CHALLAN

MTR Form Number-6

GRN	MH001797755201617E	BARCODE	Date	14/06/2016-15:02:09	Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Search Fee		TAX ID (If Any)		
	Other Items		PAN No. (If Appliacable)		
Office Name	HGN_HINGNA SUB REGISTRAR		Full Name	ADV SANDEEP SHASTRI	
Location	NAGPUR				
Year	2016-2017 One Time		Flat/Block No.	KH NO. 334/1	
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		750.00	Road/Street	MOUZA WANADONGARI	
			Area/Locality	3026.266 SQ.MTRS	
			Town/City/District		
			PIN	4 4 1 1 1 0	
			Remarks (If Any)	SEARCH FEES FOR 30 YEARS 1987 TO 20 16 MOUZA WANADONGARI KH NO. 334/1 A REA 3026.266 SQ.MTRS.	
			Amount In Words	Seven Hundred Fifty Rupees Only	
Total		750.00			
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	REF No.	691033320160614126 16 92393523
Cheque/DD No			Date	14/06/2016-15:03:35	
Name of Bank			Bank-Branch	IDBI BANK	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

Mobile No. : Not Available

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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TITLE VERIFICATION REPORT

Under instructions and authority from our client **SHRI. SUNIL S/o VASANTRAO PEDGAONKAR**, Aged about 56 years, Occupation – Business AND **(2) SHRI. ROHAN S/o SUNIL PEDGAONKAR**, Aged about 22 years, Occupation – Business, Both Residents of Plot No. 61, New Ramdaspeth, Nagpur-440010, Tahsil and District – NAGPUR, we have investigated the title relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 6 (SIX), out of the sanctioned layout, containing by admeasurements 3026.266 Square Meters (OR 32574.73 Square Feet), being a portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 334/1 of MOUZA – WANADONGARI, P.S.K. 46, Rental Rs. 155/- Yearly, held in Occupancy Class-1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village - Wanadongri, within the limits of the Grampanchayat - Wanadongri in Tahsil – Hingna and District – NAGPUR and our findings are as under :-

(1) THAT, ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey Survey / Khasra / Gut No. (Old) 252, 253, 257, 258, 259, 260 and 251, having an area of 1.29 Hectares, 3.59 Hectares (Survey Nos. 253,257,258 consolidated), 1.10 Hectares, 1.19 Hectares, 1.34 Hectares respectively thus totaling 8.51 Hectares (i.e. 21.029 Acres) of MOUZA – WANADONGARI, P.S.K. 46, held in Occupancy Class-1 Rights, Rental Rs. 4.25 Yearly, Rs.17.50 Yearly, Rs. 3.50 Yearly, Rs. 3.00 Yearly and Rs. 6.00 Yearly including all other easementary rights appurtenant and belonging thereto, situated at Village - Wanadongari, within the limits of the Grampanchayat - Wanadongari in Tahsil – Hingna and District – NAGPUR, Originally belonged to Shri. Laxmanrao Deorao Pedgaonkar, as a recorded Owner thereof as per Records of Rights.

(2) THAT, aforesaid Shri. Laxmanrao Deorao Pedgaonkar later on partitioned various properties of Hindu Undivided Family together with aforesaid properties amongst himself and Mrs. Indira Laxmanrao Pedgaonkar and Shri Vasantrao Laxmanrao Pedgaonkar by executing a Deed of Partition Dated 13-02-1970, which is registered at the Office of the Sub Registrar, Nagpur in Additional Book No. 1 at Serial No. 1806 on 16-03-1970. In terms of the said Partition Dated 13-02-1970 the properties comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey Survey / Khasra / Gut No. (Old) 252, 253, 257, 258, 259, 260 and 251, having an area of 1.29 Hectares,

3.59 Hectares (Survey Nos. 253,257,258 consolidated), 1.10 Hectares, 1.19 Hectares, 1.34 Hectares respectively thus totaling 8.51 Hectares (i.e. 21.029 Acres) of MOUZA – WANADONGARI, P.S.K. 46, held in Occupancy Class-1 Rights, Rental Rs. 4.25 Yearly, Rs.17.50 Yearly, Rs. 3.50 Yearly, Rs. 3.00 Yearly and Rs. 6.00 Yearly including all other easementary rights appurtenant and belonging thereto, situated at Village - Wanadongari, within the limits of the Grampanchayat - Wanadongari in Tahsil – Hingna and District – NAGPUR fallen to the exclusive share of Shri Vasantrao Laxmanrao Pedgaonkar, the Party No.3 of the aforesaid Partition Deed Dated 13-02-1970 absolutely forever having heritable transferrable rights therein and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 374 Dated 18-12-1970.

(3) THAT, during the course of time Resurvey of the said Mouza-Wandongari held and the aforesaid entire properties of the aforesaid Owner Shri Vasantrao Laxmanrao Pedgaonkar were consolidated is now renumbered and indentified as Survey / Khasra / Gut No. 334 having an area of 8.51 Hectares, held in Occupancy Class 1 Rights of MOUZA – WANADONGARI, P.S.K. 46.

(4) THAT, aforesaid Shri Vasantrao Laxmanrao Pedgaonkar later on transferred/sold a portion of land admeasuring 2.84 Hectares out of the aforesaid property comprising Survey / Khasra / Gut No. 334 having an area of 8.51 Hectares, held in Occupancy Class 1 Rights of MOUZA – WANADONGARI, P.S.K. 46 by a registered Sale Deed to The Unique Co-operative Housing Society Limited, Nagpur and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 668 Dated 16-04-2003. The land retained by Shri Vasantrao Laxmanrao Pedgaonkar is thereafter identified as Survey / Khasra / Gut No. 334/1 having an area of 5.67 Hectares, held in Occupancy Class 1 Rights.

(5) THAT during his life time the aforesaid Shri. Vasantrao Laxmanrao Pedgaonkar executed his LAST WILL AND TESTAMENT on 06-11-2009 and thereby he gave and bequeathed his various properties including the portion of lands bearing Survey / Khasra / Gut No. 362 and 334/1 in favour of his Son namely Shri. Sunil Vasantrao Pedgaonkar and Grandson namely Shri. Rohan Sunil Pedgaonkar jointly each having 50% (Fifty Percent) undivided share and interest in the aforesaid lands admeasuring 20.21 Acres, absolutely forever with heritable and transferable rights therein. The said LAST WILL AND TESTAMENT dated 06-11-2009 is registered at the Office of the Joint Sub-Registrar, Nagpur-2 in Book No. 3 at Serial No. 5285 on even date.

(6) THAT, the aforesaid Shri. Vasantrao Laxmanrao Pedgaonkar left for heavenly abode on 27-01-2012 and consequent upon his death/demise, his aforesaid Son and Grandson namely Shri. Sunil Vasantrao Pedgaonkar and Shri. Rohan Sunil Pedgaonkar, have now become an exclusive, absolute and full Co-owners of the aforesaid property with heritable and transferable rights therein in terms of the aforesaid WILL Dated 06-11-2009 and their names were also mutated on 7/12 Extract vide Ferfar Entry No. 5967 dated 31-05-2012. Subsequently the area of the said land came to be modified in the Revenue Records as 3.85 Hectares (i.e. 9.51 Acres) as per the Order of the Tahsildar

Hingna Dated 24-01-2013 passed in the Revenue Case No. 02/SRV-43/2012-13, the aforesaid entire land bearing Survey No. 334 having an area of 5.67 Hectares is subdivided as per the application of the Co-owners of the said land and the said subdivision is approved by the Tahsildar, Hingna. In terms of which the land of Shri Sunil Vasantrao Pedgaonkar and Shri Rohan Sunil Pedgaonkar is now declared and indentified as Survey / Khasra / Gut No. 334/1 having an area of 3.85 Hectares, the portion of land already sold to The Unique Co-operative Housing Society is now identified as Survey / Khasra / Gut No. 334/2 having an area of 1.82 Hectares and remaining portion is now identified as Survey / Khasra / Gut No. 334/3 and same is recorded in the Revenue Records vide Ferfar Entry No. 6418 Dated 15-02-2013.

(7) THAT, the aforesaid land comprising Survey / Khasra / Gut No. 334/1 having an area of 3.85 Hectares (OR 38500 Square Meters) is converted for Non Agricultural (Residential) use by the Collector, Nagpur vide its Order Dated 12-09-2014 bearing No. Prastutakar/Jilhadhikari/Kavi-923/2014 passed in Revenue Case No. 47/NAP-34/2014-15 of MOUZA – WANADONGARI, P.S.K. 46, Tahsil - Hingna.

(8) THAT, the aforesaid Shri. Sunil Vasantrao Pedgaonkar and Shri. Rohan Sunil Pedgaonkar later on jointly decided to develop the aforesaid land bearing Survey / Khasra / Gut No. 334/1 containing by admeasurements 38500 Square Meters into a Layout by carving out various Plots of different sizes therein. And accordingly they have jointly prepared a Layout on the said Survey / Khasra / Gut No. 334/1 by carving out 8 (Eight) separate Residential Plots of different sizes therein and the said layout is also duly sanctioned and approved by the Town Planning Authority, Nagpur Improvement Trust, (Metro), Nagpur vide its Order No. Executive Engineer (Metro) E.A.-2/317 dated 28-08-2014.

(9) THAT for the development of the aforesaid land the aforesaid Co-owners Shri. Sunil Vasantrao Pedgaonkar and Shri. Rohan Sunil Pedgaonkar later on jointly entered into the Development Agreement Dated 07-04-2015 with Nagpur Improvement Trust, Nagpur upon several terms and conditions contained therein.

(10) THAT, out of the aforesaid sanctioned layout, Plot No. 6 (SIX) containing by admeasurements 3026.266 Square Meters, Rental Rs. 155/- Yearly of MOUZA - WANADONGARI, P.S.K. 46 in Tahsil – Hingna and District - NAGPUR is retained by the aforesaid (i) Shri. Sunil Vasantrao Pedgaonkar and (ii) Shri. Rohan Sunil Pedgaonkar for their exclusive use and occupation.

(11) THAT, the said Plot No. 6 (Six) out of the aforesaid sanctioned layout is Released by the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Letter No. E.E.(Metro)/BE(M-2)/1786 dated 17-04-2015 in favour of Shri. Sunil Vasantrao Pedgaonkar and Shri. Rohan Sunil Pedgaonkar jointly. As per the said Release Letter the area of the said Plot No. 6 (Six) is shown and declared as 3026.266 Square Meters. As a result therefore the said Shri. Sunil Vasantrao Pedgaonkar and Shri.

Rohan Sunil Pedgaonkar have now become the Joint/Co-Owners of the said property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

(12) THAT, the aforesaid Shri. Sunil Vasantrao Pedgaonkar and Shri. Rohan Sunil Pedgaonkar later on decided to develop the said Plot No. 6 (SIX) into a COMMERCIAL/RESIDENTIAL ESTATE by constructing the Multistoried Buildings (i.e. 2 separate Wings identified as "Wing-A" and "Wing-B") thereon consisting of various Shops and self contained separate Apartments therein under a Joint Venture with any well experienced builder of the City.

(13) THAT, accordingly the aforesaid Shri. Sunil Vasantrao Pedgaonkar and Shri. Rohan Sunil Pedgaonkar have enter into a Joint Venture Agreement with M/s. Chaitanya Constructions & Builders Private Limited, a Company duly incorporated under the Provisions of the Companies Act, 1956 having its Registered Office at 30, Palkar Palace, Ambazari Layout, Nagpur on 21-04-2015 upon the several terms and conditions contained therein and thereby decided to implement the said scheme Jointly as a "Joint Venture" under the name and styled as "R.C. CON ASSOCIATES-J.V.".

(14) THAT, in pursuance of the said Agreement the said Co-owners have accordingly prepared the Plan of the Multistoried Buildings (consisting of 2 separate Wings i.e. "Wing-A" and "Wing-B") proposed to be constructed on the said Plot No. 6 (Six) and to be known and styled as "CASA LOTUS" and the same is sanctioned and approved by the Building Engineer (Metro), Nagpur Improvement Trust vide his Building Permit No. B.E.(Metro)/West/Hingna Tahsil/Case No. MB-262/2016011546/804 Dated 18-05-2016.

(15) THAT by an Agreement of Development Dated 15-09-2016, the aforesaid Shri. Sunil Vasantrao Pedgaonkar and Shri. Rohan Sunil Pedgaonkar have entrusted the entire work of development of the aforesaid property upon M/s. R.C.Con Asscciates J.V. upon the several terms and conditions contained therein and the said Agreement of Development Dated 15-09-2016 is registered at the Office of the Joint Sub Registrar, Hingna at Serial No. 3933 on even date on payment of requisite stamp duty and registration fees payable thereon.

(16) THAT in pursuance of the said Agreement of Development Dated 15-09-2016 and for completion of aforesaid transaction of Development, the aforesaid Shri. Sunil Vasantrao Pedgaonkar and Shri. Rohan Sunil Pedgaonkar later on executed a General Power of Attorney in favour of M/s. R.C.Con Associates J.V. and thereby empowered to perform various acts and deed as regards to aforesaid property and the said General Power of Attorney Dated 21-12-2016, is registered at the Office of the Joint Sub Registrar, Hingna at Serial No. 5049 on even date.

(17) THAT, by the said Agreement of Development Dated 15-09-2016, the aforesaid Shri. Sunil Vasantrao Pedgaonkar and Shri. Rohan Sunil Pedgaonkar have further jointly agreed to execute various Agreements to Sell and Sale Deeds each relating to the

Undivided Proportionate share and interest in the said Plot No. 6 (Six) in favour of each such individual prospective buyer as decided by the said Joint Venture.

(18) THAT, the aforesaid entire property comprising Plot No. 6 (SIX) Togethewith the Multistoried Buildings proposed to be constructed thereon and to be known and styled as "**CASA LOTUS**" is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on 21-12-2016 and the same is also registered at the Office of the Sub Registrar, Hingna in Book No. 1 at Serial No. 5050 on even date. The Deed of Correction Dated 27-12-2016 thereto is also registered at the Office of the Joint Sub Registrar, Hingna at Serial No. 46 on 05-01-2017.

(19) THAT, for the purpose of verification of title, the following documents relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 6 (SIX), out of the sanctioned layout, containing by admeasurements 3026.266 Square Meters, being a portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 334/1 of MOUZA – WANADONGARI, P.S.K. 46, TOGETHERWITH the Multistoried Buildings proposed to be constructed thereon and to be known and styled as "CASA LOTUS", situated at Village - Wanadongari, within the limits of the Grampanchayat - Wanadongari in Tahsil – Hingna and District – NAGPUR are provided to us :-

(i) Copy of Adhikar Abhilekh.
(ii) Copy of 7/12 Extract of land bearing Survey No. 334/1 for the Year 2011-12 and Plot No. 6 Dated 21-06-2016.
(iii) Copy of Partition Deed Dated 13-02-1970.
(iv) Copy of Will Dated 06-11-2009.
(v) Copy of Order of Tahsildar, Hingna dated 24/01/2013.
(vi) Copy of N.A. Order for Khasra No. 334/1 of Mouza – Wanadongari dated 12/09/2014 of the Collector, Nagpur.
(vii) Copy of sanctioned Layout Plan of Khasra No. 334/1 of Mouza – Wanadongri.
(viii) Copy of Release Letter of Plot No. 6 (Six) of NIT dated 17/04/2015.
(ix) Copy of Joint Venture Agreement Dated 21-04-2015 of Sunil Vasant Pecgaonkar and other & M/s. Chaitanya Constructions & Builders Private Limited.
(x) Copy of Building Permit and sanctioned Map of "CASA LOTUS" dated 16/05/2016.
(xi) Copy of Agreement of Development Dated 15-09-2016, bearing Registration No. 3933/2016.
(xii) Copy of General Power of Attorney Dated 21-12-2016 bearing Registration No. 5049/2016.
(xiii) Copy of Deed of Declaration Dated 21-12-2016 bearing Registration No. 5050/2016.
(xiv) Copy of Deed of Correction Dated 27-12-2016 bearing Registration No. 46/2017.

(20) THAT, all these aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owners. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owners that they have not executed any unregistered Deed or document whereby their ownership rights are affected, diluted or a third party interest is created.

(21) THAT, we have verified all the relevant index entries from the books and records kept and maintained in the Office of the Joint Sub-Registrar, Hingna and Nagpur for the period of last 30 (THIRTY) Years i.e. from 1987 to 2016 by depositing necessary Search Fees in the Office of the Joint Sub-Registrar, Hingna, through e-challan vide General Receipt No. MH001797755201617E Dated 14-06-2016, only those available out of the torn and disarrange index and found that there is no adverse entry is recorded at the Office of Sub-Registrar, Nagpur and Hingna over the said property and therefore the aforesaid present Owners namely Shri. Sunil Vasantrao Pedgaonkar and Shri. Rohan Sunil Pedgaonkar thereof hold a good, valid and marketable title relating to the said property and are fully entitled to develop the said property into a Residential Estate under the Joint Venture known as "R.C. CON ASSOCIATES-J.V. and also to deal in respect of the Built-up spaces with the prospective purchasers.

(22) THAT, links in the title history of last 30 (Thirty) years of chain of title have been properly established. All the transactions which have taken place at Hingna/Nagpur have been duly verified from the relevant records of the Registrar, Revenue Department etc. at Hingna/Nagpur. We have taken search of records of Registrar's Office from Inspection Book No. (I) and day books, which were kept & maintained by the office and made available to us and other relevant records.

(23) While searching the records, it was found that some record was mutilated and torn form. Particularly Index for the year of 1999 and 2001 was mutilated. Some Index were missing Index for the year of 2000 was not available at Nagpur City Office, some was incomplete and disorganized lot of jurisdictional changes have taken place during different periods in Registrar Offices. It is informed by the officials that in Sub-Registrar Nagpur/Hingna indexes are not compiled since 2000. it is also informed that recent Indexes are not sort out and complied mouzawise, some indexes are even yet not printed out in the Office Hingna/Nagpur.

(24) In alternative only entry of the registration of the documents can be verified from the Token register/day book. As per procedure adopted in the Office of the Sub-Registrar, Hingna/Nagpur only name of the Purchaser is noted and so also the name of Vendor and details of property is noted in the Token Register/Day book. In Nagpur District Encumbrance Certificate is not issued by the Sub-Registrar Offices. In view of abovementioned reasons, unavailable records, concurrent jurisdiction of the Sub-Registrar Office, it is necessary to obtain an affidavit sworn by the present Co-owners in respect to the title, non encumbrances and non execution of any type of the

document/mentioning no transaction of any kind has taken place in respect of the property at any of the Sub-Registrar Offices or any other place till this date etc.

(25) THAT, during our online search we did not came across any adverse entry recorded relating to the aforesaid property and consequentially therefore the aforesaid present Co-owners namely Shri. Sunil Vasantrao Pedgaonkar and Shri. Rohan Sunil Pedgaonkar hold a good, valid marketable title in respect of their aforesaid property.

(26) THAT, with the result we are of the opinion that the aforesaid Co-owners Shri. Sunil Vasantrao Pedgaonkar, and Shri. Rohan Sunil Pedgaonkar and M/s. Chaitanya Constructions & Builders Private Limited, Joint Venture Partners of R.C. CON ASSOCIATES J.V. can very well execute various Agreements to Sell and Sale Deeds relating to the aforesaid entire Project known and styled as "CASA LOTUS", in favour of the prospective Purchasers/Buyers as a Joint Venture.

(27) THAT, naturally therefore any prospective buyer/purchaser who desires to purchase a Built-up premises in the Scheme/Complex proposed to be constructed on ALL THAT Piece and Parcel of land bearing Plot No. 6 (SIX), out of the sanctioned layout, containing by admeasurements 3026.266 Square Meters (OR 32574.73 Square Feet), being a portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 334/1 of MOUZA – WANADONGARI, P.S.K. 46, out of the Multistoried Building proposed to be constructed thereon and to be known and styled as "CASA LOTUS", situated at Village - Wanadongari, within the limits of the Grampanchayat - Wanadongari in Tahsil – Hingna and District – NAGPUR shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from the present Owners, Shri. Sunil Vasantrao Pedgaonkar and Shri. Rohan Sunil Pedgaonkar (in the capacity of Land Owners) & M/s. Chaitanya Constructions & Builders Private Limited (in the capacity of Joint Venture Partner of R.C. CON ASSOCIATES J.V.).

(28) THAT, it is needless to mention here that on obtaining such Sale Deed, the prospective purchaser/buyer can very well mortgage her/his/their/its property to any Financial Institution by way of security for the repayment of housing loan, if any advanced to her/him/them/it.

Hence this report.

SANDEEP SHASTRI & ASSOCIATES NAGPUR

Dated : 12-01-2017

SANDEEP SHASTRI
ADVOCATE