Hemant A.Tambat
ADVOCATE
Res. / Off. : 167, Vivekanand Nagar, Wardha Road, Nagpur - 440 015.
Court : Room No. 624, 6th Floor, Nyaya Mandir, Nagpur.
Mob. No. 9881717947; 9822572947
E-mail : hatambat.adv@gmail.com

18) THAT, said owner M/s. Shri Yogeshwar Builders and Developers through its Proprietor Mr. Satish Ajabrao Wankhede entered into an Agreement of Joint Venture dated 07.04.2017 with M/S. VANMALA CONSTRUCTIONS, A Proprietary Concern having its Office at Nagpur and acting through its Sole Proprietor SHRI. AMOL S/o ABHIJIT KAMBLE, and entrusted the entire work of development of the said amalgamated Plot Nos. 82 & 95 to it upon terms and conditions mentioned therein.

19) THAT, in accordance with the agreed terms of the said Agreement of Joint Venture, 13 Independent and self contained separate Units shall be constructed in the proposed Building. Out of the said Units, 7 Units i.e. 1 on the Ground Floor and 3 Units each on the Second and Third Floor will be retained by M/s. Yogeshwar Builders and Developers and the remaining 6 Units i.e. 3 Units each on the First and Fourth Floor shall be sold by the said Developer M/S. VANMALA CONSTRUCTIONS to various prospective buyers of its own choice without any objection from M/s. Shri Yogeshwar Builders and Developers. The entire sale consideration of the said 6 Apartments to be sold by the DEVELOPER M/S. VANMALA CONSTRUCTIONS shall be received by the said DEVELOPER M/S. VANMALA CONSTRUCTIONS without any objection from M/s. Shri Yogeshwar Builders and Developers.

20) THAT, for the purpose of giving full and clear title to the prospective purchasers of the various units in the proposed building to be constructed on the said Plot Nos. 82 and 95, M/s. Shri Yogeshwar Builders and Developers through its Proprietor Mr. Satish Ajabrao Wankhede has submitted the said plots of land alongwith the proposed construction thereon to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dated 07.04.2017 under Section 2 of the said Act and the same is duly registered in the Office of the Sub-Registrar, Nagpur-4, on even date, at Serial No. 1796/2017, in Book No. 1.

21) THAT, lateron said owner M/s. Shri Yogeshwar Builders and Developers and Developer M/s. Vanmala Constructions entered into an Agreement for Sale dated 20.04.2017 with Mrs. Sarita Pravin Badole & Mr. Pravin Narendra Badole and thereby agreed to sell the Apartment No. 103 to them upon terms and conditions mentioned therein and the same is unregistered.

HEMANT A. TAMBAT ADVOCATE

Hemant A.Tambat

ADVOCATE

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22) The links in the title history of last 15 years of chain of title have been properly established on the basis of the Search made vide GRN MH004516371201718E, dated 14.08.2017, and the necessary search fees of Rs. 750/- paid vide evenly dated REF No. 132854421.

23) Thus, on the basis of the search and inspection of the records available in the Offices of the Sub-Registrar and the history of the property discussed above, I Hemant Anil Tambat, Advocate, do hereby opine that the Title of M/s. Shri Yogeshwar Builders and Developers to the property described in the Schedule is clear. It has entered into two separate agreements with purchasers and thereby agreed to sell the Apartment Nos. 102 & 103. A separate affidavit-cum-declaration is required from the owner M/s. Shri Yogeshwar Builders and Developers in respect of the apartments / units which are agreed to be sold / sold by it and the apartments / units of land which is still in its name.

SCHEDULE REFERRED TO ABOVE

ALL THOSE Pieces and Parcel of land bearing amalgamated Plot Nos. 82 and 95 out of "Deoghare Layout" containing by total admeasurement 513.358 Sq. Mtrs. (i.e. 278.7390 Sq. Mtrs. + 234.6190 Sq. Mtrs. = 513.358 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 81/2 of Mouza – BABHULKHEDA, having City Survey No. 7110 and Sheet Nos. 67 and 68 of Mouza – BABHULKHEDA, situate at 85 Plots, Deoghare Layout, Babhulkheda, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR, and said plot is bounded as under:

ON THE EAST	-	9.14 MTRS WIDE ROAD
ON THE WEST	-	GALLI
ON THE NORTH	-	PLOT NO. 81
ON THE SOUTH	-	OTHER LAYOUT

Hence, this Title Verification and Search Report.

(Hemant A. Tambat)
Advocate

Encl: Original Search Receipt

HEMANT A. TAMBAT ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH004516371201718E	BARCODE	Date	14/08/2017-19:24:29	Form ID

Department	Inspector General 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 Hemant Anil Tambat
Location	NAGPUR		
Year	2017-2018 One Time	Flat/Block No.	Plot No 167 at Vivekanand Nagar
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	Wardha Road
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	Mz Babulkheda Kh No 81/2 Ward No 15 CTS No 7110 Sheet No 67 and 68 Plot Nos 82 and 95
		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.	69103332017081415306	132854421
Cheque/DD No.		Bank Date	RBI Date	14/08/2017-19:25:08	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9881717947

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

sair cahara"Tap Aaf pofT' naQyanand kaNasaZcal aga Aano[t r kaNaMaZ ikMaMnadNa nak raeyaeyaadst aMaZl l agaanahl.

HEMANT A. TAMBAT ADVOCATE

Print Date 14-08-2017 07:25:15