MH003890486201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
26 Jul 2017	Receipt	Receipt no.: 1111221777
	Name of the Applicant :	Akash Madhukarrao Raut
	Details of property of which document has to be searched :	Dist :Nagpur Village :Vanadongari Ta.sa.kra. 46 S.No/CTS No/G.No. : 308
	Period of search :	From :2002 To :2017
	Received Fee :	400
The above mentioned Search fee has been credited to government vide GRN no :MH003890486201718E		
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'.		

CHALLAN

MTR Form Number-6

GRN	MH003890486201718E	BARCODE		Date	26/07/2017-22:15:20	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	904857807
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	Akash Madhukarrao Raut
Location	PUNE		
Year	2017-2018 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	400.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Four Hundred Rupees Only
Total	400.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332017072710234	130838637
Cheque/DD No.		Bank Date	RBI Date	26/07/2017-22:15:09	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

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 26-07-2017 10:16:36

Akash Raut
ADVOCATE

Residence & Office : Hansapuri, Old Bhandara Road, Opposite Custom Shop, Nagpur-440018.
☎: 9823708504

TITLE INVESTIGATION REPORT (TIR)

Having been engaged by M/S. L.G. DEVELOPERS & BUILDERS, situated at Babde Sabhagruha, Mahajan Wadi, Hingna Road, Nagpur-441110, Acting through its Partner SHRI DHANRAJ GANPATRAO BABDE, for preparing the Title Verification and Search Report to verify the ownership of property described in Schedule belonging to M/S. L.G. DEVELOPERS & BUILDERS, I advocate Shri Akash Madhukar Raut, do hereby submit my report as under:

That M/S. L.G. DEVELOPERS & BUILDERS, is absolute owner of ALL THAT piece and parcel of property having PLOT NO.1 TO 12, total admeasuring about 1405.8408 Sq.Mtr. Net area Amalgamated, as per Amalgamation Letter issued by Nagpur Improvement Trust, the said property is situated in Layout of Khasra No.308B, admeasuring 0.65 Hector, at Mouza – Wanadongri, P.H. No.46, Tahsil – Hingna, District – Nagpur and the same is bounded as under:

Towards East	–	7.50 M Wide Road
Towards West	–	7.50 M Wide Road
Towards North	–	Other Layout
Towards South	–	7.50 M Wide Road

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 Faizan Real Estate Corporation and others had sold Khasra No.308 B to Gramin Beghar Gruh Samasya Nivaran Sanstha Mydt., acting through Shri Dhanraj G. Babde, vide Deed of Sale dated 09-03-2006, at Serial No.1468, registered before Sub-Registrar. The said Gramin Beghar Gruh Samasya Nivaran Sanstha Mydt., acting through Shri Dhanraj G. Babde, had sold the aforesaid Khasra No.308B to 1) Shri Bansilal Narang and 2) Shri Laxmandas Narang vide Deed of Sale dated 21-07-2007, at Serial No.2294, registered before Sub-Registrar, Hingna.

2. That, the owner - M/S. L.G. DEVELOPERS AND BUILDERS, have purchased the said Khasra No.308B, admeasuring 0.65 Hector, from Shri Bansilal Shobraj Narang, and others, vide Deed of Sale, Dated- 29/06/2015, registered at Serial No.3074-2015, before Sub-Registrar Office, Hingna.

3. That, the aforesaid Land bearing Khasra No.308/B, is converted from Agriculture to Non-Agriculture Residential purpose on 05-03-2009, vide Order No.Prastut/Zhiladhikari/Kavi/327/09, having Ra.Ma.No.97/NAP - 34/2008-2009 and accordingly the layout plan has been sanctioned by Town Planning Department, Nagpur on 08-04-2008, vide Letter No.Sa.Sa.Na.Ga/1536.

4. That, the OWNER- M/S. L.G. DEVELOPERS AND BUILDERS has decided to develop the Plot No.1 to 12 into a Residential Complex/Scheme. The Owner/ M/S. L.G. DEVELOPERS AND BUILDERS has got the Release Letter of all the Plots having No.B.E.(M-2)/1064/ A to L, dated 18-03-2016. The Owner/ M/S. L.G. DEVELOPERS AND BUILDERS have applied for amalgamation of Plot No.1 to 12 and accordingly Assistant Engineer(Metro), Nagpur Improvement Trust, has amalgamated the Plot

No.1 to 12, total admeasuring area as per Release Letter is 1415.311 Sq.Mtr. and Net Area Amalgamated is 1405.8408 Sq.Mtr. The Owner/ M/S. L.G. DEVELOPERS AND BUILDERS have submitted the Building Plan/Construction Map before Nagar Parishad, Wanadongri. Accordingly the Building Plan is sanctioned by the Nagar Parishad, Wanadongri on 09-05-2017, vide Building Permit No.N.P.Wana./Ba.Vi./212/2017.

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.3170/2017, on 20-07-2017.

6. That the Owner is constructing a multistoried building, named as "Wing-D" 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 "WING-D" of GREENFIELD-1.

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 M/S. L.G. DEVELOPERS AND BUILDERS, and free from any encumbrances, charges, liens and mortgages or any other claim affecting the clear title, as on the date. 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 26-07-2017, vide receipt No.1111221777 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 piece and parcel of property having PLOT NO.1 TO 12, total admeasuring about 1405.8408 Sq.Mtr. Net area Amalgamated, as per Amalgamation Letter issued by Nagpur Improvement Trust, the said property is situated in Layout of Khasra No.308B, admeasuring 0.65 Hector, at Mouza – Wanadongri, P.H. No.46, Tahsil – Hingna, District – Nagpur and the same is bounded as under:

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Towards West	–	7.50 M Wide Road
Towards North	–	Other Layout
Towards South	–	7.50 M Wide Road

Nagpur

Dated : 29-07-2017

(Akash Raut) Advocate

(AKASH RAUT)
Advocate.