

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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67-2425-0348

FORMAT – A

(Circular No: - 28 / 2021)

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to the building to be known as **"EMBASSY 2"** on ALL THAT Piece and parcel of land bearing Nagpur Municipal Corporation Leasehold Amalgamated Plot No. 24 + 22/B Containing by total admeasurement 1850.72 Sq. Mtrs. (i.e. 1128.90 Sq. Mtrs. + 721.82 Sq. Mtrs), of MOUZA – JARIPATKA, including all other easementary rights appurtenant belonging thereto, bearing Municipal Corporation House No. 339, 339/4, 339/5 and 553, City Survey No. 1861 & 1862 and sheet No. 58 of Mouza – Jaripatka, situated at Jaripatka, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District – NAGPUR.

I have investigated the title of the said property on the request of **M/S. KUKREJA INFRASTRUCTURES**, A Partnership Firm, having its Registered Office at Jaripatka, Nagpur (PAN AAMFK0684L) and acting through its Authorised Partner **SHRI. SHRAVAN S/o GHANSHYAMDAS KUKREJA**, Resident of 91-92, Kukreja Nagar, Jaripatka, Nagpur-440014, Tahsil and District - NAGPUR and following documents i.e.:-



1} Description of the property.

ALL THAT Piece and parcel of land bearing Nagpur Municipal Corporation Leasehold Amalgamated Plot No. 24 + 22/B Containing by total admeasurement 1850.72 Sq. Mtrs. (i.e. 1128.90 Sq. Mtrs. + 721.82 Sq. Mtrs), of MOUZA – JARIPATKA, including all other easementary rights appurtenant belonging thereto, bearing Municipal Corporation House No. 339, 339/4, 339/5 and 553, City Survey No. 1861 & 1862 and sheet No. 58 of Mouza – Jaripatka, situated at Jaripatka, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District – NAGPUR.

2} The Document of Ownership of Plot Nos. 24 and 22-B

- (a) Property Card.
- (b) Copy of Sale Deed dated 19-11-2018.
- (c) Copy of Sale Deed dated 24-11-2020.
- (d) Copy of Sale Deed dated 16-12-2022.
- (e) Copy of Renewed Indenture Lease dated 25-01-2023.
- (f) Copy of Amalgamation Letter of Municipal Corporation Nagpur dated 17-02-2023.
- (g) 2 Separate Copy of Agreement of Development dated 02-05-2024.
- (h) Copy of General Power of Attorney dated 02-05-2024.
- (i) Copy of Building Sanction Plan dated 11-08-2023.
- (j) Tax Receipt.

3} Search report for 30 years from 1995 to 2024.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of owner and Developer is clear, marketable and without any encumbrances as per the available search from the online portal.

Owners of the land:

ALL THAT Piece and parcel of land bearing Nagpur Municipal Corporation Leasehold Amalgamated Plot No. 24 + 22/B Containing by total admeasurement 1850.72 Sq. Mtrs. (i.e. 1128.90 Sq. Mtrs. + 721.82 Sq. Mtrs), of MOUZA – JARIPATKA, including all other easementary rights appurtenant belonging thereto, bearing Municipal Corporation House	M/S. KUKREJA INFRASTRUCTURES , through its Authorised Partner SHRI. SHRAVAN GHANSHYAMDAS KUKREJA AND (1) SHRI. GHANSHYAMDAS HASANAND KUKREJA, (2) SHRI. SHRAWAN
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No. 339, 339/4, 339/5 and 553, City Survey No. 1861 & 1862 and sheet No. 58 of Mouza – Jaripatka, situated at Jaripatka, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District – NAGPUR.	GHANSHYAMDAS KUKREJA and (3) SHRI. VIRENDRA GHANSHYAMDAS KUKREJA. Developer : M/S. KUKREJA INFRASTRUCTURES
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Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **M/S. KUKREJA INFRASTRUCTURES**, through its Authorised Partner **SHRI. SHRAVAN GHANSHYAMDAS KUKREJA, AND (1) SHRI. GHANSHYAMDAS S/o HASANAND KUKREJA, (2) SHRI. SHRAWAN GHANSHYAMDAS KUKREJA and (3) SHRI. VIRENDRA GHANSHYAMDAS KUKREJA** on the said plot of lands is good, valid marketable, clear and salable. The aforesaid **M/S. KUKREJA INFRASTRUCTURES** has acquired the right of development of the said property.

The report reflecting the flow of the title of the said **M/S. KUKREJA INFRASTRUCTURES**, through its Authorised Partner **SHRI. SHRAVAN GHANSHYAMDAS KUKREJA, AND (1) SHRI. GHANSHYAMDAS HASANAND KUKREJA, (2) SHRI. SHRAWAN GHANSHYAMDAS KUKREJA and (3) SHRI. VIRENDRA S/o. GHANSHYAMDAS KUKREJA**, and right of development of **M/S. KUKREJA INFRASTRUCTURES** on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 13-05-2024



(SANDEEP SHASTRI)
Advocate

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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

Property Card as on date of application for registration -

The names of **M/S. KUKREJA INFRASTRUCTURES**, through its Authorised Partner **SHRI. SHRAVAN GHANSHYAMDAS KUKREJA, AND (1) SHRI. GHANSHYAMDAS HASANAND KUKREJA, (2) SHRI. SHRAWAN GHANSHYAMDAS KUKREJA and (3) SHRI. VIRENDRA GHANSHYAMDAS KUKREJA**, are recorded in the Property Card in respect of the property comprising ALL THAT Piece and parcel of land bearing Nagpur Municipal Corporation Leasehold Amalgamated Plot No. 24 + 22/B Containing by total admeasurement 1850.72 Sq. Mtrs. (i.e. 1128.90 Sq. Mtrs. + 721.82 Sq. Mtrs), of MOUZA - JARIPATKA, including all other easementary rights appurtenant belonging thereto, bearing Municipal Corporation House No. 339, 339/4, 339/5 and 553, City Survey No. 1861 & 1862 and sheet No. 58 of Mouza - Jaripatka, situated at Jaripatka, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR.

Mutation Entry -

The property card of Amalgamated Plot No. 24 + 22-B reveal that vide Mutation / Ferfar Entry Nos. 9822 dated 23-06-2023, 5559 dated 28-08-2014 the names of **M/S. KUKREJA INFRASTRUCTURES**, through its Authorised Partner **SHRI. SHRAVAN GHANSHYAMDAS KUKREJA, AND (1) SHRI. GHANSHYAMDAS HASANAND KUKREJA, (2) SHRI. SHRAWAN GHANSHYAMDAS KUKREJA and (3) SHRI. VIRENDRA GHANSHYAMDAS KUKREJA** are recorded as Owners of the said property.

NARRATION OF FLOW OF TITLE



PLOT NO. 24 :

(i) THAT, ALL THAT Piece and Parcel of land bearing Nagpur Municipal Corporation Leasehold Plot No. 24 containing by admeasurement 1128.90 Sq. Mtrs. (OR 12151.47 Sq. Ft.) of MOUZA - JARIPATKA, including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 339/0+5, City Survey No. 1862 and Sheet No. 207/58 of MOUZA - JARIPATKA, situated at Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR, Originally belonged to Shri. Devchand Dulichand Baniya, having acquired the same by him from the Nagpur Municipal Corporation on Leasehold Rights.

(ii) THAT, the aforesaid Shri. Devchand Dulichand Baniya lateron transferred/sold the property comprising ALL THAT Piece and Parcel of land having an area of 130.642 Sq. Mtrs. (OR 1400.00 Sq. Ft.) out of Nagpur Municipal Corporation Leasehold Plot No. 24 containing by total admeasurement 1128.90 Sq. Mtrs. (OR 12151.47 Sq. Ft.) of MOUZA - JARIPATKA, including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 339/0+5, City Survey No. 1862 and Sheet No. 207/58 of MOUZA - JARIPATKA, situated at Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR, in favour of Shri. Suchetsing Ajabsingh Bhullar and Smt. SurjitKaur Gurudeosingh Jolly, by a registered Sale Deed dated 28-02-1986, which is duly registered in the office of Sub-Registrar, Nagpur-1 at Sr. No. 427 on even date.

(iii) THAT, the aforesaid Smt. SurjitKaur Gurudeosingh Jolly lateron in her turn relinquished her share, title and interest in the said property in favour of Shri. Suchetsing Ajabsingh Bhullar, by a Relinquishment Deed dated 24-05-1995, which is duly registered in the office of Sub-Registrar, Nagpur-11 at Sr. No. 5306 on even date.

(iv) THAT, the aforesaid Shri. Devchand Dulichand Baniya lateron transferred/sold the property comprising ALL THAT Piece and Parcel of land having an area of 107.423 Sq. Mtrs. (OR 1152.00 Sq. Ft.) out of Nagpur Municipal Corporation Leasehold Plot No. 24 containing by total admeasurement 1128.90 Sq. Mtrs. (OR 12151.47 Sq. Ft.) of MOUZA -



JARIPATKA, including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 339/0+5, City Survey No. 1862 and Sheet No. 207/58 of MOUZA - JARIPATKA, situated at Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR, in favour of Shri. Sohanlal Nanakchand Jaggi, by a Sale Deed dated 21-06-1993, which is duly registered in the Office of Sub-Registrar, Nagpur-11 at Sr. No. 3575 on even date.

(v) THAT, the aforesaid Shri. Devchand Dulichand Baniya lateron transferred/sold the property comprising ALL THAT Piece and Parcel of remaining land having an area of 891.81 Sq. Mtrs. (OR 9599.47 Sq. Ft.) out of Nagpur Municipal Corporation Leasehold Plot No. 24 containing by total admeasurement 1128.90 Sq. Mtrs. (OR 12151.47 Sq. Ft.) of MOUZA - JARIPATKA, including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 339/0+5, City Survey No. 1862 and Sheet No. 207/58 of MOUZA - JARIPATKA, situated at Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR, in favour of **M/s. Kukreja Infrastructure**, by a Sale Deed dated 19-11-2018, which is duly registered in the Office of Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 5972 on even date.

(vi) THAT, the aforesaid Shri. Sohanlal Nanakchand Jaggi lateron transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Nagpur Municipal Corporation Leasehold Plot No. 24 containing by admeasurement 107.423 Sq. Mtrs. (OR 1152 Sq. Ft.) of MOUZA - JARIPATKA, including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 339/0+5, City Survey No. 1862 and Sheet No. 207/58 of MOUZA - JARIPATKA, situated at Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR, in favour of **M/s. Kukreja Infrastructure**, by a Sale Deed dated 24-11-2020, which is duly registered in the Office of Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 7354 on even date.

(vii) THAT, the aforesaid Shri. Suchetsingh Ajabsingh Bhullar lateron transferred/sold the property comprising ALL THAT Piece and Parcel of land



bearing Nagpur Municipal Corporation Leasehold Plot No. 24 containing by admeasurement 130.063 Sq. Mtrs. (OR 1400.00 Sq. Ft.) of MOUZA - JARIPATKA, including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 339/4, City Survey No. 1862 and Sheet No. 207/58 of MOUZA - JARIPATKA, situated at Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR, in favour of **M/s. Kukreja Infrastructure**, by a Sale Deed dated 28-02-2022, which is duly registered in the Office of Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1659 on 02-03-2022. Thus **M/s. Kukreja Infrastructure** became the full and absolute owner of Municipal Corporation Leasehold Plot No. 24, having an area of 1128.90 Sq. Mtrs. (OR 12151.47 Sq. Ft.).

(viii) THAT, on expiration of the Original term of Lease, the Nagpur Municipal Corporation, Nagpur extended the same for a further term/period commencing from 01-04-2013 and ending on 31-03-2043 by executing a Renewed Indenture of Lease regarding the said property in favour of the said **M/s. Kukreja Infrastructure** on 25-01-2023 and the same is duly Registered at the Office of the Sub-Registrar, Nagpur-1 at Sr. No. 1201 on 25-01-2023.

PLOT NO. 22-B

(ix) THAT, ALL THAT Piece and Parcel of land bearing Nagpur Municipal Corporation Leasehold Plot No. 22 containing by admeasurement 1443.64 Sq. Mtrs. TOGETHERWITH the existing structure standing thereon, including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 553, City Survey No. 1861 and Sheet No. 58 of MOUZA - JARIPATKA, situated at Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR, originally belonged to Mrs. Kalawatibai Shrichand Makhijani and Shri. Shrichand Chijaram Makhijani, being their separate property, having acquired the same by them from the Nagpur Municipal Corporation on leasehold Rights.

(x) THAT, the aforesaid Mrs. Kalawatibai Shrichand Makhijani and Shri. Shrichand Chijaram Makhijani lateron transferred ALL THAT Piece and parcel of land containing by admeasurement 721.82 Sq. Mtrs. towards Eastern Portion of Nagpur Municipal Corporation Leasehold Plot No. 22 containing by



total admeasurement 1443.64 Sq. Mtrs. TOGETHERWITH the existing structure standing thereon, including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 553, City Survey No. 1861 and Sheet No. 58 of MOUZA - JARIPATKA, situated at Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR by way of sale to Shri. Holaram Awatram Chawla, Shri. Bhagwan Awatram Chawla, Shri. Jagdish Awatram Chawla and Shri. Ramesh Bakhatmal Chawla, by 2 separate Sale Deeds both Dated 29-06-2001, which are duly Registered at the Office of the Sub-Registrar, Nagpur-5 in Book No. 1 of Volume 565, from Page No. 45 to 52 and Page No. 53 to 60, at Sr. Nos. 3952 and 3953 bearing Registration No. 3855 and 3856 on even dates. The said Eastern Portion of Plot No. 22 containing by admeasurement 721.82 Sq. Mtrs. renumbered as Plot No. 22-B.

(xi) THAT, the aforesaid Shri. Holaram Awatram Chawla, Shri. Bhagwan Awatram Chawla, Shri. Jagdish Awatram Chawla and Shri. Ramesh Bakhatmal Chawla later on jointly constructed a Building on the Plot No. 22-B covering a Built-up area of 712.12 Sq. Mtrs. bearing Corporation House No. 553, City Survey No. 1861 and Sheet No. 58 of MOUZA - JARIPATKA in accordance with the Plan bearing No. 16/TP/W/60 dated 04/04/2006 duly sanctioned and approved by the Building Engineer of the Nagpur Municipal Corporation Nagpur vide its Building Permit No. 1436/125/TP(W)/NMC/16 Dated 22-08-2006.

(xii) THAT, on expiration of the original term of Lease, the Nagpur Municipal Corporation, Nagpur later on extended the same for a further term/period commencing from 01-04-1983 and ending on 31-03-2013 by executing a Renewed Indenture of Lease regarding the said Plot No. 22-B in favour of the said Shri. Holaram Awatram Chawla, Shri. Bhagwan Awatram Chawla, Shri. Jagdish Awatram Chawla and Shri. Ramesh Bakhatmal Chawla on 06-02-2013, which is duly Registered at the office of the Sub-Registrar, Nagpur-2 in Book No. 1 at Sr. No. 771 on 08-02-2013.

(xiii) THAT, on expiration of the original term of Lease, the Nagpur Municipal Corporation, Nagpur later on extended the same for a further term/period commencing from 01-04-2013 and ending on 31-03-2043 by executing a Second Renewed Indenture of Lease regarding the said Plot No. 22-B in favour of the said Shri. Holaram Awatram Chawla, Shri. Bhagwan



Awatram Chawla, Shri. Jagdish Awatram Chawla and Shri. Ramesh Bakhatmal Chawla on 03-05-2013, which is duly Registered at the office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Serial/Registration No. 2922 on 07-05-2013.

(xiv) THAT, the aforesaid Shri. Holaram Awatram Chawla, Shri. Bhagwan Awatram Chawla, Shri. Jagdish Awatram Chawla and Shri. Ramesh Bakhatmal Chawla lateron transferred ALL THAT Piece and Parcel of land bearing Nagpur Municipal Corporation Leasehold Plot No. 22-B TOGETHERWITH the existing Building standing thereon covering a Built-up area of 712.12 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 553, City Survey No. 1861 and Sheet No. 58 of MOUZA - JARIPATKA, situated at Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR, by way of Sale to Shri. Ganshyamdas Hasanand Kukreja, Shri. Virendra Ghanshyamdas Kukreja and Shri. Shrawan Ghanshyamdas Kukreja, by a Sale Deed Dated 12-05-2014, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 3642 on even date and the same is also accordingly mutated in their joint names in all relevant records. Each of the aforesaid Owners namely - Shri. Ganshyamdas Hasanand Kukreja, Shri. Virendra Ghanshyamdas Kukreja and Shri. Shrawan Ghanshyamdas Kukreja have 1/3rd undivided share and interest in the said property.

(xv) THAT, the aforesaid Shri. Ganshyamdas Hasanand Kukreja, and Shri. Shrawan Ghanshyamdas Kukreja lateron lateron decided to develop their UNDIVIDED 2/3rd i.e. **481.21 Sq. Mtrs.** share and interest in : ALL THAT Piece and Parcel of land bearing Nagpur Municipal Corporation Leasehold Plot No. 22-B containing by admeasurement 721.82 Sq. Mtrs. into a RESIDENTIAL ESTATE by constructing a Multistoried Building consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development Dated 02-05-2024, they have entrusted the entire work of Development of the said property to M/s. Kukreja Infra structure, A Partnership Firm, having it Office at Jaripatka, Nagpur, for a total valuable consideration upon the several term and conditions contained therein and the said Agreement is duly registered in the Office of Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4668 on even date.



(xvi) THAT, the aforesaid Shri. Virendra Ghanshyamdas Kukreja lateron decided to develop his UNDIVIDED **1/3rd** i.e. **240.61 Sq. Mtrs.** share and interest in : ALL THAT Piece and Parcel of land bearing Nagpur Municipal Corporation Leasehold Plot No. 22-B containing by admeasurement 721.82 Sq.Mtrs. into a RESIDENTIAL ESTATE by constructing a Multistoried Building consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development Dated 02-05-2024, they have entrusted the entire work of Development of the said property to M/s. Kukreja Infra structure, A Partnership Firm, having it Office at Jaripatka, Nagpur, for a total valuable consideration upon the several term and conditions contained therein and the said Agreement is duly registered in the Office of Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4672 on even date.

(xvii) THAT, for the purpose of development, the aforesaid Shri. Ganshyamdas Hasanand Kukreja, Shri. Shrawan Ghanshyamdas Kukreja and Shri. Virendra Ghanshyamdas Kukreja lateron executed a General Power of Attorney dated 02-05-2024 in favour of M/s. kukreja Infrastructure, which is duly registered in the Office of Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4673 on even date.

(xviii) THAT, the said Plot Nos. 24 and 22/B are amalgamated by the Nagpur Municipal Corporation, Nagpur vide its Letter No. का.अ.(स्था)/क्र. 774/EE Dated 17-02-2023. As per Amalgamation Letter the area of said Amalgamated Plot No. 24 + 22/B is shown and declared as 1850.72 Sq. Mtrs.

(xix) THAT, the aforesaid M/s. Kukreja Infrastructure and Shri. Ganshyamdas Hasanand Kukreja, Shri. Shrawan Ghanshyamdas Kukreja and Shri. Virendra Ghanshyamdas Kukreja lateron jointly decided to develop the aforesaid Amalgamated Plot No. 24 + 22/B by constructing a Multistoried Building consisting of various self contained separate Apartments therein and shall be known and styled as "**EMBASSY 2**", which is duly sanctioned by the Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. NMO/B/2023/APL/01619, Dated 11-08-2023.

(xx) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us :-

(a) Property Card.

(b) Copy of Sale Deed dated 19-11-2018 executed by Shri. Devchand



- (b) Copy of Sale Deed dated 19-11-2018 executed by Shri. Devchand Dulichand Baniya in favour of M/s. Kukreja Infrastructure, Registration No. 5972, SRO-1.
- (c) Copy of Sale Deed dated 24-11-2020 executed by Shri. Sohanlal Nanakchand Jaggi in favour of M/s. Kukreja Infrastructure, Registration No. 7354, SRO-1.
- (d) Copy of Sale Deed dated 15-12-2022 executed by Shri. Suchetsingh Ajabsingh Bhullar in favour of M/s. Kukreja Infrastructure, Registration No. 10986, SRO-1.
- (e) Copy of Renewed Indenture Lease dated 25-01-2023, executed by Nagpur Municipal Corporation, Nagpur in favour of M/s. Kukreja Infrastructure, Registration No. 1201, SRO-1.
- (f) Copy of Amalgamation Letter of Municipal Corporation Nagpur dated 17-02-2023.
- (g) Copy of Agreement of Development dated 02-05-2024 executed by Shri. Ganshyamdas Hasanand Kukreja, Shri. Shrawan Ghanshyamdas Kukreja in favour of M/s. Kukreja Infrastructure, Registration No. 4668, SRO-4.
- (h) Copy of Agreement of Development dated 02-05-2024 executed by Shri. Virendra Ghanshyamdas Kukreja in favour of M/s. Kukreja Infrastructure, Registration No. 4672, SRO-4.
- (i) Copy of General Power of Attorney dated 02-05-2024 executed by Shri. Ganshyamdas Hasanand Kukreja, Shri. Shrawan Ghanshyamdas Kukreja and Shri. Virendra Ghanshyamdas Kukreja in favour of M/s. Kukreja Infrastructure, Registration No. 4673, SRO-4.
- (j) Copy of Building Sanction Plan dated 11-08-2023.
- (k) Tax Receipt.

(xxi) THAT, all the aforesaid documents produced before me for Scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owners that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or third party interest is created.

(xxii) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 1861 MOUZA : JARIPATKA, for the period of 30 (Thirty) years (i.e. from 1995 to 2024 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH001823693202424E,



dated 09-05-2024 i.e. for the period of 1995 to 2006 and GRN No. MH001822187202425E, dated 09-05-2024 i.e. for the period of 2007 to 2024. The receipts of the same are enclosed herewith.

(xxiii) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 1862 MOUZA : JARIPATKA, for the period of 30 (Thirty) years (i.e. from 1995 to 2024 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH001824012202425E, dated 09-05-2024 i.e. for the period of 1995 to 2006 and GRN No. MH001822966202425E, dated 09-05-2024 i.e. for the period of 2007 to 2024. The receipts of the same are enclosed herewith

(xxiv) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid properties.

4} Any other relevant Title: - N. A.

5} Litigations if any: - N. A.

Date: 13-05-2024



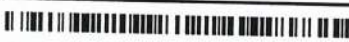
**(SANDEEP SHASTRI)
ADVOCATE**



Department ID : 101426412 Mobile No. : 9850361454
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 कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.

MH001822187202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 May 2024	Receipt	Receipt no.: 1113436948
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Jaripatka S.No/CTS No/G.No. : 1861
	Period of search :	From :2007 To :2024
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH001822187202425E		
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/frmSearchChallanWithoutReg.php '.		



GRN		MH001823693202425E		BARCODE				Date		09/05/2024-16:31:48		Form ID																	
Department						Inspector General Of Registration						Payer Details																	
Search Fee						Type of Payment						Other Items																	
Office Name						NGP1_HQR SUB REGISTRAR NAGPUR 1						Full Name						SANDEEP ANANT SHASTRI											
Location						NAGPUR						Flat/Block No.																	
Year						2024-2025 One Time						Premises/Building																	
Account Head Details						Amount In Rs.						Road/Street						MOUZA JARIPATKA											
0030072201						SEARCH FEE						300.00						Area/Locality						NAGPUR					
												Town/City/District																	
												PIN						440014											
												Remarks (If Any)						SEARCH FEES FOR 12 YEARS 1995 TO 2006 CITY SURVEY NO 1861											
												Amount In						Three Hundred Rupees Only											
Total						300.00						Words																	
Payment Details						IDBI BANK						FOR USE IN RECEIVING BANK																	
Cheque-DD Details						Bank CIN						Ref. No.						69103332024050918542						2868256874					
Cheque/DD No.						Bank Date						RBI Date						09/05/2024-16:32:39						Not Verified with RBI					
Name of Bank						Bank-Branch						IDBI BANK																	
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

Mobile No. : 9850361454

सदर. चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करतावयाच्या दस्तासाठी लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH001822966202425E	BARCODE			Date	09/05/2024-16:25:41	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		SANDEEP ANANT SHASTRI		
Location PUNE									
Year 2024-2025 One Time					Flat/Block No.				
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				450.00	Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					Amount In		Four Hundred Fifty Rupees Only		
Total				450.00	Words				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	69103332024050918432	2868255458	
Cheque/DD No.					Bank Date	RBI Date	09/05/2024-16:26:33	Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID : 150063802
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 करता त्याच्या दस्तासाठी लागू नाही.

Mobile No. : 9850361454



MH001822966202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 May 2024	Receipt	Receipt no.: 1113436992
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Jaripatka S.No/CTS No/G.No. : 1862
	Period of search :	From :2007 To :2024
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH001822966202425E		
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/frmSearchChallanWithOutReg.php '.		



