

MH003841753201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Jul 2017	Receipt	Receipt no.: 1111220942
	Name of the Applicant :	Akash Madhukarrao Raut
	Details of property of which document has to be searched :	Dist :Nagpur Village :Hingana Ta.sa.kra.49 S.No/CTS No/G.No. : 141
	Period of search :	From :2002 To :2017
	Received Fee :	400
The above mentioned Search fee has been credited to government vide GRN no :MH003841753201718E		
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 '.		


(Akash Raut)
Advocate



CHALLAN
MTR Form Number-6

GRN	MH003841753201718E	BARCODE			Date	25/07/2017-16:19:28		Form ID	
Department				Inspector General Of Registration					
Search Fee				TAX ID (If Any)		594237091			
Type of Payment				Other Items		PAN No.(If Applicable)			
Office Name				PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name		Akash Madhukarrao Raut	
Location				PUNE		Flat/Block No.			
Year				2017-2018 One Time		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street			
0030072201 SEARCH FEE				400.00		Area/Locality			
						Town/City/District			
						PIN			
						Remarks (If Any)			
Total				400.00		Amount In		Four Hundred Rupees Only	
						Words			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		69103332017072513886 130994502	
Cheque/DD No.				Bank Date		RBI Date		25/07/2017-16:19:42 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI 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
 सधर चलन "रखल ऑफ पेमेंट" अध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावाच्या दस्तांसाठी लागू नाही.

TITLE INVESTIGATION REPORT (TIR)

Having been engaged by MR. AMIT AMLA KARMAKAR, Nagpur, for preparing the Title Verification and Search Report to verify the ownership of property described in Schedule belonging to MR. AMIT AMLA KARMAKAR, managing partner of Vidarbha Builders, I advocate Shri Akash Madhukar Raut, do hereby submit my report as under:

That Mr. Amit Amal Karmakar, is absolute owner of amalgamated Plot No.1 to 7, total admeasuring about 2392.70 Sq.Mtr. The same is situated in the Layout of Khasra No.141, admeasuring about 1.58 H.R., (15800 Sq.Mtr.) Land Revenue 6.25, P.H. No.49, situated at Mouza – Hingna, Tahsil – Hingna, District – Nagpur and the same is bounded as under:

Boundary of Plot No.1 to 7



ON THE EAST	-	ROAD
ON THE WEST	-	ROAD
ON THE NORTH	-	ROAD
ON THE SOUTH	-	OTHER LAYOUT

Sheet showing flow of the title of the owner and his/its predecessors in interest up to the Latest Title Deed.

1. That, during the search I found that the originally Suryaben Jamnadas Aaya & two others have purchased the said Khasra No.141 from Shri Sanjay Tumdev Hulke and Smt. Suneeta Sanjay Hulke, vide Deed of Sale, Dated- 27/08/2004, registered at Serial No.03098-2004, before Sub-Registrar Office, Hingna.

2. That the aforesaid Suryaben Aaya & others have decided to develop the said property and convert the said property from Agriculture to Non-Agriculture, as such the aforesaid owners have entered into a Development Agreement with Shri Gopaldas S/o. Pralhadrai Agrawal, which is duly registered before Sub-Registrar Hingna at Book No.1 at Serial No. 01646-2008 dated 07/03/2008 and permitted the Developer to carry on work of development and for which they have also executed a Power of Attorney in favour of Shri Gopaldas S/o. Pralhadrai Agrawal, dated-07/03/2008 Registered at Serial No.01647-2008, before Sub-Registrar Office, Hingna. The said Power of Attorney holder Shri Gopal Agrawal has applied for conversion of the Agricultural Land to non- Agricultural for Residential use. Accordingly the said agricultural land was converted into non-agriculture vide Collector letter dated 08/10/2008 having No-K V-1536/08, having Rev.Case no 775/NAP-34/2007-2008. The Assistant Town Planning Nagpur Dept has also sanctioned the layout plan vide sanction map dated 08/07/2008.

3. That the said Suryaben Aaya & others, through their Power of attorney holder Shri Gopal Agrawal, has sold the aforesaid Plots bearing Plot No.1 to 7 to the present Owner. Out of which Plot No.4, 5 and 6 & 7 is sold on 09-05-2012, vide Deed of Sale, registered before Sub-Registrar, Hingna at Serial No.2063/2012, 2062/2012, and 2060/2012 and further Plot No.1, 2 and 3 is sold on 11-05-2012, vide Deed of Sale, registered before Sub-Registrar, Hingna at Serial No.2111/2012, 2112/2012, 2113/2012 respectively. Since then the Present Owner - Mr. Amit Amal Karmakar, has become the absolute owner of the property.

4. That the Present Owner has duly mutated his name in All Concerning Government Records and thereafter the Owner has decided to develop the said plots into a Residential/Commercial Complex/Scheme, for which the Owner has amalgamated the said Plot No.1, 2, 3, 4, 5, 6 & 7 by the order of Nagar Panchayat, Hingna vide amalgamation Letter Dated 16-01-2016, bearing Ja.Kr./B.V./N.P.H/17/2015. The Owner has submitted the aforesaid

plots in partnership with other partners and have decided to develop the said Plots in the name of Vidarbha Builders. The Mr. Amit Amal Karmakar, being the Managing Partner of Vidarbha Builders have submitted the Building Plan/Construction Map before Nagar Panchayat, Hingna/Competent Authority. Accordingly the Building Plan is sanctioned by the Building Engineer Nagar Panchayat Hingna/Competent Authority on 13-04-2016, vide Building Permit No.BPA/0031/2016-2017.

5. That the Owner has submitted the aforesaid property to provisions of the Maharashtra Apartment Ownership Act., 1970 and for that purpose necessary Deed of Declaration, have been executed and registered before Sub-Registrar, Hingna, at Serial No.2290/2016, on 26-05-2016.

6. That the Owner is constructing a multistoried building, named as "DAISY" on the said plots comprising of Ground parking area, First, Second, Third & Fourth Floor as per approved building plan. The proposed building named and styled as "DAISY". That, the Present Owner has also enter into various registered Agreements/Sale Deed in respect of Flat and Shop in the said Building.

7. On the basis of the documents placed before me, I certify that the property i.e. Plot No.1 to 12 referred in the Schedule is owned/held by Mr. Amit Amal Karmakar, and free from any encumbrances, charges, liens and mortgages or any other claim affecting the clear title, as on the date (except as stated above. I have taken the search of the records of the registrar's office from their Online records by paying necessary search fee of Rs.400/- on 25-07-2017, vide receipt No.1111220942 for the year 2002 to 2017. The search fee receipts are enclosed herewith.

8. That, all the relevant documents of title i.e. Sale Deeds, Property Card, placed before me, are Xerox copies and I have verified and tallied these documents from the records of Registrar of Documents and/or from the records of appropriate authorities.

9. That, I am satisfied & confirm that the property is heritable and transferable and the transferor has right to transfer, leased out the said property. Further the title of the property is clear and marketable.

10. That, I have perused the all the Xerox documents related to schedule property. The said document adequately safeguards the interest of the person who wants to occupy/purchase the said property, there is nothing, which is prejudicial or undesirable in the said document.

11. In result, I have to state that I have made necessary searches at the concerned Sub Registrar's Office and gone through the documents supplied by the party and as the result of such searches and verification of the document, I am satisfied that the property in question is free from all types of encumbrances except as stated above.

SCHEDULE OF PROPERTY

All that amalgamated Plot No.1 to 7, total admeasuring about 2392.70 Sq.Mtr. The same is situated in the Layout of Khasra No.141, admeasuring about 1.58 H.R., (15800 Sq.Mtr.) Land Revenue 6.25, P.H. No.49, situated at Mouza – Hingna, Tahsil – Hingna, District – Nagpur and the same is bounded as under:

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ON THE EAST	-	ROAD
ON THE WEST	-	ROAD
ON THE NORTH	-	ROAD
ON THE SOUTH	-	OTHER LAYOUT

Nagpur

Dated : 26-07-2017


(AKASH RAUT)
Advocate.