



CHALLAN
MTR Form Number-6

Search Report

GRN	MH008348495201617E	BARCODE	Date 08/02/2017-15:42:11		Form ID
Department		Inspector General Of Registration			
Search Fee		Payer Details			
Type of Payment		Other Items			
Office Name		PND1_JT DISTT REGISTRAR PUNE URBAN			
Location		PUNE			
Year		2016-2017 One Time			
Account Head Details		Amount In Rs.			
0030072201 SEARCH FEE		375.00			
Flat/Block No.		Full Name			
		Pravin Sheshrao Kubde			
Premises/Building		Road/Street			
Area/Locality		Town/City/District			
PIN					
Remarks (If Any)					
Amount In		Three Hundred Seventy Five Rupees Only			
Words		375.00			
Payment Details		PUNJAB NATIONAL BANK			
FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN			
Cheque/DD No.		Ref. No.			
Name of Bank		03006172017020800496			
Name of Branch		5004316349			
Date		08/02/2017-15:50:56			
Bank-Branch		PUNJAB NATIONAL BANK			
Scroll No. , Date		1, 09/02/2017			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document. Mobile No. : Not Available
 दर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Signature valid

Challan Defaced
 Digitally signed by
 VIRTUAL TREASURY
 MUMBAI
 Date: 08/02/2017 16:38:36
 Reason: Signature
 Document
 Location: India

No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	0004610275201617	08/02/2017-15:49:14	IGR002	375.00
Total Defacement Amount				375.00

13

M/s. G & K ASSOCIATES

Office: A-2, Plot No 1, Galaxy Apartment,
Civil Lines, Nagpur 440001.
Telephone: 0712-2548566
Email: g.k.associatesfirm@gmail.com



To,

WHOMSOEVER IT MAY CONCERN

Subject: **TITLE VERIFICATION REPORT REGARDING**
THE PROPERTY

Having been appointed by M/s Globe Associates, Office at G-7, Shrinivas Apartment, Ruikar Road, Mahal, Nagpur, We have been asked to verify the title of ALL THAT piece and parcel of land bearing Plot No. 11 (Eleven) admeasuring area 898.8450 Sq Mtr & land bearing Plot No. 12 (Twelve) admeasuring area 1000.815 Sq Mtr total area admeasuring 1899.66 Sq. Mt., in the lay out of Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd., Nagpur, Khasra No. 26/1 and 27/2, P.H.N. 39, City Survey No. 54, Sheet No. 531/33, Mouza Chikhali Khurd, Ward No 14 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur and bounded as under:-

ON THE EAST : Road
ON THE WEST : Other Lay out
ON THE NORTH : Other Lay out
ON THE SOUTH : Road,

(Hereinafter referred to as "The said property").

HISTORICAL BACKGROUND

Initially ALL THAT piece and parcel of Khasra No. 26/1 Mouza Chikhali Khurd, was owned and possessed by Shri Shailendra Babulal Nayak & others as per the 7/12 revenue extract. Similarly ALL THAT piece and parcel of Khasra No. 27/2 Mouza Chikhali Khurd, was owned and possessed by Shri Madanlal Ramchandra Gaur as per the 7/12 revenue extract.

Later on Shri Shailendra Babulal Nayak & others has sold said Khasra No. 26/1 Mouza Chikhali Khurd, to Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd. Nagpur vide sale deed registered on dated 21/05/2011 at Sr. No. 2885, before Sub-Registrar, Nagpur 3.

Similarly Shri Madanlal Ramchandra Gaur has sold said Khasra No. 27/2 Mouza Chikhali Khurd, to Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd. Nagpur vide sale deed registered on dated 21/05/2011 at Sr. No. 2884, before Sub-Registrar, Nagpur 3.

Later on Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd., Nagpur has sold ALL THAT piece and parcel of land bearing Plot No. 11 (Eleven) admeasuring area 898.8450 Sq Mtr & land bearing Plot No. 12 (Twelve) admeasuring area 1000.815 Sq Mtr total area admeasuring 1899.66 Sq. Mt., in the lay out of Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd., Nagpur, Khasra No. 26/1 and 27/2, P.H.N. 39, City Survey No. 54, Sheet No. 531/33, Mouza Chikhali Khurd, Ward No 14 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, to Shri Atish S/o Shamal Nayak, vide sale deed registered on dated 29/12/2011 at Sr. No. 8253, before Sub-Registrar, Nagpur 8.

Later on Shri Atish S/o Shamal Nayak has executed Power of Attorney in favour of Shri Prashant S/o Pralhadrao Muley in respect of ALL THAT piece and parcel of land bearing Plot No. 11 (Eleven) admeasuring area 898.8450 Sq Mtr & land bearing Plot No. 12 (Twelve) admeasuring area 1000.815 Sq Mtr total area admeasuring 1899.66 Sq. Mt., in the lay out of Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd., Nagpur, Khasra No. 26/1 and 27/2, P.H.N. 39, City Survey

No. 54, Sheet No. 531/33, Mouza Chikhali Khurd, Ward No 14 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust registered on dated 29/12/2011 at Sr. No. 8255, before Sub-Registrar, Nagpur 8.

Lateron Shri Atish S/o Shamal Nayak through Power of Attorney has sold ALL THAT piece and parcel of land bearing Plot No. 11 (Eleven) admeasuring area 898.8450 Sq Mtr & land bearing Plot No. 12 (Twelve) admeasuring area 1000.815 Sq Mtr total area admeasuring 1899.66 Sq. Mt., in the lay out of Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd., Nagpur, Khasra No. 26/1 and 27/2, P.H.N. 39, City Survey No. 54, Sheet No. 531/33, Mouza Chikhali Khurd, Ward No 14 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur to Shri Prashant S/o Pralhadrao Muley, vide Sale Deed duly registered at Sr No. 5103/16, before Sub Registrar Nagpur - 2 on dated 18/11/2016.

Lateron A Building/s plan/Permit got sanction plan/map which is approved by the Building/s Engineer of Nagpur Improvement Trust, Nagpur; vide Building permit & Commencement Certificate No. B.E (South) case no. AB/3324/Tracking No. 2016120297/1516 dated 29/03/2017, duly sanctioned by Nagpur Improvement Trust in the name of Shri Prashant S/o Pralhadrao Muley for construction of multistoried Building/s in name and style as "ANIRUDHA RESIDENCY".

Lateron Shri Prashant S/o Pralhadrao Muley has entered into the Agreement of Development with M/s. GLOBE ASSOCIATES Through its Partners, for the purpose of development of abovementioned property which is duly registered at Sr No. 588/17, before Sub Registrar Nagpur - 5 dated 23/02/2017.

Lateron Shri Prashant S/o Pralhadrao Muley has executed and registered Deed of Declaration which is duly registered in the Office of the Sub-Registrar, Nagpur 5 bearing serial/registration No. 1103/17 on dated 31/03/2017.

WHETHER PRESENT OWNER IS ABSOLUTE OWNER OF

Yes, Shri Prashant S/o Pralhadrao Muley had purchased the said property from Shri Atish S/o Shamal Nayak, vide Sale Deed duly registered at Sr No. 5103/16, before Sub Registrar Nagpur - 2 on dated 18/11/2016.

- A. Nature of title: - Ownership,
- B. Mutation: - The name of Shri Prashant S/o Pralhadrao Muley has been mutated in the record of City Survey on 14/12/2016 vide ferfar No. 10840.
- C. Other Records: - The name of NAGRIK SUVICHAR GRU.NIR.S.S.MARYA NGP.PUR.SHRI.PRASANT PRALHADRAO MULE has been mutated in the record of Nagpur Municipal Corporation. Corporation Tax is paid till 31/03/2017.

WHETHER REQUISITE PROCEDURE FOLLOWED / PERMISSION OBTAINED
FROM TOWN PLANNING/ NAGPUR IMPROVEMENT TRUST/NAGPUR
MUNICIPAL CORPORATION.

Yes, Procedure followed:-

1. That, Plot No 11 is regularized by Nagpur Improvement Trust (BE-S) on dated 23/11/2016 vide Permit No. 1746, Lay out No. 1900/CHIKH/1624 in case No. 2016111527 in the name of Shri Atish S/o Shamal Nayak.
2. That, Plot No 12 is regularized by Nagpur Improvement Trust (BE-S) on dated 23/11/2016 vide Permit No. 1746, Lay out No. 1900/CHIKH/1624 in case No. 2016111528 in the name of Shri Atish S/o Shamal Nayak.
3. That, both Plot No 11 & Plot No 12 are amalgamated by Nagpur Improvement Trust (BE-S) on dated 01/12/2016 vide Latter No. BE (S)/1163, in the name of Shri Atish S/o Shamal Nayak.

CONVERSION OF AGRICULTURAL LAND FOR NON AGRICULTURAL
REQUISITE PROCEDURE FOLLOWED.

Yes, Procedure followed:-

1. That, NON AGRICULTURAL tax in respect of Plot No 11 is paid in the name of Shri Atish S/o Shamal Nayak on dated 01/11/2016 vide certificate No.

Ra. Ma. Kra. 1442/NAP-34/2016-17 the same was granted by Addl. Tahsildar N.A. Tax Officer.

2. That, NON AGRICULTURAL tax in respect of Plot No 12 is paid in the name of Shri Atish S/o Shamal Nayak on dated 01/11/2016 vide certificate No. Ra. Ma. Kra. 1446/NAP-34/2016-17 the same was granted by Addl. Tahsildar N.A Tax Officer.

THAT, THE TITLE HISTORY OF THE BELOW MENTIONED PROPERTY FOR THE
LAST 15 YEARS FROM THESE DATES SHOWS THE FOLLOWING CHAIN OF

TRANSACTIONS.

(2003-2017)

1. Initially ALL THAT piece and parcel of Khasra No. 26/1 Mouza Chikhali Khurd, was owned and possessed by Shri Shailendra Babulal Nayak & others as per the 7/12 revenue extract. Similarly ALL THAT piece and parcel of Khasra No. 27/2 Mouza Chikhali Khurd, was owned and possessed by Shri Madanlal Ramchandra Gaur as per the 7/12 revenue extract.
2. Later on Shri Shailendra Babulal Nayak & others has sold said Khasra No. 26/1 Mouza Chikhali Khurd, to Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd. Nagpur vide sale deed registered on dated 21/05/2011 at Sr. No. 2885, before Sub-Registrar, Nagpur 3.
3. Similarly Shri Madanlal Ramchandra Gaur has sold said Khasra No. 27/2 Mouza Chikhali Khurd, to Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd. Nagpur vide sale deed registered on dated 21/05/2011 at Sr. No. 2884, before Sub-Registrar, Nagpur 3.
4. Later on Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd., Nagpur has sold ALL THAT piece and parcel of land bearing Plot No. 11 (Eleven) admeasuring area 898.8450 Sq Mtr & land bearing Plot No. 12 (Twelve) admeasuring area 1000.815 Sq Mtr total area admeasuring 1899.66 Sq. Mt., in the lay out of Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd., Nagpur,

Khasra No. 26/1 and 27/2, P.H.N. 39, City Survey No. 54, Sheet No. 531/33, Mouza Chikhali Khurd, Ward No 14 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, to Shri Atish S/o Shamal Nayak, vide sale deed registered on dated 29/12/2011 at Sr. No. 8253, before Sub-Registrar, Nagpur 8.

5. Later on Shri Atish S/o Shamal Nayak has executed Power of Attorney in favour of Shri Prashant S/o Pralhadrao Muley in respect of ALL THAT piece and parcel of land bearing Plot No. 11 (Eleven) admeasuring area 898.8450 Sq Mtr & land bearing Plot No. 12 (Twelve) admeasuring area 1000.815 Sq Mtr total area admeasuring 1899.66 Sq. Mt., in the lay out of Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd., Nagpur, Khasra No. 26/1 and 27/2, P.H.N. 39, City Survey No. 54, Sheet No. 531/33, Mouza Chikhali Khurd, Ward No 14 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust registered on dated 29/12/2011 at Sr. No. 8255, before Sub-Registrar, Nagpur 8.
6. Later on Shri Atish S/o Shamal Nayak through Power of Attorney has sold ALL THAT piece and parcel of land bearing Plot No. 11 (Eleven) admeasuring area 898.8450 Sq Mtr & land bearing Plot No. 12 (Twelve) admeasuring area 1000.815 Sq Mtr total area admeasuring 1899.66 Sq. Mt., in the lay out of Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd., Nagpur, Khasra No. 26/1 and 27/2, P.H.N. 39, City Survey No. 54, Sheet No. 531/33, Mouza Chikhali Khurd, Ward No 14 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur to Shri Prashant S/o Pralhadrao Muley, vide Sale Deed duly registered at Sr No. 5103/16, before Sub Registrar Nagpur - 2 on dated 18/11/2016.
7. Later on A Building/s plan/Permit got sanction plan/map which is approved by the Building/s Engineer of Nagpur Improvement Trust, Nagpur; vide Building permit & Commencement Certificate No. B.E (South) case no. AB/3324/Tracking No. 2016120297/1516 dated 29/03/2017, duly sanctioned by Nagpur Improvement Trust in the name of Shri Prashant S/o Pralhadrao

Muley for construction of multi-storied building/s in name and style as "ANIRUDHA RESIDENCY".

8. Lateron Shri Prashant S/o Pralhadrao Muley has entered into the Agreement of Development with M/s. GLOBE ASSOCIATES Through its Partners, for the purpose of development of abovementioned property which is duly registered at Sr No. 588/17, before Sub Registrar Nagpur - 5 dated 23/02/2017.
9. Lateron Shri Prashant S/o Pralhadrao Muley has executed and registered Deed of Declaration which is duly registered in the Office of the Sub-Registrar, Nagpur 5 bearing serial/registration No. 1103/17 on dated 31/03/2017.

We have also taken the search of the records of 15 years i.e. 2003-2017 available in the office of the Sub Registrar, Nagpur-1 vide Receipt No. 1111157260/17 dated 06/06/2017 (receipt and challan are enclosed). We have taken the said search to the best of our ability and as per the records readily available (because the index is yet to be updated). We did not come across any transaction that would show encumbrance over the said property. It can be thus said that the said property is free from any encumbrance and possesses clear title subject to mutations in the NIT & NMC.

Note : THAT, this search report is prepared on the basis of the documents presented before us by our client M/s. GLOBE ASSOCIATES.

NECESSARY DOCUMENTS TO BE VERIFIED

1. Certified Copy of Sale Deeds between Shri Shailendra Babulal Nayak & others and Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd.
2. Certified Copy of Sale Deeds between Shri Madanlal Ramchandra Gaur and Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd.
3. Original Sale Deed between Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd and Shri Atish S/o Shamal Nayak.
4. Original Power of Attorney by Shri Atish S/o Shamal Nayak in favour of Shri Prashant S/o Pralhadrao Muley.

5. Original Sale Deed between Shri Atish S/o Shamal Nayak through POA and Shri Prashant S/o Pralhadrao Muley.
6. Original Agreement of Development between with Shri Prashant S/o Pralhadrao Muley and M/s. GLOBE ASSOCIATES.
7. Original Regularisation Letters,
8. Certified copy of Property Card,
9. Original Amalgamation Letter,
10. Original Sanctioned Map & building permit by NIT,
11. Original NMC Tax Receipt,
12. Original NA Tax Receipts,
13. Affidavit for non-encumbrances.

NAGPUR

DATE: 16/06/2017

M/S G & K ASSOCIATES
hmv
PARTNER / S
M/s. G & K ASSOCIATES
Partner/s