

CHALLAN
MTR Form Number-6

GRN MH003896856201718E		BARCODE		Date 27/07/2017-11:30:10		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		ADV A S LULAY	
Location NAGPUR				Flat/Block No.		34	
Year 2017-2018 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			325.00		KHAMLA		
					Area/Locality		
					NAGPUR		
					Town/City/District		
					PIN		
					4 4 0 0 2 5		
					Remarks (If Any)		
					13 YRS SEARCH Kh. Nos. 72 and 73 Mouza JARIPATKA City Survey No.		
					2066/1 Sheet No. 39 Ward No. 60		
					Amount In		
					Three Hundred Twenty Five Rupees Only		
Total			325.00		Words		
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				03006172017072700210		101730237	
Cheque/DD No.				Bank Date		RBI Date	
				27/07/2017-11:29:46		Not Verified with RBI	
Name of Bank				Bank-Branch			
				PUNJAB NATIONAL 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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Mobile No. : 9730414589

TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN

UNDER instructions from my Clients (1) M/S. LAXMI KESHAV CONSTRUCTIONS, A Proprietary Concern, having its Office at Tikekar Road, Dhantoli, Nagpur and acting through its Sole Proprietor SHRI. ABHAY S/o LATE SHRI. SHRIDHAR JOSHI, Resident of Tikekar Road, Dhantoli, Nagpur-440012, Tahsil and District – NAGPUR; AND (2) M/S. SHRIKA DEVELOPERS (P) LIMITED, A Company duly Incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U-45200 MH2004 PTC 11-147235 Dated 30-6-2004, having its Registered Office at Bhojraj Lawns, Shraddhanandpeth, Nagpur and acting through its Director SHRI. BALAJI S/o LATE SHRI. PRAFULLA BUTY, Resident of Shraddhanandpeth, Nagpur-440010, Tahsil and District – NAGPUR, I have investigated the Title relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 3 out of the sanctioned layout known and styled as "CHITNAVIS NAGAR", situate at Chitnavis Nagar, Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District – NAGPUR and my findings are as under :-

(1) THAT ALL THOSE Pieces and Parcel of land bearing Kh. Nos. 72 and 73 of Mouza – JARIPATKA bearing City Survey No. 2066/1 and Sheet No. 39 of Mouza JARIPATKA, situate at Chitnavis Nagar, Chhindwara Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR, Originally belonged to the H.U.F. of S.K. Chitnavis Estate of which Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis was the Karta and Smt. Padmavati Wd/o Late Shri. Krishnarao Chitnavis and Mrs. Jaimati W/o Shankarrao Chitnavis were the coparceners. The layout of the said land was duly sanctioned by the Commissioner, Nagpur Municipal Corporation vide his Order Dated 30-8-1969 passed in Case No. 204/EPR/60 Dated 8-8-1969 and Revised Layout Plan No. 291/EPR/35 Dated 6-12-1975.

(2) THAT the said (i) Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis (ii) Smt. Padmavati Wd/o Late Shri. Krishnarao Chitnavis and (iii) Mrs. Jaimati W/o Shankarrao Chitnavis lateron executed a Memo of Family Arrangement in between them on 11-5-1970 and thereby the entire properties owned by the said HUF including the aforesaid property situate at Jaripatka, Nagpur was Partitioned between them. The said Memo of Family Arrangement Dated 11-5-1970 is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 3452 on even date.

(3) THAT the said Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis lateron prepared a layout of 16874.15 Sq. Mtrs. of land out of the said Kh. Nos. 72 and 73 of Mouza – JARIPATKA by carving various Plots of different sizes therein. The said layout

known and styled as "CHITNAVIS NAGAR" is duly sanctioned and approved by the Deputy Municipal Commissioner, Nagpur Municipal Corporation, Nagpur under Agreement Dated 5-4-1976 made between the Nagpur Municipal Corporation and Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis.

(4) THAT Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis having held and owned quite extensive properties within the limits of the Nagpur Urban Agglomeration and the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 he had filed a Statement/Return Under Section 6(i) of the said Act, before the Deputy Collector and Competent Authority, U.L.C., Nagpur, which was Registered as ULC Case No. ULC/322/1976 and on completion of his enquiry in respect of the aforesaid Case the Competent Authority vide his Order Dated 19-12-1990 declared 53943.58 Sq. Mtrs. of land out of the said total extent as a surplus vacant land within the meaning of the said Act and the remaining 35278.42 Sq. Mtrs. of land was declared as a retainable land.

(5) THAT the said Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis lateron applied for exemption to the aforesaid surplus vacant land containing by admeasurement 53943.58 Sq. Mtrs. Under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and Tenements in accordance with the Special Dispensation issued by the Government Resolution, Housing and Special Assistance No. CSC/ULC/1091/5(3977)/D-XIII Dated 15-1-1992.

(6) THAT considering the Application of Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis the Government of Maharashtra, Housing and Special Assistance Department in exercise of the powers conferred by sub-section (i) of section 20 of the said Act vide his/its Order Dated 6-6-1986 passed in Case No. HWS/1085/(182)/D/XV exempted the aforesaid surplus land containing by admeasurement 53943.58 Sq. Mtrs. from the provisions of the said Act subject to certain terms and conditions contained therein.

(7) THAT the layout of the aforesaid exempted land containing by admeasurement 53943.58 Sq. Mtrs. is duly sanctioned and approved by The Assistant Engineer, Corporation of The City of Nagpur vide his Permit No. 382/EPR/60 Dated 14-11-1986 in terms of Agreement Dated 17-11-1986 executed between the Commissioner of Nagpur Municipal Corporation, Nagpur and Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis.

(8) THAT the said Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis lateron developed 3850.15 Sq. Mtrs. of land out of the retainable land into a Residential Estate by constructing various Row Houses and Multistoreyed Buildings thereon through M/s. Swami Samarth Krupa Infrastructure Private Limited in terms of Agreement of Development and Sale Dated 22-12-2006, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No.1 at Sr. No. 6228 on even date.



A. S. LULAY

Advocate

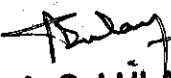
Reg. No. MAH/1220/1986

Contd. . .

(9) THAT Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis has prepared a layout of the land presently held, owned and possessed by him containing by total admeasurement 14979.340 Sq. Mtrs. by carving out 6 separate and independent Plots therein. The Sub-Division of the said land is duly sanctioned and approved by Assistant Director, Town Planning, Nagpur Municipal Corporation, Deputy Engineer, Town Planning Department, Nagpur Municipal Corporation and Junior Engineer, Town Planning Department, Nagpur Municipal Corporation vide Letter No. NMC/TP/20 Dated 7-1-2015.

(10) THAT the said Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis lateron transferred the Undivided 6/7th share and interest in Plot No. 3 out of the said sanctioned layout admeasuring $1/2 (63.594 \times 21.696) + 1/2 (58.733 \times 7.246) + 1/2 (58.733 \times 32.730)$ equal to 1864.447 Sq. Mtrs. by way of Gift to his daughters namely Mrs. Nayantara W/o Shashank Pradhan, Mrs. Tarini W/o Manoj Satpute, Mrs. Chandraprabha W/o Dinesh Khandekar, Miss. Gauri D/o Shankarrao Chitnavis, Miss. Rupa D/o Shankarrao Chitnavis and Mrs. Gayatri W/o Vikram Inamdar jointly by a Gift Deed Dated 2-2-2015, which is duly executed and Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 864 on even date. As a result therefore the said Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis, Mrs. Nayantara W/o Shashank Pradhan, Mrs. Tarini W/o Manoj Satpute, Mrs. Chandraprabha W/o Dinesh Khandekar, Miss. Gauri D/o Shankarrao Chitnavis, Miss. Rupa D/o Shankarrao Chitnavis and Mrs. Gayatri W/o Vikram Inamdar have now become the Joint/Co-owners of the said Plot No. 3, each of them having the Undivided 1/7th share and interest therein with heritable and transferable rights and the same is also accordingly mutated in their joint names in all relevant records.

(11) THAT the said Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis, Mrs. Nayantara W/o Shashank Pradhan, Mrs. Tarini W/o Manoj Satpute, Mrs. Chandraprabha W/o Dinesh Khandekar, Miss. Gauri D/o Shankarrao Chitnavis, Miss. Rupa D/o Shankarrao Chitnavis and Mrs. Gayatri W/o Vikram Inamdar lateron jointly decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development and Promotion Dated 3-2-2015 they have jointly entrusted the entire work of Development of the said property to M/s. Laxmi Keshav Constructions and M/s. Shrika Developers (P) Limited, jointly upon the several terms and conditions contained therein. The said Agreement of Development and Promotion Dated 3-2-2015 is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 882 on even date on payment of Requisite Stamp Duty of Rs. Rs. 73,99,000/- and Full Registration Fees of Rs. 30,000/- Only payable thereon. In pursuance of the said Agreement the said Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis, Mrs. Nayantara W/o Shashank Pradhan, Mrs. Tarini W/o Manoj Satpute, Mrs. Chandraprabha W/o Dinesh Khandekar, Miss. Gauri D/o Shankarrao Chitnavis, Miss. Rupa D/o Shankarrao Chitnavis and Mrs. Gayatri W/o Vikram Inamdar have also executed a General Power of Attorney regarding the development of the said property in favour of M/s. Laxmi Keshav


A. S. LULAY

Advocate

Reg. No. MAH/1220/1986

Contd. . .

Constructions on 3-2-2015 and the same is also duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 883 on even date.

(12) THAT by the same Agreement the said Shri. Shankarrao S/o Late Shri. Krishnarao Chitnavis, Mrs. Nayantara W/o Shashank Pradhan, Mrs. Tarini W/o Manoj Satpute, Mrs. Chandraprabha W/o Dinesh Khandekar, Miss. Gauri D/o Shankarrao Chitnavis, Miss. Rupa D/o Shankarrao Chitnavis and Mrs. Gayatri W/o Vikram Inamdar have further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favour of each such individual buyer as may be nominated by M/s. Laxmi Keshav Constructions and M/s. Shrika Developers (P) Limited.

(13) THAT in pursuance of the said Agreement the said M/s. Laxmi Keshav Constructions and M/s. Shrika Developers (P) Limited have accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plot No. 3 and to be known and styled as "BELLA VISTA" and the same is duly sanctioned by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 59/BP/JARIPATKA/TP/NMC/66 Dated 30-9-2015. The said Plan is lateron Revised and it bears Revised Building Permit No. 38/BP/Jaripatka/TP/NMC190 Dated 7-6-2017. The said has decided to load the TDR of 750 Sq. Mtrs. on the proposed Multistoreyed Building.

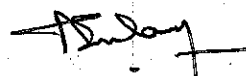
(14) THAT the aforesaid Owners have submitted the said entire property to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 of the said Act, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No.1 at Sr. No. 6700 on 27-11-2015. A Deed of Correction to the said Deed of Declaration is executed on 30-6-2017 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 1775 on even date.

(15) THAT the said M/s. Laxmi Keshav Constructions and M/s. Shrika Developers (P) Limited have availed the Project Finance from H.D.F.C. Nagpur and mortgaged the aforesaid entire property to it by way of security for the repayment of Loan.

(16) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and found that the aforesaid entire property is presently mortgaged to H.D.F.C. Nagpur. The necessary Search fees for the Period commencing from 2004 to 2017 is deposited in the Office of the Sub-Registrar, Nagpur-1 vide Receipt No. MH003896856201718E Dated 27-7-2017.

NAGPUR

DATED : 27-7-2017.


(A.S. LULAY)

A. S. LULAY
Advocate
Reg. No. MAH/1220/1986
"Prarabdha", Plot No. 34,
Vyankatesh Nagar, Khamla Road
Nagpur - 440025
Tel. No. (020) 2202784 (P) 2202785