CHALLAN

MTR Form Number-6

GRN	MH009951965201718E	BARCODE		Date	29/01/2018-19:32:37	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 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 City Survey No. 81 Sheet No. 17A Mouza LENDHRA

Ward No. 71

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.	03006172018012900795	121675955
Bank Date	RBI Date	29/01/2018-19:33:47	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 दस्तासाठी लागु नाही.

Print Date 29-01-2018 07:34:01

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A. S. LULAY
AJINKYA A. LULAY
ADVOCATES

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'PRARABDHA' 34,
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NAGPUR- 440025 (M.S.)

TITLE REPORT

AND

NON ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

UNDER instructions from my Client M/S. IMPRESSA CENTRAL, A Partnership Firm having its Office at Shrikrishna Residency, Dahake Layout, Khare Town, Dharampeth, Nagpur-440010 and acting through its Partners (1) SHRI. AMIR VALI S/o ZOEB VALI, Resident of Mount Road, Sadar, Nagpur-440001, Tahsil and District – NAGPUR; AND (2) SHRI. SHABBIR VALI S/o ZOEB VALI, Resident of Mount Road, Sadar, Nagpur-440001, 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. 4 in Civil Station Expansion Scheme, situate at Bhagwagar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71 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. 4 in Civil Station Expansion Scheme, containing by admeasurement 10458 Sq. Ft. (OR 971.579 Sq. Mtrs.) (As per City Survey Records the area is 909.70 Sq. Mtrs.) bearing City Survey No. 81 and Sheet No. (17A)2/II of Mouza – LENDHRA, situate at Bhagwagar Layout, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 71 in Tahsil and District – NAGPUR, belongs to Smt. Kamaladevi W/o Dr. Sitaram Acharya, having been acquired the same by her from the Nagpur Improvement Trust on Leasehold Rights for a term commencing from 18-8-1960 and ending on 17-8-2020 by an Indenture of Lease Dated 5-9-1992, which is duly Registered in the Office of the Sub-Registrar, Nagpur-8 in Addl. Book No. 1, Volume No. 94 on Pages 31 to 33 at Sr. No. 3137(P) on 8-9-1992. As a result therefore the said Smt. Kamaladevi W/o Dr. Sitaram Acharya has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in her name in all relevant records.

(2) THAT the said Smt. Kamaladevi W/o Dr. Sitaram Acharya lateron constructed a Residential House and other Superstructures on the Eastern Portion of the said Nagpur Improvement Trust Leasehold Plot No. 4 covering a total Built-up area of about 386.744 Sq. Mtrs. bearing Corporation House No. 116, City Survey No. 81 and Sheet No. (17A)2/II of Mouza – LENDHRA in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/8752/6213 Dated 23-2-1968. The said Plan is lateron Revised and it bears Revised Building Permit No. CS/5437/6213 Dated 17-11-1998.

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(3) THAT the said Smt. Kamaladevi W/o Dr. Sitaram Acharya lateron decided to develop the WESTERN PORTION of the said Plot No. 4 containing by admeasurement 506.579 Sq. Mtrs. into a COMMERCIAL/RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various Shops/Offices and self contained separate Apartments therein. And accordingly by an Agreement of Development and Promotion Dated 22-4-2015 she has entrusted the entire work of Development of the said property to M/s. Impressa Central, A Partnership Firm having its Office at Shrikrishna Residency, Dahake Layout, Khare Town, Dharampeth, Nagpur upon the several terms and conditions contained therein. The said Agreement of Development and Promotion Dated 22-4-2015 is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2637 on even date on payment of requisite Stamp Duty of Rs. 22,52,800/- and Full Registration Fees of Rs. 30,000/- Only payable thereon. In pursuance of the said Agreement the said Smt. Kamaladevi W/o Dr. Sitaram Acharya has also executed a General Power of Attorney regarding the development of the said property in favour of M/s. Impressa Central on 22-4-2015 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2638 on even date.

(4) THAT by the same Agreement the said Smt. Kamaladevi W/o Dr. Sitaram Acharya 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 Piece of land in favour of each such individual buyer as may be nominated by M/s. Impressa Central.

(5) THAT in pursuance of the said Agreement the said M/s. Impressa Central has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Western Portion of Plot No. 4 and to be known and styled as "PRIME 9" and the same is duly sanctioned by the Town Planner, Town Planning Department of the Nagpur Municipal Corporation vide his Building Permit No. 198/BP/LENDHRA/TP/NMC/485 Dated 17-1-2018. M/s. Impressa Central has decided to load the Premium F.S.I. of 261.510 Sq. Mtrs. on the proposed Multistoreyed Building.

(6) THAT the aforesaid Owner has submitted the said 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. 511 on 23-1-2018.

(7) 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 is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof namely Smt. Kamaladevi W/o Dr. Sitaram Acharya holds good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2004 to 2018 is deposited in the Office of the Sub-Registrar, Nagpur-1 vide Receipt No. MH009951965201718E Dated 29-1-2018.

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(8) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said WESTERN PORTION of Plot No. 4 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "PRIME 9" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

(9) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any, advanced to her/him.

NAGPUR
DATED : 29-1-2018.

(A.S. LULAY)
Advocate

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