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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4416

दिनांक: 03/07/2017

मावाचे नाव: खोकरसा

दस्तऐवजाचा अनुक्रमांक: बडर-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: जेड. श्री. श्याम भाऊराव चव्हाण रा. भंडारा

वर्णन: मीला खोकरसा गट नं. 127/1/2/28, प्लॉट नं. 26, शोध वर्ष 1988 ते 2017 (30 वर्ष)

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Bhandara

सह दुय्यम निरीक्षक रु. 750/-

भंडारा

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

ADV.SHAM B. CHAVAN
B.A., LL.B.

M.No:9552456619
8605378619

Vaishali Nagar, Near Vaishali Nagar Gate, Khat Road,
BHANDARA 441904, Tahsil and District Bhandara

TITLE VERIFICATION AND SEARCH REPORT

To:

The Maharashtra Real Estate Regulatory Authority
MUMBAI

Sir,

Having been engaged by **M/S Wakde (Patil) Infra Developers & Constructions Pvt.Ltd.of Nagpur** (A registered company incorporated under the Companies Act 1956 on 3-11-2012 vide Registration No: U70100MH2012PTC237475) through its Directors (1) **Sau. Anita Pandurang Wakde** and (2) **Shri Pandurang Bajiraoji Wakde**, Both R/o Nagpur, Tahsil & District Nagpur, I, S.B. Chavan, Advocate, Bhandara do hereby submit my Report as under:

1. That, aforesaid **M/S Wakde (Patil) Infra Developers & Constructions Private Limited of Nagpur** is the absolute owner of the property i.e. the Building known and styled as "**DREAM CITY PROJECT PHASE-I**" i.e. **Building No.1 (1 BHK Apartment)** proposed to be constructed over Plot Nos. 26 & 27, area 331 Sq.Mtrs. (3562.88 Sq.Ft.) AND **Building No.2 (1 BHK Apartment)** proposed to be constructed over Plot Nos. 24 & 25, area 331 Sq.Mtrs. (3562.88 Sq.Ft.), (Total Area 7125.76 Sq. Feet i.e. 662.00 Sq. Meters), each Building having Ground Floor, First Floor, Second Floor and Third Floor for Residential Purpose, and all the Floors of each Building having Total Built-up Area of 529.524 Sq. Meters, out of Kh. No. 127/1,(New Gat No.127/1/2/26 & 127/1/2/27) situated at Khokarla, P.H. No. 12 within the limits of Gram Panchayat Khokarla, Tahsil and District Bhandara.



(The property is more specifically described in the Schedule annexed herewith).

2. That, aforesaid **M/S Wakde (Patil) Infra Developers & Constructions Private Ltd., Nagpur**, through its Directors (1) **Sau.Anita Pandurang Wakde & (2) Shri Pandurang Bajiraoji Wakde**, Both R/o Nagpur, Tahsil and District Nagpur, has acquired the title by virtue of the following documents and transactions.

Sr. No.	Date of Document	Particulars	Remarks
1	10-8-2010	Sale-deed	Original
2	3-11-2012	Certificate of Incorporation	Original
3	28-8-2014	N.A. Order	Original
4	22-1-2015	Development Agreement	Original
5	21-1-2015	Resolution passed by Company	Original
6	12-2-2015	Construction Permission with Sanctioned Plan	Original
7	20-5-2016	Deed of Declaration	Original
8	1-6-2017	7/12 Extract	Certified
9	3-7-2017	Search Receipt	Original

3. That, the Title History of last 30 years from this date shows the following chain of transactions:

A) That, the land bearing **Gat No.127/1, area 1.32 Hectares**, situated at **Khokarla, Patwari Halka No.12**, within the limits of **Gram Panchayat Khokarla, Tahsil and District Bhandara** was originally owned and possessed, since prior to 1988, by **Shri Baburao Isan Pathekar R/o Khokarla**. With the consent of his son viz. **Shri Avinash Baburaoji Pathekar, Shri Karamchand Baburaoji Pathekar & Shri Jaideo Baburaoji Pathekar**, All R/o Khokarla, **Shri Baburaoji Pathekar** had sold aforesaid land to **Sau.Anita Pandurangji Wakde and Shri Pandurang Bajiraoji Wakde**, Both R/o Nagpur for a consideration of **Rs.13,20,000/-** by registered Sale-deed dated **10-8-2010**, registered



before Sub Registrar Bhandara at **Sr.No.2959/2010**. They had applied for conversion of said land for N.A. Use vide **Rev. Case No. 28/NAP-36/2013-2014**. Accordingly Tahsildar Bhandara had converted it for N.A. Use vide **N.A. Order, Dt. 28-8-2014**.

(B) Thereafter, the Developer i.e. **M/S Wakde (Patil) Infra Developers & Constructions Pvt.Ltd., Nagpur** (A registered company incorporated under the Companies Act 1956 on 3-11-2012 vide Registration No: U70100MH2012PTC237475, having Registered Office at House No. 6246, Near Ram Mandir, Ayodhya Nagar, Nagpur-440024 had entered in Development Agreement as Joint Venture on 22-1-2015 duly notarized vide Notarial Register Entry No.354 Dt.22-1-2015 with Land Owners viz. **Sau. Anita Pandurang Wakde and Shri Pandurang Bajiraoji Wakde**, Both R/o Nagpur, Tah. & District Nagpur. Accordingly, the Owners had agreed with the Developer for giving absolute rights to sell the constructed flats in **Building No.1 (1 BHK Flats) on Plot Nos. 26 & 27 and in Building No.2 (1 BHK Flats) on Plot Nos. 24 & 25** in N.A. Layout on the land **Khasra No.127/1** of Mouza Khokarla, Tahsil & District Bhandara. Building Plan for 1 BHK Flats on aforesaid **Plot Nos. 26 & 27 and 24 & 25** was approved by Gram Panchayat Khokarla vide Resolution No.9/186, Dated 27-11-2014 and Building Permission was granted by Gram Panchayat Khokarla vide **Letter No.31/15 & 32/15, Dated 12-2-2015**. The Layout Plan was approved by Town Planner Bhandara vide **No. 633, Dated 26-6-2014**.



(C) The present scheme of **1 BHK Flats i.e. Building No.1** is on Plot Nos.26 & 27, total land area 331 Sq.Mtrs. i.e. 3562.88 Sq. Feet and that of **Building No.2** is on Plot Nos.24 & 25, total land area 331 Sq.Mtrs. i.e. 3562.88 Sq. Feet, in the Layout of **Khasra No.127/1** of Mouza Khokarla under the name & style as **"Dream City Project**

Phase-I".

(D) **M/S Wakde (Patil) Infra Developers & Constructions Private Ltd., Nagpur, through its Directors (1) Sau.Anita Pandurang Wakde & (2) Shri Pandurang Bajiraoji Wakde, Both R/o Nagpur, Tahsil and District Nagpur has executed Articles of Association as well as Memorandum of Association as required by the provisions of the Companies Act, 1956. It has also passed Resolution Dated 21-1-2015 to develop the aforesaid land.**

(E) **M/S Wakde (Patil) Infra Developers & Constructions Pvt.Ltd.of Nagpur through its Directors (1) Sau. Anita Pandurang Wakde and (2) Shri Pandurang Bajiraoji Wakde, Both R/o Nagpur, Tahsil & District Nagpur has started construction of the aforesaid Multi-storied Building.**

(F) **They have also executed a Deed of Declaration under section 2 of the Maharashtra Apartment Ownership Act, 1970 and the same is duly registered in the Office of Sub Registrar Bhandara at Sr.No. 2027/2016 Dated 20-5-2016.**

(G) **As such, it is submitted that M/S Wakde (Patil) Infra Developers & Constructions Private Limited, Nagpur (A registered company incorporated under the Companies Act 1956 on 3-11-2012 vide Registration No:U70100MH2012PTC237475) having Regd. Office at House No.6246, Near Ram Mandir, Ayuodhya Nagar,Nagpur-440024 through its Directors (1) Sau. Anita Pandurang Wakde and (2) Shri Pandurang Bajiraoji Wakde, Both R/o Nagpur, Tahsil and District Bhandara is the absolute owner of the aforesaid Building known and styled as "DREAM CITY PROJECT PHASE-I" i.e. Building No.1 (1 BHK Apartment) proposed to be constructed over Plot Nos. 26 & 27, area 331 Sq.Mtrs. (3562.88 Sq.Ft.) AND Building**



No.2 (1 BHK Apartment) proposed to be constructed over Plot Nos. 24 & 25, area 331 Sq.Mtrs. (3562.88 Sq.Ft.), (Total Area 7125.76 Sq. Feet i.e. 662.00 Sq. Meters), each Building having Ground Floor, First Floor, Second Floor and Third Floor for Residential Purpose, and all the Floors of each Building having **Total Built-up Area of 529.524 Sq. Meters**, out of Kh. No. 127/1,(New Gat No.127/1/2/26 & 127/1/2/27) situated at Khokarla, P.H. No. 12 within the limits of Gram Panchayat Khokarla, Tahsil and District Bhandara.

4. I have taken search of the records of Registrar's Office from Inspection Book Number I and Index Number II and other relevant records for the last 30 years by paying the necessary search fees of Rs.750/-, paid vide **Receipt No.4416, Dated 3-7-2017**, (The original search fees receipt is also attached herewith).

5. On the basis of the searches made by me and the documents placed before me, I certify that the property referred in the schedule is owned by **M/S Wakde (Patil) Infra Developers & Constructions Private Limited, Nagpur** (A registered company incorporated under the Companies Act 1956 on 3-11-2012 vide Registration No:U70100MH2012PTC237475) having Regd. Office at House No.6246, Near Ram Mandir, Ayuodhya Nagar,Nagpur-440024 through its Directors (1) **Sau. Anita Pandurang Wakde** and (2) **Shri Pandurang Bajiraoji Wakde**, Both R/o Nagpur, Tahsil and District Bhandara, and free from any encumbrances, charges, liens and mortgages or any other claim affecting the clear title, as on the date.

6. That, I have verified all the relevant documents of title placed before me from the relevant authorities and found that those documents are genuine. I have verified and tallied all these documents from the records of the Registrar of Documents and from



the record of appropriate Authorities.

7. I am satisfied and confirmed that the property is heritable and transferable and the transferor has right to transfer. All the necessary parties have been joined in the documents and the documents have desired effect. Facts and events material to the title have been satisfactorily proved.

8. I have also confirmed from the Government and the Public Land Acquisition Authorities that the property described in the schedule is not subject to any acquisition or requisition from these Authorities.

9. I have perused the Sale-deed dated 10-8-2010 in between the parties. Said document adequately safeguards the interest of the parties and there is nothing which is prejudicial or undesirable in the said document.

10. That, I have verified that the said Sale-deed as well as other relevant Documents are duly stamped and the said Documents are registered.

11. There are no claims from minors and their interest in the property. There is no undivided share of minors in the above mentioned property.



12. In the result I have to state that I have made necessary searches at concerned Sub Registrar's Office upto date and as a result of such searches I am satisfied that the property in question is free from all types of encumbrances and the title of the of **M/S Wakde (Patil) Infra Developers & Constructions Private Limited, Nagpur** (A registered company incorporated under the Companies Act 1956 on 3-11-2012 vide Registration No:

U70100MH2012PTC237475) having Regd. Office at House No.6246, Near Ram Mandir, Ayuodhya Nagar, Nagpur-440024 through its Directors (1) **Sau. Anita Pandurang Wakde** and (2) **Shri Pandurang Bajiraoji Wakde**, Both R/o Nagpur, Tahsil and District Bhandara. Aforesaid Property is marketable and can be sold.

BHANDARA
Date:- 05/07/2017

[SHAM B. CHAVAN]
ADVOCATE

SCHEDULE OF PROPERTY

Building known and styled as "DREAM CITY PROJECT PHASE-I" i.e. **Building No.1 (1 BHK Apartment)** proposed to be constructed over Plot Nos. 26 & 27, area 331 Sq.Mtrs. (3562.88 Sq.Ft.) **AND Building No.2 (1 BHK Apartment)** proposed to be constructed over Plot Nos. 24 & 25, area 331 Sq.Mtrs. (3562.88 Sq.Ft.), (Total Area 7125.76 Sq. Feet i.e. 662.00 Sq. Meters), each Building having Ground Floor, First Floor, Second Floor and Third Floor for Residential Purpose, and all the Floors of each Building having **Total Built-up Area of 529.524 Sq. Meters**, out of Kh. No. 127/1,(New Gat No.127/1/2/26 & 127/1/2/27) situated at Khokarla, P.H. No. 12 within the limits of Gram Panchayat Khokarla, Tahsil and District Bhandara.

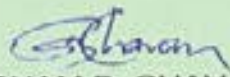


The said property is bounded as under:

Towards East:-
Towards West:-
Towards North:-
Towards South:-

Plot No.28.
Plot No.23.
Layout in Khasra No.127.
9 Meters wide Road.

BHANDARA
Date:- 05/07/2017


[SHAM B. CHAVAN]
ADVOCATE
SHAM B. CHAVAN
ADVOCATE
VALSAD DISTRICT, DISTRICT NO. 26
BHARUCHA