



CHALLAN
MTR Form Number-6



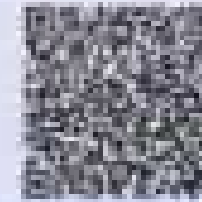
GRN MH012832088202223E		BARCODE 		Date 27/12/2022-19:04:26		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		Adv Makrand M Pathak	
Location NAGPUR							
Year 2022-2023 From 01/12/2022 To 31/12/2022				Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE		425.00		Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Search from 1993 to 2009 Mouza Pipla Kh No 136/2 P h No 38 Tah			
				Nagpur Gramin			
Total		425.00		Amount In		Four Hundred Twenty Five Rupees Only	
				Words			
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02202292022122706664		143162743	
Cheque/DD No.				Bank Date		RBI Date	
				27/12/2022-19:04:26		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न केल्याच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9890387594



GRN	MH012798830202223E	BARCODE			Date	27/12/2023-13:40:37		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID / TAN (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Makarand Madhao Pathak		
Location PUNE									
Year 2022-2023 One Time					Flat/Block No.				
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				325.00	Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					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.	02202292022122705706		143137235
Cheque/DD No.					Bank Date	RBI Date	27/12/2023-13:40:37		Not Verified with RBI
Name of Bank					Bank-Branch		BANK OF INDIA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID : 174468349 Mobile No : 9096331363
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर नाला 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याचला दस्ता-खाली लागू नाही.

MH012798630202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
27 Dec 2022	Receipt	Receipt no.: 1112700025
	Name of the Applicant :	Makarand Madhao Pathak
	Details of property of which document has to be searched :	Dist :Nagpur Village :Pipala S.No/CTS No/G.No. : 136
	Period of search :	From :2010 To :2022
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH012798630202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/fmSearchChallan/WithOutReg.php '.		

MAKARAND M. PATHAK
Advocate & Notary (Govt. of India)
Plot No.100, Bank Colony,
Bhagwan Nagar, Nagpur - 440027.
Ph. No. 2756455; Mo. 9890387594
E-mail - makarandpathak.2010@gmail.com

FORMAT- A
(Circular No. : - 28/2021)

To,

Maha RERA
6 & 7 Floor, Housefin Bhavan
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051

Maha RERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001

LEGAL TITLE REPORT

Subject: - Title clearance certificate with respect to the "All that piece and parcel of Non-Agricultural land admeasuring about 5869.57 Sq. Mtrs., out of the entire land bearing Kh. No. 136/2, situated at Mouza - Pipla, P. H. No. 38, situated at Village - Pipla, Nagpur, within the limits of the Grampanchayat Pipla in Tahsil - Nagpur (Rural) and District - Nagpur" (hereinafter referred as the said plot/land)

I have investigated the title of the said plot/ land on the request of **GOLDEN HOMES INFRASTRUCTURES**, A Partnership Firm, having its Office at M-004, Suprabhat Sankul Apartments, Plot No. 286, Dharampeth, Nagpur - 10 (PAN AATFG8164G) and acting through its Authorised Partner **SHRI. ASHOK AGRAWAL S/o VEDPRAKASH AGRAWAL**, Aged 52 Years, Occupation - Business, PAN AEXPA9197F & AADHAR UID 9100 2144 6083, Resident of 23, Aadharsh Gruha Nirman Society, Gajanan Mandir Road, Wadgaon, Chandrapur-442401

1) Description of the Property: -

All that piece and parcel of Non-Agricultural land admeasuring about 5869.57 Sq. Mtrs., out of the entire land bearing Kh. No. 136/2, situated at Mouza - Pipla, P. H. No. 38, situated at Village - Pipla, Nagpur, within the limits of the Grampanchayat Pipla in Tahsil - Nagpur (Rural) and District - Nagpur and bounded as under:

East	:	Kh. No. 131/B
West	:	Road and Kh. No. 135
North	:	Kh. No. 139
South	:	Kh. No. 136/1

2) The Documents of allotment of plot/ land

- Copy of Sale Deed dt. 17/06/2006, bearing Sr. No. 2948, executed by Smt. Anusayabai Krushnarao Nagpure in favour of Shri. Pawan Vitthaladas Tapadia and Shri. Vitthaladas Radhakishan Tapadia
- Copy of Sale Deed dt. 09/12/2013, bearing Sr. No. 6205, executed by Shri. Pawan Vitthaladas Tapadia and Shri. Vitthaladas Radhakishan Tapadia in favour of 1. Dera Finvest Pvt. Ltd. acting through it's authorized director Shri. Vijay Kimatrao Ramani, 2. Smt. Shilpa Khushal Adwani & 3. Shri. Rameshlal Brijlal Santani


MAKARAND M. PATHAK
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

- c. Copy of Sale Deed dt. 30/11/2019, bearing Sr. No. 9536, executed by 1. Dera Finvest Pvt. Ltd. acting through it's authorized director Shri. Vijay Kimatrao Ramani, 2. Smt. Shilpa Khushal Adwani & 3. Shri. Rameshlal Brijlal Santani in favour of 1. M/s Golden Homes Infrastructures acting through it's authorized partner Shri. Ashok Vedprakash Agrawal & 2. M/s Ghanshyam Cultivators Private Limited acting through it's authorized director Shri. Vinay Ranchhoddas Rathi
 - d. Sale Deed dt. 11/10/2022, bearing Sr. No. 9208, executed by M/s Ghanshyam Cultivators Private Limited acting through it's authorized director Shri. Vinay Ranchhoddas Rathi in favour of M/s Golden Homes Infrastructures acting through it's authorized partner Shri. Ashok Vedprakash Agrawal
 - e. Copy of N A Order dt. 01/06/2022, in Rev. Case No. 235/NAP-34/Mouza - Pipala/Nag. Gra./2021-22, issued by the Collector Nagpur
 - f. Copy of 7/12 Extract issued by the Gram Adhikari dt. 12/11/2022, in the name of M/s Golden Homes Infrastructures, Mutation Entry bearing No. 3768.
- 3) 7/12 Extract issued by the Gram Adhikari dt. 12/11/2022, in the name of M/s Golden Homes Infrastructures, Mutation Entry bearing No. 3768.
- 4) Search report for 30 Years from 1993 to 2022

On perusal of above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of following owner is clear, marketable and without any encumbrances.

Owner of Property: -

M/s Golden Homes Infrastructures
acting through it's authorized partner
Shri. Ashok Vedprakash Agrawal

- 5) Qualifying comments/ remarks if any: - N/A

The Report reflecting the flow of the title of the M/s Golden Homes Infrastructures on the said land is enclosed herewith as annexure

Encl. Annexure

Nagpur.
Dt.10/01/2023


MAKARAND M. PATHAK
Advocate
MAKARAND M. PATHAK
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

MAKARAND M. PATHAK
Advocate & Notary (Govt. of India)
Plot No.100, Bank Colony,
Bhagwan Nagar, Nagpur - 440027.
Ph. No. 2756455; Mo. 9890387594
E-mail – makarandpathak.2010@gmail.com

FORMAT- A
(Circular No. : - 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract issued by the Gram Adhikari dt. 12/11/2022, in the name of M/s Golden Homes Infrastructures
2. 7/12 Extract Mutation Entry bearing No. 3768.
3. Search Report for 30 Years from 1993 till 2022, taken from Sub-Registrar Office at Nagpur
4. And other relevant title
5. Litigation if any: - Though there is no provision to take the search of cases in civil court and therefore by abundant precaution affidavit that no litigation is pending before Civil Court be obtained from the owner

Nagpur.
Dt.10/01/2023

MAKARAND M. PATHAK
Advocate
MAKARAND M. PATHAK
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

MAKARAND M. PATHAK
Advocate & Notary (Govt. of India)
Plot No.100, Bank Colony,
Bhagwan Nagar, Nagpur - 440027.
Ph. No. 2756455; Mo. 9890387594
E-mail – makarandpathak.2010@gmail.com

TITLE VERIFICATION REPORT

Having been engaged by **GOLDEN HOMES INFRASTRUCTURES**, A Partnership Firm, having its Office at M-004, Suprabhat Sankul Apartments, Plot No. 286, Dharampeth, Nagpur - 10 (PAN AATFG8164G) acting through its Authorized Partner **SHRI. ASHOK AGRAWAL S/o VEDPRAKASH AGRAWAL**, Aged 52 Years, Occupation – Business, PAN AEXPA9197F & AADHAR UID 9100 2144 6083, Resident of 23, Aadharsh Gruha Nirman Society, Gajanan Mandir Road, Wadgaon, Chandrapur-442401. I the undersigned have verified and inspected the available record of the Office of the Sub-Registrar, Nagpur (Gramin), in respect of All that piece and parcel of Non-Agricultural land admeasuring about 5869.57 Sq. Mtrs., out of the entire land bearing Kh. No. 136/2, situated at Mouza - Pipla, P. H. No. 38, situated at Village - Pipla, Nagpur, within the limits of the Grampanchayat Pipla in Tahsil – Nagpur (Rural) and District – Nagpur, more particularly described in the schedule hereunder written, paid by the Chalan No. MH012832088202223E, dt. 27/12/2022, for year 1993 to 2009, & Chalan No. MH012798630202223E, dt. 27/12/2022, for year 2010 to 2023. I have also verified various deeds and documents produced before me, I Submit this title verification report as under

1. Present Ownership

M/s Golden Homes Infrastructures, A Partnership Firm, having its Office at M-004, Suprabhat Sankul Apartments, Plot No. 286, Dharampeth, Nagpur - 10 (PAN AATFG8164G)

2. History and chain of Transfers

Initially the land bearing Kh. No. 136, total admeasuring about 1.80 HR, situated at Mouza - Pipla, P. H. No. 38, situate at Village - Pipla, Nagpur, within the limits of the Grampanchayat Pipla in Tahsil – Nagpur (Rural) and District - Nagpur, initially belonged to Smt. Anusayabai Krushnarao Nagpure.

That thereafter Smt. Anusayabai Krushnarao Nagpure sold the Northern Portion of the land admeasuring about 0.90 HR out of the aforesaid land bearing Kh. No. 136, total admeasuring about 1.80 HR, to Shri. Pawan Vitthaladas Tapadia and Shri. Vitthaladas Radhakishan Tapadia, by virtue of the Sale Deed dt. 17/06/2006, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 2948. That Shri. Sitaram Krushnarao Nagpure, Shri. Ramdasji Krushnarao Nagpure and Shri. Banduji Krushnarao Nagpure have accorded their consent for aforesaid Sale Deed. As such Shri. Pawan Vitthaladas Tapadia and Shri. Vitthaladas Radhakishan Tapadia became the owners of the Northern Portion of the land admeasuring about 0.90 HR, which is renumbered as Kh. No. 136/2.

That thereafter Shri. Pawan Vitthaladas Tapadia and Shri. Vitthaladas Radhakishan Tapadia sold the aforesaid land bearing Kh. No. 136/2, admeasuring about 0.90 HR to 1. Dera Finvest Pvt. Ltd. acting through it's authorized director Shri. Vijay Kimatrao Ramani, 2. Smt. Shilpa Khushal Adwani & 3. Shri. Rameshlal Brijlal Santani, by virtue of the Sale Deed dt. 09/12/2013, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 6205. As such 1. Dera Finvest Pvt. Ltd., 2. Smt. Shilpa Khushal Adwani & 3. Shri. Rameshlal Brijlal Santani became the owners of the land bearing Kh. No. 136/2, admeasuring about 0.90 HR.


MAKARAND M. PATHAK
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

That thereafter 1. Dera Finvest Pvt. Ltd. acting through it's authorized director Shri. Vijay Kimatrao Ramani, 2. Smt. Shilpa Khushal Adwani & 3. Shri. Rameshlal Brijlal Santani sold the aforesaid land bearing Kh. No. 136/2, admeasuring about 0.90 HR to 1. M/s Golden Homes Infrastructures acting through it's authorized partner Shri. Ashok Vedprakash Agrawal & 2. M/s Ghanshyam Cultivators Private Limited acting through it's authorized director Shri. Vinay Ranchhoddas Rathi, by virtue of the Sale Deed dt. 30/11/2019, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 9536. As such 1. M/s Golden Homes Infrastructures & 2. M/s Ghanshyam Cultivators Private Limited became the owners of the land bearing Kh. No. 136/2, admeasuring about 0.90 HR. That as per the aforesaid Sale Deed it was agreed by and between the parties that 1. M/s Golden Homes Infrastructures shall have 80% share in the land bearing Kh. No. 136/2 & 2. M/s Ghanshyam Cultivators Private Limited shall have 20% share in the land bearing Kh. No. 136/2.

That thereafter land admeasuring 0.5919573 Hectares (i.e. 5919.573 Sq. Mtrs.) out of the aforesaid Kh. No. 136/2, admeasuring about 0.90 HR, is converted for Non-Agricultural Use (Residential), vide Order passed by The Collector, Nagpur on 01/06/2022, in Rev. Case No. 235/NAP-34/Mouza - Pipala/Nag. Gra./2021-22.

That thereafter the area of the said land is bifurcated and after bifurcation Separate 7/12 Extract for plotable land admeasuring about 5869.57 Sq. Mtrs., is issued in the name of M/s Golden Homes Infrastructures & M/s Ghanshyam Cultivators Private Limited;

That thereafter M/s Ghanshyam Cultivators Private Limited acting through it's authorized director Shri. Vinay Ranchhoddas Rathi sold it's 20% share in the aforesaid Non-Agricultural land admeasuring about 5869.57 Sq. Mtrs. to M/s Golden Homes Infrastructures acting through it's authorized partner Shri. Ashok Vedprakash Agrawal, by virtue of the Sale Deed dt. 11/10/2022, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 9208. As such M/s Golden Homes Infrastructures became the owners of the Non-Agricultural land admeasuring about 5869.57 Sq. Mtrs.,

That the Owner/Developer of the said land intends to construct a multistoried buildings on the said property collectively known and styled as "GOLDEN VISTA WING-B" And the Building Plan is duly sanctioned by the Nagpur Metropolitan Region Development Authority vide it's Building Permit dated 16-12-2022, bearing Building Permit No. B.E.(NMRDA)/ South/ Nagpur (Rural)/ No. 2004202232/ 20220421101/2913. And the aforesaid property was submitted to the MAHARASHTRA APARTMENT OWNERSHIP ACT and Deed of Declaration to that effect is duly registered before the Sub-Registrar Nagpur at Sr. No. 233, dt. 09/01/2023.

I have taken the Online Search by Kh. No. 136, vide paid search portal on 27/12/2022 of Index-II, made available for inspection in the Sub-Registrar Office by paying requisite charges, for the 30 years from 1993 to 2022, and as per the documents produced before me, I am of the Opinion that M/s Golden Homes Infrastructures is the owner of the said property. However, charges or rights created by unregistered documents cannot be ascertained and known from the entries from the Govt. Record. That thereafter further from 01-11-2005 all the Sub Registrar of Nagpur have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised, and In Sub Registrar Office Index-II are not complied Mouzawise and Encumbrance Certificate is not issued by the Sub-Registrar Office. And for the year 1993 to 2002, 2003, 2004, 2005, 2009, 2011, 2016 & 2021, online search was not available, and there is likelihood of human error of oversight while taking online search, therefore by way of an abundant precaution an affidavit from the owner be taken stating on oath that his title over the property is clear and marketable and that said property is not transferred or alienated in any manner whatsoever and there are no encumbrances.


MAKARAND M. PATHAK
ADVOCATE & NOTARY
NAGPUR (M.S.) INDIA

And this counsel has verified the following documents in Original on 26/12/2022

- i. Sale Deed dt. 17/06/2006, bearing Sr. No. 2948, executed by Smt. Anusayabai Krushnarao Nagpure in favour of Shri. Pawan Vitthal Das Tapadia and Shri. Vitthal Das Radhakishan Tapadia
- ii. Sale Deed dt. 09/12/2013, bearing Sr. No. 6205, executed by Shri. Pawan Vitthal Das Tapadia and Shri. Vitthal Das Radhakishan Tapadia in favour of 1. Dera Finvest Pvt. Ltd. acting through it's authorized director Shri. Vijay Kimatrao Ramani, 2. Smt. Shilpa Khushal Adwani & 3. Shri. Rameshlal Brijlal Santani
- iii. Sale Deed dt. 30/11/2019, bearing Sr. No. 9536, executed by 1. Dera Finvest Pvt. Ltd. acting through it's authorized director Shri. Vijay Kimatrao Ramani, 2. Smt. Shilpa Khushal Adwani & 3. Shri. Rameshlal Brijlal Santani in favour of 1. M/s Golden Homes Infrastructures acting through it's authorized partner Shri. Ashok Vedprakash Agrawal & 2. M/s Ghanshyam Cultivators Private Limited acting through it's authorized director Shri. Vinay Ranchhoddas Rathi
- iv. Sale Deed dt. 11/10/2022, bearing Sr. No. 9208, executed by M/s Ghanshyam Cultivators Private Limited acting through it's authorized director Shri. Vinay Ranchhoddas Rathi in favour of M/s Golden Homes Infrastructures acting through it's authorized partner Shri. Ashok Vedprakash Agrawal

3. **Sale Deed**

It is seen that the aforesaid land was initially sold to 1. M/s Golden Homes Infrastructures acting through it's authorized partner Shri. Ashok Vedprakash Agrawal & 2. M/s Ghanshyam Cultivators Private Limited acting through it's authorized director Shri. Vinay Ranchhoddas Rathi, by 1. Dera Finvest Pvt. Ltd. acting through it's authorized director Shri. Vijay Kimatrao Ramani, 2. Smt. Shilpa Khushal Adwani & 3. Shri. Rameshlal Brijlal Santani, vide Sale Deed dt. 30/11/2019, bearing Sr. No. 9536. That thereafter M/s Ghanshyam Cultivators Private Limited acting through it's authorized director Shri. Vinay Ranchhoddas Rathi has sold his share in the said land to M/s Golden Homes Infrastructures acting through it's authorized partner Shri. Ashok Vedprakash Agrawal, vide Sale Deed dt. 11/10/2022, bearing Sr. No. 9208.

4. **Sanction of Building Plan**

It appears that the Building Plan is duly sanctioned by the Nagpur Metropolitan Region Development Authority vide it's Building Permit dated 16-12-2022, bearing Building Permit No. B.E. (NMRDA)/ South/ Nagpur (Rural)/ No. 2004202232/ 20220421101/ 2913

5. **Mutation in the record of Authorities**

It is observed that the said land has been mutated and recorded in the name of present owner in the relevant record of rights such as in 7/12 Extract etc.

6. **Application of Maharashtra Apartment Ownership Act.**

It is observed that the said building has been submitted under the provisions of Maharashtra Apartment Ownership Act., 1970, by virtue of the Deed of Declaration duly registered in the office of the Sub-Registrar Nagpur - 7, at Sr. No. 233, dt. 09/01/2023. The said Building is known and styled as "GOLDEN VISTA WING-B"

7. **Rights and Entitlement of Parties**

In view of the aforesaid Sale Deeds, M/s Golden Homes Infrastructures is owner and entitled to float a flat scheme and further transfer the flats/ apartments to any person or persons with rights relation to undivided variable proportionate share and interest in the said piece of land by way of sale


MAKARAND N. PATHAK
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

8. Legal Opinion and Findings

- i. On the basis of verification of relevant record and the documents produced before me & the statement of party, it is opined that the said present owner are of the said property have rights to float a flat scheme and further transfer the flats/ apartments to any person or persons with rights relation to undivided variable proportionate share and interest in the said piece of land by way of sale
- ii. There is no registration of any encumbrance over the above said land in record of rights as such it appeared to be free from encumbrances or any registered charge on the basis of documents produced before me.
- iii. The prospective buyer/s of the apartments will get clear, marketable and good title by execution & Registration of valid and lawful conveyance deeds subject to such permissions of loan authorities as may be required
- iv. That as per the Sale Deeds dt. 30/11/2019 & 11/10/2022, referred above, the said M/s Golden Homes Infrastructures, is the owner, lawfully authorized and empowered to float a flat scheme and further transfer the flats/ apartments etc. with rights relating to undivided share in the said land to any person or persons and further to receive consideration amount from the prospective purchasers. The prospective Purchasers will get the good and marketable title subject to all the clearances and NOC as may be required as per Law.

Hence this Report

Schedule of Property

All that piece and parcel of Non-Agricultural land admeasuring about 5869.57 Sq. Mtrs., out of the entire land bearing Kh. No. 136/2, situated at Mouza - Pipla, P. H. No. 38, situated at Village - Pipla, Nagpur, within the limits of the Grampanchayat Pipla in Tahsil - Nagpur (Rural) and District - Nagpur and bounded as under:

East	:	Kh. No. 131/B
West	:	Road and Kh. No. 135
North	:	Kh. No. 139
South	:	Kh. No. 136/1

Nagpur.
Dt.10/01/2023

MAKARAND M. PATHAK
Advocate

MAKARAND M. PATHAK
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA