Nagar, Ring Road,  
Nagpur. - 440 022  
(m) 9822465065, (R) 6504561

**TO WHOM SO EVER IT MAY CONCERN**

**SUBJECT :** Verification of title and search of Registration Records pertaining to Apartment No. 303, in Building known as "Iris" in the scheme of "ENRICO HEIGHTS" situated on Plot No.3, Survey No. 38/1 & 38/3, Mouza - Somalwada, P.H. No. 44, bearing City Survey No. 488, Sheet No. 229,672, Ward No. 5, Tahsil and District - Nagpur

Sir,

I have examined the documents detailed below handed over to me by Shri Ashok Ganeshchandra Mrig, R/o.101, Pritam Apartment, VIP Road, Civil Lines, Nagpur -440 010, in respect of Apartment No. 303, in the building known as "Iris" in the scheme of "ENRICO HEIGHTS" situated on Plot No.3, Survey No. 38/1 & 38/3, Mouza - Somalwada, P.H. No. 44, bearing City Survey No. 488, Sheet No. 229,672, Ward No. 5, Tahsil and District - Nagpur

I have examined the documents vide Receipt No. 4380807, vide application No. 3701, dated 01.04.2013 at the office of the Sub-Registrar, Nagpur-1, The documents cover a period of 15 years ie from 1999 to 2013. I have also made search of the Registrar Book maintained at the Sub-Registrar Office, Nagpur and also gone through the documents furnished before me by Shri Ashok Ganeshchandra Mrig.

From the documents and the records it reveals that M/s UNIVERSAL DRINKS PRIVATE LIMITED, a company incorporated under the provisions of The Companies Act, 1956, (herein afer referred to as "the said company") bearing Registration No. U15520MH1968PTC014094 having its registered Office at Wardha Road, Somalwada, Nagpur - 440015, was the absolute owner of all that piece and parcel of land bearing Survey Khasara No. 38/1 and 38/3, total admeasuring about 13500.00 Sq. Mtr., (as per City Survey records

*(Signature)*

10221.350 Sq. Mtrs.) situated at Mouza : Somalwada, P. H. No. 44, bearing City Survey No. 488, Sheet No. 229, 672, House No. 1234, Ward No. 05, situated at Wardha Road, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur.

The land bearing Kh. No. 38/1 was purchased by the said company from Shri Vasantao Dattaji Dhanwate and four others vide Registered Sale Deed dated 12.05.1969, registered with Sub Registrar, Nagpur at Book No. I, at Sr. No. 2604 dated 12.05.1969, and the land bearing Kh. No. 38/3 was also purchased from Shri Vasantao Dattaji Dhanwate and four others vide Registered Sale Deed dated 12.05.1969 registered with Sub Registrar, Nagpur at Book No. I, at Sr. No. 2605 dated 12.05.1969.

The said company got the user of the aforesaid land converted into non agricultural purposes u/s 44 of "The Maharashtra Land Revenue Code, 1966" by Sub Divisional Officer, Nagpur in Rev. Case No. 94/A-2 of 68-69 dated 03.07.1969.

That the user of the said land was earlier shown as Industrial use under the sanctioned Development Plan of the City of Nagpur in the year 2000-2001. The said company applied to the Nagpur Municipal Corporation for change of the user of the said land from industrial user and for sanction of the sub division of the said land and accordingly the Corporation of City of Nagpur through the Assistant Director, Town Planning, Nagpur by Agreement dated 21.06.2012 accorded its sanction of change of user of the land and sanction of lay out where-in Plot No. 1, admeasuring about 1037.46 Sq. Mtrs. and Plot No. 2 admeasuring about 1037.84 Sq. Mtrs. fronting on Wardha Road have been granted the residential user and Plot No. 3, admeasuring 6023.60 Sq. Mtrs. having commercial user after providing the necessary open and Amenity Space on related to the said entire land and also issued letter dated 21.06.2012. The said company has paid the charges of change of user of the land to the Corporation of City of Nagpur and agreed to develop all the internal infrastructure for the sub divided plots.

It further reveals from the documents supplied that the said company decided to develop the Plot No. 3, admeasuring about 6023.60 Sq Mtrs. into a residential cum commercial Scheme and the building Plan submitted to the Deputy Engineer, Town Planning Department, Nagpur Municipal Corporation, Nagpur has been sanctioned vide Building Permit No. 120/BP/Somalwada/TP/NMC/136 dated 20.11.2012 and thereafter it has

submitted the said entire property to the provisions of "The Maharashtra Apartment Ownership Act, 1970", by Registering a Deed of Declaration dated 04.01.2013, registered with Sub- Registrar, Nagpur - 1 in Book No. 1 at Sr. No. 100 dated 04.01.2013. The said company has thereafter decided to sell the various Apartments to be constructed on the said plot to the prospective buyers.

From the perusal of the documents it reveals that the said company had entered into an agreement with VKA INFRA SERVICES PRIVATE LIMITED a company incorporated under the provisions of The Companies Act, 1956, having its registered Office at Plot No. 35/A, Aashirwad, Cement Road, Shivaji Nagar, Nagpur 440 010, for Project Management Consultancy Services to such projects as per the terms and conditions agreed therein.

**Shri Ashok Ganeschandra Mrig** has entered into a Registered Agreement to Sale dated 26.03.2013, bearing Registration No. 2070-2013, Registered in the office of the Sub-Registrar, Nagpur-1, in respect of all that piece and parcel of the **Apartment No. 303**, on the 3<sup>rd</sup> floor in the Building Known as "IRIS", having 1.5125% undivided share and interest in land in the sanctioned Scheme known as "ENRICO HEIGHTS" situated on Plot No.3, Survey No. 38/1 & 38/3, Mouza - Somalwada, P.H. No. 44, bearing City Survey No. 488, Sheet No. 229, & 672, Ward No. 5, Tahsil and District - Nagpur with **M/s UNIVERSAL DRINKS PRIVATE LIMITED**, acting through authorized Director/Signatory **Shri Sumit Dhirendranath Halder**. The director of the said company **Shri Sumit Dhirendranath Halder** has authorized **Shri Ambarish Manohar Pradhan** to present and admit the document on his behalf before the sub-registrar, Nagpur vide power of attorney dated 16.03.2013, bearing Registration No. 1718-2013, registered in the office of the Sub-registrar, Nagpur-3.

From the perusal of all the records handed over to me and from the records of the Sub-Registrar, Nagpur and office of the City Survey records **M/s Universal Drinks Pvt. Ltd.** Plot No.3, Survey No. 38/1 & 38/3, Mouza - Somalwada, P.H. No. 44, bearing City Survey No. 488, Sheet No. 229, & 672, Ward No. 5, Tahsil and District - Nagpur and the same is free from all encumbrances, and the title of the aforesaid property is clear and marketable. The aforesaid apartment bearing No. 303, in the aforesaid scheme can be safely mortgaged after complying with the necessary formalities and obtaining the affidavits as may be required.

Hence this Search Report.

Document Verified

1. Agreement to Sale dated 26.03.2013,
2. Sale Deed dated 12.05.1969 at Sr. No. 2604,
3. Sale Deed dated 12.05.1969 at Sr. No. 2605
4. Property Card
5. Tax Receipt dated 21.12.2012
6. Power of Attorney for Admission dated 16.03.2013
7. Building Permit dated 20.11.2012,
8. Deed of Declaration dated 04.01.2013,
9. Record of Sub-Registrar, Nagpur Receipt No. 4380807, vide application No. 3701, dated 01.04.2013

Nagpur.

Dated : 03.04.2013.

Yours Sincerely.



**B.C. RAL**  
Advocate

Office : Shop No. B-8,  
Shree Ganesh Apartment,  
Khamla Square Near Arun Automobile,  
Kotwal Nagar, Nagpur - 440 022

Encl : Original Receipt dated 01.04.2013 .