CHALLAN

MTR Form Number-6

GRN	MH003895571201718E	BARCODE		Date	27/07/2017-11:10:33	Form ID	

Department	Inspector Gerieral Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	ADV A S LULAY
Location	NAGPUR		
Year	2017-2018 One Time	Flat/Block No.	34
		Premises/Building	
		Road/Street	KHAMLA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 5

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Remarks (If Any)

13 YRS SEARCH Plot No. 99 Kh. No. 145 Mouza LENDHRA City Survey No. 649 Sheet No. 38 Ward No. 72

Amount In Words: Three Hundred Twenty Five Rupees Only

Payment Details	PUNJAB NATIONAL BANK
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	03006172017072700188	101727193
Bank Date	RBI Date	27/07/2017-11:09:37	Not Verified with RBI
Bank-Branch		PUNJAB NATIONAL BANK	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9730414589

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 लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 27-07-2017 11:11:34

A. S. LULAY
AJINKYA A. LULAY
ADVOCATES

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NAGPUR- 440025 (M.S.)

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

UNDER instructions from my Client M/S. J. D. BUILDCON PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U70102MH2009PTC196038 Dated 24-9-2009 having its Registered Office at M-007, Suprabhat Sankul, Buty Layout, Dharampeth Extension, Nagpur-440010 and acting through its Directors (1) SHRI. MAHESH S/o SHARADRAO DANDE, Resident of Raj Nagar, Nagpur-440013, Tahsil and District – NAGPUR AND (2) SHRI. SANJAY S/o LATE SHRI. SURESH JOSHI, Resident of 36, Tilaknagar, Nagpur-440010, Tahsil and District - NAGPUR, I have investigated the Title relating to the property comprising ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 99 in Civil Station Expansion Scheme, situate at East High Court Road, Ramdaspeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72 in Tahsil and District – NAGPUR and my findings are as under :-

(1) THAT ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 99 in Civil Station Expansion Scheme, containing by admeasurement 9200 Sq. Ft. (OR 854.70 Sq. Mtrs.) (As per City Survey Records the area is 859.70 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 145 of Mouza – LENDHRA, bearing City Survey No. 649 and Sheet No. (38) 22/II of Mouza – LENDHRA, situate at East High Court Road, Ramdaspeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72 in Tahsil and District – NAGPUR, Originally belonged to Dr. Sakharam S/o Dajisaheb Deshmukh, being his separate property.

(2) THAT the said Dr. Sakharam S/o Dajisaheb Deshmukh lateron constructed a Residential Bungalow on the said Plot No. 99 bearing Corporation House No. 271 some time in the year 1950-51.

(3) THAT the said Dr. Sakharam S/o Dajisaheb Deshmukh executed his LAST WILL AND TESTAMENT on 10-12-1949 and a Codicil to the said Will on 10-2-1955 and thereby he had bequeathed the aforesaid entire property to his daughter-in-law Mrs. Kusum W/o Shrikrishna Deshmukh absolutely forever with heritable and transferable rights therein.

(4) THAT the said Dr. Sakharam S/o Dajisaheb Deshmukh breathed his last on 26-2-1955 and consequent upon his death/demise the aforesaid Mrs. Kusum W/o Shrikrishna Deshmukh became an exclusive, absolute and full Owner of the aforesaid entire property in terms of the said Codicil Dated 10-2-1955.

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(5) THAT on expiration of the Original term of Lease, the Nagpur Improvement Trust lateron extended the same for a further term commencing from 15-2-1951 and ending on 14-2-2011 by executing a Renewed Indenture of Lease regarding the aforesaid Plot in favour of the said Mrs. Kusum W/o Shrikrishna Deshmukh on 14-5-2002, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 981 on 28-5-2002.

(6) THAT the said Mrs. Kusum W/o Shrikrishna Deshmukh executed her LAST WILL AND TESTAMENT on 18-10-2004 and thereby she had bequeathed the aforesaid entire property to her son Shri. Rajendra Deshmukh absolutely forever with heritable and transferable rights therein. The said Will Dated 18-10-2004 is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 3 at Sr. No. 6199 on even date.

(7) THAT the daughters of Mrs. Kusum W/o Shrikrishna Deshmukh namely Mrs. Mrinalini Alias Rani W/o Suresh Deshpande and Mrs. Sarita W/o Vishwasrao Mahajan lateron voluntarily executed a Deed of Release relating to the aforesaid property in favour of their brother Shri. Rajendra S/o Shrikrishna Deshmukh on 14-3-1995, which is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 383 on Pages 116 to 120 at Sr. No. 849 on even date.

(8) THAT the said Mrs. Kusum W/o Shrikrishna Deshmukh had availed the Loan from Bank of Baroda, having its Head Office at Mandvi Baroda and Branch Office at Mahal, Nagpur and mortgaged the aforesaid property to it by way of security for the repayment of Loan. A Deed of Mortgage to that effect was executed by her in favour of the said Bank on 15-7-2002 which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2378 on even date.

(9) THAT in the mean time the aforesaid property was attached by the Recovery Officer, Debts Recovery Tribunal, Nagpur in execution of Recovery Certificate No. 35/02 wherein the Certificate Holder was State Bank of India, Ramdaspeth Branch, Nagpur and the Certificate Debtor was M/s. Dee Bee Agro Products Private Limited, Nagpur. However the said property was lateron released from attachment vide Order Dated 31-12-2002 passed by Shri. R. G. Madankar, Recovery Officer, Debts Recovery Tribunal, Nagpur.

(10) THAT during the course of time the said Mrs. Kusum W/o Shrikrishna Deshmukh repaid the entire amount of Loan Togetherwith an interest accrued thereon to the aforesaid Mortgagee Bank i.e. Bank of Baroda and got the said property freed and discharged from its mortgage. And according a Deed of Release of Mortgage is executed by Bank of Baroda in favour of Late Mrs. Kusum W/o Shrikrishna Deshmukh, as a Mortgagor and Shri. Neeraj S/o Rajendra Deshmukh as a Guarantor on 12-11-2010, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 5974 on even date.

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(11) THAT the said Mrs. Kusum W/o Shrikrishna Deshmukh left for heavenly abode on 20-2-2009 and consequent upon her death/demise, her son Shri. Rajendra Deshmukh has now become an exclusive, absolute and full Owner of the aforesaid entire property with heritable and transferable rights therein in terms of the said Will Dated 18-10-2004. Accordingly the said property is duly mutated in the name of Shri. Rajendra Deshmukh in all relevant records.

(12) THAT on expiration of the Second term of Lease, the Nagpur Improvement Trust renewed the same for a further period commencing from 15-2-2011 and ending on 14-2-2041 by executing a Renewed Indenture of Lease regarding the aforesaid Plot in favour of Shri. Rajendra S/o Shrikrishna Deshmukh on 23-8-2011, which is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 4853 on 24-8-2011.

(13) THAT the said Owner namely Shri. Rajendra S/o Shrikrishna Deshmukh lateron decided to develop the aforesaid property into a COMMERCIAL/RESIDENTIAL ESTATE by constructing a Multistoreyed building thereon consisting of various Showrooms and self contained separate Apartments therein. And accordingly by an Agreement of Development and Promotion Dated 18-12-2013 he has entrusted the entire work of Development of the said property to M/s. J. D. Buildcon Private Limited upon the several terms and conditions contained therein. The said Agreement of Development and Promotion Dated 18-12-2013 is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 8881 on even date on payment of requisite Stamp Duty of Rs. 39,75,000/- and Full Registration Fees of Rs. 30,000/- payable thereon. In pursuance of the said Agreement the said Shri. Rajendra S/o Shrikrishna Deshmukh has also executed a General Power of Attorney regarding the Development of the said property in favour of M/s. J. D. Buildcon Private Limited on 18-12-2013 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 8882 on even date. A Deed of Correction to the said Agreement of Development and Promotion Dated 18-12-2013 is executed on 17-12-2016 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 6081 on even date.

(14) THAT by the same Agreement the said Shri. Rajendra S/o Shrikrishna Deshmukh has 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. J. D. Buildcon Private Limited.

(15) THAT in pursuance of the said Agreement the said M/s. J. D. Buildcon Private Limited has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plot No. 99 and to be known and styled as "WEST COURT APARTMENTS" and the same is duly sanctioned by the Town Planner, Town Planning Department, Nagpur Municipal Corporation vide his Building Permit No. 68/BP/Lendhra/TP/NMC/175 Dated 22-11-2016. The said M/s. J. D. Buildcon Private

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Limited has decided to load the T.D.R. of 650 Sq. Mtrs. on the proposed Multistoreyed building.

(16) THAT the aforesaid Owner has 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. 6082 on 17-12-2016.

(17) THAT the said Developer namely M/s. J. D. Buildcon Private Limited has availed the Project Finance from State Bank of India, Hingna Industrial Branch, Nagpur and mortgaged the aforesaid entire property to it by way of security for the repayment of Loan.

(18) 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 property belongs to Shri. Rajendra S/o Shrikrishna Deshmukh. I have also found that the said property is presently mortgaged to State Bank of India, Hingna Industrial Branch, Nagpur by way of security for the repayment of Project Loan. 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. MH003895571201718E Dated 27-7-2017.

NAGPUR
DATED : 27-7-2017.

(A.S. LULAY)
Advocate

A. S. LULAY
Advocate
Reg. No. MAH/1220/1986
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