CHALLAN
MTR Form Number-6

GRN	MH008616485201718E	BARCODE		Date	23/12/2017-20:21:08	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	633325803
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2017-2018 One Time	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	325.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332017122410026	147642243
Cheque/DD No.		Bank Date	RBI Date	23/12/2017-20:21:46	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 23-12-2017 08:23:04

MH008616485201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
23 Dec 2017	Receipt	Receipt no.: 1111278976
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Khamala S.No/CTS No/G.No. : 724
	Period of search :	From :2005 To :2017
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH008616485201718E		
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'.		

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : **shastriassociates@gmail.com**

44-1718-2098

NAGPUR

DATE : 01-01-2018

To,

(1) OASIS BUILDCON,
Plot No. 15, Above Khamla Automobiles,
Khamla Road, Nagpur-440025,
Tahsil & District – NAGPUR.

(2) M/s. LAXMI KESHAV CONSTRUCTIONS,
Tikekar Road, Dhantoli,
Nagpur-440 012,
Tahsil & District – NAGPUR.

TITLE VERIFICATION REPORT

Under your instructions and authority, we have investigated the title relating to the property comprising ALL THOSE Pieces and Parcel of Land bearing Nagpur Improvement Trust Leasehold Plot Nos. 1, 2, 3 & 4, in Ajni Street Scheme, each containing by admeasurement 148.50 Sq. Mtrs., thus total admeasurement 594 Sq. Mtrs. (OR 6393.816 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 30, 31, 32/5 of Mouza – KHAMLA, P.S.K. 9, TOGETHERWITH the Multistoried Building proposed to be constructed thereon and to be known and styled as "GAARVA RESIDENCY", bearing Corporation House Nos. 3377/B/1, 3377/B/2, 3377/B/3 and 3377/B/4, City Survey No. 724 and Sheet No. 267/12 of Mouza – Khamla, situate at Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and our findings are as under :-

(1) THAT, ALL THOSE Pieces and Parcel of Agricultural Lands bearing Kh./Survey/Gut Nos. 30-31-32/5 (Old Kh. Nos. 30-31-32/3), having an area of 7.94 Acres of Mouza – KHAMLA, P.H. No. 9, situated at Khamla, Nagpur in Tahsil and District – NAGPUR, Originally belonged to (1) Shri Janglu Chaitu Hadke, (2) Shri Parashram Janglu Hadke, (3) Shri Chudaman Janglu Hadke, (4) Shri Dhanraj Janglu Hadke, (5) Smt. Bainabai Janglu Hadke jointly, being their ancestral property.

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(2) THAT, the aforesaid Shri Janglu Chaitu Hadke and others lateron jointly transferred/sold All That Piece and Parcel of Agricultural land having an area of 3.00 Acres out of the total extent by way of sale to The Uroovela Co-operative Housing Society Limited, Nagpur by a duly registered Sale Deed Dated 28-11-1967.

(3) THAT, the aforesaid Society later on applied to the Sub Divisional Officer, Nagpur for conversion of its aforesaid land for Non Agricultural (Residential) Use. Considering its request and on receipt of necessary charges, the Sub Divisional Officer, Nagpur has converted the aforesaid land for Non-Agricultural (Residential) Use vide its Order Dated 13-05-1968 passed in Revenue Case No. 64/A-Z/67-68 of Mouza – Khamla.

(4) THAT, the aforesaid Society later on prepared the Layout of the said 3 Acres of Non Agricultural land bearing Kh. Nos. 30-31-32/5 by carving out various Plots of different sizes therein and the said layout is also sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an Agreement Dated 25-05-1977 made by and between the Nagpur Improvement Trust and the aforesaid Society.

(5) THAT, in pursuance of the said Agreement Dated 25-05-1977 the aforesaid Society has legally handed over the above mentioned land belonging to it to the Nagpur Improvement Trust through the Special Land Acquisition Officer, Nagpur Improvement Trust, Nagpur (Vide his Award Dated 13-04-1975) for developing the said land/Layout and further decided to allot the Residential Plots to the aforesaid Society for distribution to its Share Holder Members.

(6) THAT, on development of the said layout in all respects, the Nagpur Improvement Trust lateron transferred various Plots (including the aforesaid Plot Nos. 1, 2, 3 and 4) in the said sanctioned layout on Leasehold Rights to The Uroovela Co-operative Housing Society Limited, Nagpur for the allotment to its Share Holder Members.

(7) THAT, the Nagpur Improvement Trust lateron executed an Indenture of Lease regarding Nagpur Improvement Trust Leasehold Plot No. 1, in Ajni Street Scheme, containing by admesurement 148.50 Sq. Mtrs., situate at Khamla, Nagpur in Tahsil and District - Nagpur for a term/period commencing from 29-11-1980 and ending on 31-3-2011 in favour of The Uroovela Co-operative Housing Society Limited, Nagpur on 24-03-1982 and the same is registered at the Office of the Joint Sub-Registrar-III, Nagpur in Addl. Book No. 1, Volume No. 428 on Pages 95 to 97 at Sr. No. 1787(P) on 29-3-1982.

(8) THAT, the Nagpur Improvement Trust lateron executed an Indenture of Lease regarding Nagpur Improvement Trust Leasehold Plot No. 2, in Ajni Street Scheme, containing by admesurement 148.50 Sq. Mtrs., situate at Khamla, Nagpur in Tahsil and District - Nagpur for a term/period commencing from 29-11-1980 and ending on 31-3-2011 in favour of The Uroovela Co-operative Housing Society Limited, Nagpur on 24-03-1982

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and the same is registered at the Office of the Joint Sub-Registrar-III, Nagpur in Addl. Book No. 1, Volume No. 428 on Pages 98 to 100 at Sr. No. 1788(P) on 29-03-1982.

(9) THAT, the Nagpur Improvement Trust lateron executed an Indenture of Lease regarding Nagpur Improvement Trust Leasehold Plot No. 3, in Ajni Street Scheme, containing by admesurement 148.50 Sq. Mtrs., situate at Khamla, Nagpur in Tahsil and District - Nagpur for a term/period commencing from 29-11-1980 and ending on 31-3-2011 in favour of The Uroovela Co-operative Housing Society Limited, Nagpur on 24-03-1982 and the same is registered at the Office of the Joint Sub-Registrar-III, Nagpur in Addl. Book No. 1, Volume No. 428 on Pages 101 to 103 at Sr. No. 1789(P) on 29-3-1982.

(10) THAT, the Nagpur Improvement Trust lateron executed an Indenture of Lease regarding Nagpur Improvement Trust Leasehold Plot No. 4, in Ajni Street Scheme, containing by admesurement 148.50 Sq. Mtrs., situate at Khamla, Nagpur in Tahsil and District - Nagpur for a term/period commencing from 29-11-1980 and ending on 31-3-2011 in favour of The Uroovela Co-operative Housing Society Limited, Nagpur on 24-03-1982 and the same is registered at the Office of the Joint Sub-Registrar-III, Nagpur in Addl. Book No. 1, Volume No. 428 on Pages 104 to 106 at Sr. No. 1790(P) on even date.

(11) THAT, the aforesaid The Uroovela Co-operative Housing Society Limited, Nagpur later on in its turn transferred/sold the property comprising ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 1 in Ajni Street Scheme, containing by admeasurement 148.50 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 30, 31 & 32/5 of MOUZA – KHAMLA, P.S.K. 9, bearing City Survey No. 724, Sheet No. 267/12 of Mouza - Khamla, situated at Khamla, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR by way of sale to one of its Share Holder Member Shri. Sudam Arjun Shende, by a Deed of Transfer of Plot in Lease-Hold Rights Dated 13-05-1982, which is registered at the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. 442 on pages 87 to 91 at Sr. No. 2847(P) on 17-05-1982.

(12) THAT, the aforesaid Shri. Sudam Arjun Shende lateron in his turn transferred the said Nagpur Improvement Trust Leasehold Plot No. 1 by way of sale to Smt. Suman Ganesh Fulsunge, by a Sale Deed Dated 03-12-1992, which is registered at the Office of the Joint Sub-Registrar, Nagpur City-1 in Book No. 1 at Sr. No. 763 on even date.

(13) THAT, the aforesaid The Uroovela Co-operative Housing Society Limited, Nagpur later on transferred/sold the property comprising ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 2, in Ajni Street Scheme, containing by admeasurement 148.50 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 30, 31 & 32/5 of MOUZA – KHAMLA, P.S.K. 9 including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 724, Sheet No. 267/12 of Mouza - Khamla, situated at Khamla, Nagpur within the limits of the Nagpur Municipal

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Corporation Ward No. 75 in Tahsil and District - NAGPUR by way of sale to one of its Share Holder Member Shri. Shrikrishna Keshao Sontakke, by a Deed of Transfer of Plot in Lease-Hold Rights Dated 11-05-1982, which is registered at the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. 44 on pages 70 to 74 at Sr. No. 2793(P) on 14-05-1982.

(14) THAT, accordingly by an Agreement of Development dated 31-07-2004 the said Shri. Shrikrishna Keshao Sontakke entrusted the entire work of Development of the said property to M/s. Akaash Construction Company, upon the several terms and conditions contained therein. By the same Agreement the said Shri. Shrikrishna Keshao Sontakke had further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the undivided share in the said Plot of land in favour of each such individual prospective buyers as may be nominated by the M/s. Akaash Construction Company.

(15) THAT, the aforesaid M/s. Akaash Construction Company lateron dropped the idea of developing and/or purchasing the said property and he further requested the aforesaid the then owner Shri. Shrikrishna Keshao Sontakke to execute a Sale Deed relating to the said property in favour of M/s. Morya Agro Plantations (P) Limited, being its nominee.

(16) THAT, considering the request of the said M/s. Akaash Construction Company, the aforesaid Shri. Shrikrishna Keshao Sontakke later on transferred the said Nagpur Improvement Trust Leasehold Plot No. 2, containing by admeasurement 148.50 Sq. Mtrs., of MOUZA – KHAMLA, situated at Khamla, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR to M/s. Morya Agro Plantations (P) Limited, by a Sale Deed dated 26-03-2008, which is registered at the Office of the Joint Sub-Registrar Nagpur-4 in Book No. 1 at Sr. No. 1755 on even date. The said Sale Deed is duly signed by M/s. Akaash Construction Company, in the capacity of Consentor.

(17) THAT, in the like manner the aforesaid The Uroovela Co-operative Housing Society Limited, Nagpur further transferred/sold the property comprising ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 3, in Ajni Street Scheme, containing by admeasurement 148.50 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 30, 31 & 32/5 of MOUZA – KHAMLA, P.S.K. 9 including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 724, Sheet No. 267/12 of Mouza - Khamla, situated at Khamla, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR by way of sale to one of its Share Holder Member Shri. Ramdas Pundlik Kamble, by a Deed of Transfer of Plot in Lease-Hold Rights Dated 11-05-1982, which is registered at the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. 441 on pages 60 to 64 at Sr. No. 2791(P) on 14-05-1982.

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(18) THAT, the said Shri. Ramdas Pundlik Kamble left for his heavenly abode on 04-12-1996 and consequent upon his demise the aforesaid property devolved upon his widow Smt. Sulochana Kamble and only son Shri. Chetan Kamble jointly by way of intestate succession being the only heirs of the deceased.

(19) THAT, the aforesaid Smt. Sulochana Ramdas Kamble and Shri. Chetan Ramdas Kamble lateron in their turn jointly transferred/sold the said Nagpur Improvement Trust Leasehold Plot No. 3, containing by admeasurement 148.50 Sq. Mtrs., of MOUZA – KHAMLA, situated at Khamla, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR by way of sale to M/s. MORYA AGRO PLANTATIONS (P) LIMITED, by a Sale Deed Dated 26-03-2008, which is registered at the Office of the Joint Sub Registrar, Nagpur City-4 in Book No. 1 at Sr. No. 1753 on even date.

(20) THAT, in the like manner the aforesaid The Uroovela Co-operative Housing Society Limited, Nagpur lateron transferred/sold the property comprising ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 4, in Ajni Street Scheme, containing by admeasurement 148.50 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 30, 31 & 32/5 of MOUZA – KHAMLA, P.S.K. 9 including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 724, Sheet No. 267/12 of Mouza - Khamla, situated at Khamla, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR by way of sale to one of its Share Holder Member Shri. Anand Eknathrao Gaikwad, by a Deed of Transfer of Plot in Lease-Hold Rights Dated 11-05-1982, which is registered at the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. 401 on pages 80 to 84 at Sr. No. 2795(P) on 14-05-1982.

(21) THAT, said Shri. Anand Eknathrao Gaiwad left for his heavenly abode on 17-09-1998 and consequent upon his demise the aforesaid property devolved upon his widow Smt. Pramila Gaikwad, only son Shri. Devendra Gaikwad and Three married daughters namely (i) Smt. Ujwala Yadavrao Naranje, (ii) Smt. Anjali Ganesh Wasekar and (iii) Smt. Sheetal Vishal Gajbhiye jointly by intestate succession being the only heirs of the deceased.

(22) THAT, the aforesaid (i) Smt. Pramila Anand Gaiwad, (ii) Shri. Devendra Anand Gaiwad, (iii) Smt. Ujwala Yadavrao Naranje, (iv) Smt. Anjali Ganesh Wasekar and (v) Smt. Sheetal Vishal Gajbhiye lateron in their turn jointly transferred/sold the said Nagpur Improvement Trust Leasehold Plot No. 4 (FOUR) containing by admeasurement 148.50 Sq. Mtrs., of MOUZA – KHAMLA, situated at Khamla, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR by way of sale to M/s. MORYA AGRO PLANTATIONS (P) LIMITED, by a Sale Deed Dated 26-03-2008, which is registered at the Office of the Joint Sub Registrar, Nagpur City-4 in Book No. 1 at Sr. No. 2217 on even date.

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(23) THAT, the aforesaid Smt. Suman Ganesh Fulsunge lateron transferred the aforesaid Nagpur Improvement Trust Leasehold Plot No. 1 by way of Sale to (1) Oasis Buildcon, a Partnership Firm, having its Office at Plot No. 15, Above Khamla Automobiles, Khamla Road, Nagpur and (2) M/s. Laxmi Keshav Constructions, a Proprietary Concern having its Office at Tikekar Road, Dhantoli, Nagpur jointly, by a Sale Deed Dated 01-10-2016, which is registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 5206 on even date.

(24) THAT, the aforesaid M/s. MORYA AGRO PLANTATIONS (P) LIMITED lateron transferred the aforesaid Nagpur Improvement Trust Leasehold Plot Nos. 2, 3 and 4 jointly by way of Sale to the aforesaid (1) Oasis Buildcon and (2) M/s. Laxmi Keshav Constructions, by a Sale Deed Dated 01-10-2016, which is registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 5205 on even date. As a result therefore the said Oasis Buildcon and M/s. Laxmi Keshav Constructions have now become the Joint/Co-Owners (i.e. Lessees) of the aforesaid property comprising Nagpur Improvement Trust Leasehold Plot Nos. 1, 2, 3 and 4 containing by total admeasurement 594 Sq. Mtrs. (OR 6393.816 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 30, 31, 32/5 of Mouza – KHAMLA, P.S.K. 9, bearing Corporation House Nos. 3377/B/1, 3377/B/2, 3377/B/3 and 3377/B/4, City Survey No. 724 and Sheet No. 267/12 of Mouza – Khamla, situate at Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR with heritable and transferable rights therein and the same is also accordingly mutated in its/their joint names in all relevant records.

(25) THAT, on expiration of the Original term of lease, the Nagpur Improvement Trust lateron extended the same for a further term/period commencing from 01-04-2011 and ending on 31-03-2041 by executing a Renewed Indenture of Lease regarding the Nagpur Improvement Trust Leasehold Plot No. 1 in favour of Smt. Suman Ganesh Fulsunge on 03-03-2017 and the same is registered at the Office of the Joint Sub Registrar, Nagpur City No. 2 in Book No. 1 at Sr. No. 1020 on 08-03-2017.

(26) THAT, on expiration of the Original term of lease, the Nagpur Improvement Trust lateron extended the same for a further term/period commencing from 01-04-2011 and ending on 31-03-2041 by executing a Renewed Indenture of Lease regarding the Nagpur Improvement Trust Leasehold Plot No. 2 in favour of (i) Oasis Buildcon and (ii) M/s. Laxmi Keshav Constructions jointly on 25-04-2017 and the same is registered at the Office of the Joint Sub Registrar, Nagpur City No. 2 in Book No. 1 at Sr. No. 2217 on 26-04-2017.

(27) THAT, on expiration of the Original term of lease, the Nagpur Improvement Trust lateron extended the same for a further term/period commencing from 01-04-2011 and ending on 31-03-2041 by executing a Renewed Indenture of Lease regarding the Nagpur Improvement Trust Leasehold Plot No. 3 in favour of M/s. Morya Agro Plantations (P) Ltd.

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on 03-03-2017 and the same is registered at the Office of the Joint Sub Registrar, Nagpur City No. 2 in Book No. 1 at Sr. No. 1019 on 08-03-2017.

(28) THAT, on expiration of the Original term of lease, the Nagpur Improvement Trust lateron extended the same for a further term/period commencing from 01-04-2011 and ending on 31-03-2041 by executing a Renewed Indenture of Lease regarding the Nagpur Improvement Trust Leasehold Plot No. 4 in favour of (i) Oasis Buildcon and (ii) M/s. Laxmi Keshav Constructions jointly on 25-04-2017 and the same is registered at the Office of the Joint Sub Registrar, Nagpur No. 2 in Book No. 1 at Sr. No. 2216 on 26-04-2017.

(29) THAT, the aforesaid Oasis Buildcon and M/s. Laxmi Keshav Constructions, later on decided to develop the aforesaid Nagpur Improvement Trust Leasehold Plot Nos. 1, 2, 3 and 4 jointly into a "RESIDENTIAL ESTATE" by constructing Multistoried Building thereon, consisting of various self contained separate Apartments therein.

(30) THAT, accordingly the said Oasis Buildcon and (2) M/s. Laxmi Keshav Constructions have jointly prepared a Plan of the Multistoried Building proposed to be constructed on the said Plots of land and to be known and styled as "GAARVA RESIDENCY" and the same is sanctioned and approved by the Deputy Engineer, Town Planning Department, Nagpur Municipal Corporation vide its Building Permit No. 173/BP/Khamla/TP/NMC/169 dated 20-12-2017.

(31) THAT, as the Real Estate (Regulation and Development) Act, 2016 having come into force with effect from May 1, 2017, the aforesaid Scheme/Project is come under the said Act and therefore the provisions of the said Act are applicable to the aforesaid Scheme/Project. In pursuance of the said Act, the Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of the said Act, Rules and Regulation thereof are applicable to the aforesaid entire Building/Scheme known and styled as "GAARVA RESIDENCY".

(32) THAT, for the purpose of verification of title, the following documents relating to the property comprising Nagpur Improvement Trust Leasehold Plot Nos. 1, 2, 3 & 4, in Ajni Street Scheme, bearing Corporation House Nos. 3377/B/1, 3377/B/2, 3377/B/3 and 3377/B/4, City Survey No. 724 and Sheet No. 267/12 of Mouza – Khamla, situate at Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR are provided to us :-

(i) Indenture of Lease for Plot No. 1 Dated 24-03-1982 executed by NIT in favour of The Uroovela Co-operative Housing Society Limited, Nagpur.

(ii) Indenture of Lease for Plot No. 2 Dated 24-03-1982 executed by NIT in favour of The Uroovela Co-operative Housing Society Limited, Nagpur.

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(iii) Indenture of Lease for Plot No. 3 Dated 24-03-1982 executed by NIT in favour of The Uroovela Co-operative Housing Society Limited, Nagpur.

(iv) Indenture of Lease for Plot No. 4 Dated 24-03-1982 executed by NIT in favour of The Uroovela Co-operative Housing Society Limited, Nagpur.

(v) Sale Deed Dated 26-03-2008 for Plot No. 3 executed by Smt. Sulochana Ramdas Kamble and Shri Chetan Ramdas Kamble in favour of M/s. Morya Agro Plantations (P) Ltd.

(vi) Resolution passed by M/s. Morya Agro Plantations Pvt. Ltd. Dated 01-09-2015.

(vii) General Power of Attorney Dated 28-09-2015 executed by M/s. Morya Agro Plantations (P) Ltd. in favour of Oasis Buildcon & M/s. Laxmi Keshav Constructions for Plot Nos. 2, 3 and 4.

(viii) General Power of Attorney Dated 06-10-2015 executed by Smt. Suman Ganesh Fulsunge in favour of Oasis Buildcon & M/s. Laxmi Keshav Constructions for Plot No. 1.

(ix) Sale Deed Dated 01-10-2016 for Plot No. 1 executed by Smt. Suman Ganesh Fulsunge in favour of Oasis Buildcon & M/s. Laxmi Keshav Constructions.

(x) Sale Deed Dated 01-10-2016 for Plot Nos. 2, 3 & 4 executed by M/s. Morya Agro Plantations (P) Ltd. in favour of Oasis Buildcon & M/s. Laxmi Keshav Constructions.

(xi) Renewed Indenture of Lease for Plot No. 1 Dated 3-3-2017 executed by NIT in favour of Mrs. Suman Ganesh Fulsunge.

(xii) Renewed Indenture of Lease for Plot No. 3 Dated 3-3-2017 executed by NIT in favour of M/s. Morya Agro Plantation Pvt. Ltd.

(xiii) Renewed Indenture of Lease for Plot No. 4 Dated 25-4-2017 executed by NIT in favour of Oasis Buildcon & other.

(xiv) Renewed Indenture of Lease for Plot No. 2 Dated 25-4-2017 executed by NIT in favour of Oasis Buildcon & other.

(xv) Building Permit and sanctioned map Dated 20-12-2017 sanctioned by Dy. Engineer, Town Planning Deptt., N.M.C., Nagpur.

(xvi) Layout Plan of Kh. Nos. 30-31-32 of Mouza – Khamla.

(xvii) Property Card of City Survey bearing No. 724.

(xviii) N.M.C. Tax Receipt for Plot No. 1 paid upto 2017.

(xix) N.M.C. Tax Receipt for Plot No. 2 paid upto 2017.

(xx) N.M.C. Tax Receipt for Plot No. 3 paid upto 2017.

(xxi) N.M.C. Tax Receipt for Plot No. 4 paid upto 2017.

(33) 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 it/they has/have not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third party interest is created.

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(34) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving in puts of Nagpur Improvement Trust Leasehold Plot Nos. 1, 2, 3 and 4 and Khasra/Survey Nos. 30, 31, 32/5, of Mouza – KHAMLA in Tahsil and District – NAGPUR for the period of last 13 (Thirteen) Years (i.e. for 2005 To 2017) by depositing necessary Search Fees in the Office of the Sub-Registrar, Nagpur vide GRN No. MH008616485201718E Dated 23-12-2017, only those available on line, however we did not found any adverse entry recorded in respect of the said property. The link of transfer in the title history of last 13 (Thirteen) years is verified on the basis of Index II of Sale Deeds available online.

(35) THAT, as during our online search we did not came across any adverse entry recorded relating to the aforesaid property, we are of the opinion that the aforesaid present Owners namely (1) Oasis Buildcon and (2) M/s. Laxmi Keshav Constructions jointly hold a good, valid and marketable title in respect of the aforesaid property.

(36) THAT, with the result we are of the opinion that the aforesaid present Owners (1) Oasis Buildcon and (2) M/s. Laxmi Keshav Constructions, can very well execute various Agreements to Sell and Sale Deeds relating to the aforesaid property (i.e. Apartments) out of the aforesaid proposed entire Scheme/Project known and styled as "GAARVA RESIDENCY", in favour of the prospective Purchasers/Buyers.

(37) THAT, naturally therefore any prospective buyer/purchaser who desires to purchase a Built-up premises in the said Scheme/Multistoried Building proposed to be constructed on Nagpur Improvement Trust Leasehold Plot Nos. 1, 2, 3 & 4, in Ajni Street Scheme, containing by total admeasurement 594 Sq. Mtrs. (OR 6393.816 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 30, 31, 32/5 of Mouza – KHAMLA, P.S.K. 9, and to be known and styled as "GAARVA RESIDENCY", bearing Corporation House Nos. 3377/B/1, 3377/B/2, 3377/B/3 and 3377/B/4, City Survey No. 724 and Sheet No. 267/12 of Mouza – Khamla, situate at Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil 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 (1) Oasis Buildcon and (2) M/s. Laxmi Keshav Constructions, in the capacity of Land Owners & Developer.

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

SCHEDULE OF PROPERTY

(RESIDENTIAL)

ALL THOSE Pieces and Parcel of Lands bearing Plot Nos. 1, 2, 3 & 4, each containing by admeasurement 148.50 Sq. Mtrs., thus total admeasurement 594 Sq. Mtrs.

Contd. ...

(OR 6393.816 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 30, 31, 32/5 of Mouza – KHAMLA, P.S.K. 9, TOGETHERWITH the Multistoried Building proposed to be constructed thereon and to be known and styled as "GAARVA RESIDENCY", including all other easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 3377/B/1, 3377/B/2, 3377/B/3 and 3377/B/4, City Survey No. 724 and Sheet No. 267/12 of Mouza – Khamla, situate at Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and bounded as under :-

BOUNDRIES OF PLOT NO. 1 :-

ON THE EAST	-	**PLOT NO. 2,**
ON THE WEST	-	**HIGHMINISTERIAL OFFICER CO-OPERATIVE HOUSING SOCIETY LIMITED,**
ON THE NORTH	-	**NAGPUR IMPROVEMENT TRUST LAYOUT,**
ON THE SOUTH	-	**9.00 MTRS. WIDE ROAD.**

BOUNDRIES OF PLOT NO. 2 :-

ON THE EAST	-	**PLOT NO. 3,**
ON THE WEST	-	**PLOT NO. 1,**
ON THE NORTH	-	**NIT LAND,**
ON THE SOUTH	-	**ROAD.**

BOUNDRIES OF PLOT NO. 3 :-

ON THE EAST	-	**PLOT NO. 4,**
ON THE WEST	-	**PLOT NO. 2,**
ON THE NORTH	-	**PROPERTY OF NIT,**
ON THE SOUTH	-	**ROAD.**

BOUNDRIES OF PLOT NO. 4 :-

ON THE EAST	-	**PLOT NO. 5,**
ON THE WEST	-	**PLOT NO. 3,**
ON THE NORTH	-	**PROPERTY OF NIT,**
ON THE SOUTH	-	**ROAD.**

Hence this report.

SANDEEP SHASTRI
ADVOCATE

SANDEEP SHASTRI & ASSOCIATES NAGPUR

Contd. ...