



CHALLAN
MTR Form Number-6



GRN	MH000235298201920E	BARCODE	Date		08/04/2019-11:17:11	Form ID
Department		Inspector General Of Registration				
Type of Payment		Search Fee				
Other Items		TAX ID (If Any)				
Office Name		NGP1_HQR SUB REGISTRAR NAGPUR 1				
Location		NAGPUR				
Year		2019-2020 From 08/04/2007 To 08/04/2019				
Account Head Details		Amount In Rs.		Flat/Block No.		
0030072201 SEARCH FEE		325.00		LAXMI NAGAR		
				Premises/Building		
				Road/Street		
				Area/Locality		
				Town/City/District		
				PIN		
				4 4 0 0 2 2		
				Remarks (If Any)		
				MOUZA BABULKHEDA KH NO 87/1 AND 2 PLOT NO 1 SEARCH FOR		
				13 YEARS		
				Amount In		
				Three Hundred Twenty Five Rupees Only		
Total		325.00		Words		
Payment Details		IDBI BANK				
Cheque-DD Details		FOR USE IN RECEIVING BANK				
		Bank CIN	Ref. No.	69103332019040810706		210050620
Cheque/DD No.		Bank Date	RBI Date	08/04/2019-11:17:43		Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK		
Name of Branch		Scroll No. , Date		Not Verified with Scroll		

Mobile No. : 0000000000

Department ID :

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 नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH000235546201920E	BARCODE			Date	08/04/2019-11:19:15		Form ID								
Department Inspector General Of Registration					Payer Details											
Type of Payment Search Fee Search Fee					TAX ID (If Any)											
					PAN No.(If Applicable)											
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name		ADV RITESH MAHENDRA									
Location NAGPUR																
Year 2019-2020 From 08/04/2007 To 08/04/2019					Flat/Block No.		LAXMI NAGAR									
Account Head Details				Amount In Rs.	Premises/Building											
0030072201 SEARCH FEE				325.00	Road/Street		NAGPUR									
					Area/Locality		NAGPUR									
					Town/City/District											
					PIN				4	4	0	0	2	2		
					Remarks (If Any)											
					MOUZA BABULKHEDA KH NO 87/1 AND 2 PLOT NO 2 SEARCH FOR											
					13 YEARS											
					Amount In		Three Hundred Twenty Five Rupees Only									
Total				325.00	Words											
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK											
Cheque-DD Details					Bank CIN		Ref. No.		69103332019040810741				210051320			
Cheque/DD No.					Bank Date		RBI Date		08/04/2019-11:20:09				Not Verified with RBI			
Name of Bank					Bank-Branch			IDBI BANK								
Name of Branch					Scroll No. , Date			Not Verified with Scroll								

Department ID :

Mobile No. : 0000000000

Department ID : _____ Mobile No. : _____
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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RITESH C. MAHENDRA

ADVOCATE

**PLOT NO. O-5 "BHAKTI APARTMENT",
LAXMI NAGAR,
NAGPUR.**

Mob. : 9860902292

“श्री”

TITLE VERIFICATION REPORT

Under instructions from my client - **MEHAR INFRASTRUCTURE**,
A Proprietorship Concern, having its Office at Opposite Radisson
Blue Hotel, Near Laxmi Narayan Sabhagruh, Sneh Nagar, Wardha
Road, Nagpur-440015, Acting through its **Proprietor - SHRI.**
SACHIN S/o DINKARRAO MEHAR, Aged about 40 Years,
Occupation - Business, Resident of Savitri Vihar, Somalwada,
Wardha Road, Nagpur-440025, Tahsil & District - NAGPUR, I have



investigated the title relating to **ALL THOSE** pieces and parcel of land bearing **Plot Nos. 1-B & 2-B** out of the layout of Shravasti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, total admeasuring about **733.765 Sq. Mtrs.**, being a part & portion of the entire land bearing P.S.K. 39, Kh. Nos. 87/1 & 2 of **MOUZA - BABULKHEDA**, bearing City Survey No. 4755 and Sheet No. 79, 82 & 84, situated at Shravasti Society, Babulkheda, Nagpur, Corporation House Nos. 5739/C/1-B & 5739/C/2-B respectively, within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil & District – NAGPUR and my findings are as under :-

(1) **THAT**, ALL THAT piece and parcel of land bearing **Plot No. 1-B** out of the layout of Shravasti Gruha Nirman Sahakari Sanstha Maryadit Nagpur, total admeasuring about 4191.00 Sq. Ft. (OR 389.54 Sq. Mtrs.), being a part & portion of the entire land bearing P.S.K. 39, Kh. Nos. 87/1 & 2 of **MOUZA - BABULKHEDA**, situated at Shravasti Society, Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil & District – NAGPUR, belongs to Shri. Rupesh Diwakar Sadavarte, having purchased the same by him from Shravasti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, by a Sale Deed Dated 30/12/1999, which is duly registered in the office of the Joint Sub Registrar Nagpur-2, in Addl. Book No. 1, Volume No. 423 on Page Nos. 23 to 31, at Sr. No. 3791 on even date.



(2) **THAT**, thereafter, the said property comes under the 1900 Lay-outs being regularized and developed by Nagpur Improvement Trust under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001 and Shri. Rupesh Diwakar Sadavarte had applied to the Nagpur Improvement Trust, Nagpur for Regularisation of the said Plot of land. Accordingly considering his request the said Nagpur Improvement Trust, Nagpur while regularization of the said Plot of land it's area came to be 321.1650 Sq. Mtrs. and Shri. Rupesh Diwakar Sadavarte paid the development Charges of the Regularisation and Nagpur Improvement Trust regularized the said Plot of land vide it's Permit No. 1337, Dated 26/11/2018.

(3) **THAT**, as a result therefore Shri. Rupesh Diwakar Sadavarte has now become an absolute, exclusive and full Owner of the aforesaid **Plot No. 1 (Block-B)** with heritable and transferable rights therein and accordingly, his name is mutated in revenue records.

(4) **THAT**, in the like manner, ALL THAT piece and parcel of land bearing **Plot No. 2-B** out of the layout of Shravasti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, total admeasuring about 4441.22 Sq. Ft. (OR 412.600 Sq. Mtrs.), being a part & portion of the entire land bearing P.S.K. 39, Kh. Nos. 87/1 & 2 of **MOUZA - BABULKHEDA**, situated at Shravasti Society, Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 14



in Tahsil & District – NAGPUR, belongs to Shri. Nishikant Govind Jamkar, having purchased the same by him from Shravasti Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, by a Sale Deed Dated 11/2/1992, which is duly registered in the office of the Joint Sub Registrar Nagpur-2, in Addl. Book No. 1, Volume No. 27 on Page Nos. 265 to 266, at Sr. No. 533 on even date.

(5) **THAT**, thereafter, the said property comes under the 1900 Lay-outs being regularized and developed by Nagpur Improvement Trust under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001 and Shri. Nishikant Govind Jamkar had applied to the Nagpur Improvement Trust, Nagpur for Regularisation of the said Plot of land and accordingly Shri. Nishikant Govind Jamkar paid the development Charges of the Regularisation and Nagpur Improvement Trust regularized the said Plot of land vide it's Permit No. BE(S)/1900(U/L)/13887/3785, Dated 9/2/2009.

(6) **THAT**, as a result therefore Shri. Nishikant Govind Jamkar has now become an absolute, exclusive and full Owner of the aforesaid **Plot No. 2 (Block B)** with heritable and transferable rights therein and accordingly, his name is mutated in revenue records.

(7) **THAT**, thereafter, Shri. Rupesh Diwakar Sadavarte & Shri. Nishikant Govind Jamkar have jointly decided to develop their respective aforesaid properties (i.e. Plot No. 1-B & Plot No. 2-B)



into a **RESIDENTIAL ESTATE** and accordingly they have applied to the Nagpur Improvement Trust for amalgamation of the said plots and accordingly, the Building Engineer (S), Nagpur Improvement Trust has issued Amalgamation Letter bearing No. B.E.(S)/2602, Dated 6/3/2019 and according to the said Amalgamation Letter, the amalgamated area of the said Plot Nos. 1 & 2 is 733.765 Sq. Mtrs.

(8) **THAT**, for cogent reasons and good causes Shri. Rupesh Diwakar Sadavarte has decided to develop his aforesaid property (i.e. Plot No. 1-B) into a **RESIDENTIAL ESTATE** by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein and accordingly he has entered into an Agreement of Development in respect of his aforesaid property with **MEHAR INFRASTRUCTURE**, A Proprietorship Concern, Acting through its Proprietor - **SHRI. SACHIN S/o DINKARRAO MEHAR**, Resident of Savitri Vihar, Somalwada, Wardha Road, Nagpur-440025, Tahsil & District – NAGPUR on 29/3/2019. The said Agreement of Development is duly Adjudicated by Collector of Stamp, Nagpur City on 19/3/2019 and the full Stamp Duty of Rs. 2,35,000/- is paid at the time of the said adjudication bearing Adjudication Case No. 56/2019. Thereafter, the said Agreement of Development is duly registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 2108 on even date and Full Registration Fee of Rs. 30,000/- is paid thereon.



(9) **THAT**, accordingly, Shri. Rupesh Diwakar Sadavarte has also executed General Power of Attorney in respect of the above said property (i.e. Plot No. 1-B) in favour of Mehar Infrastructure, Acting through its Proprietor - Shri. Sachin Dinkarrao Mehar on 29/3/2019, which is duly registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 2109 on even date.

(10) **THAT**, in the like manner, for cogent reasons and good causes Shri. Nishikant Govind Jamkar has also decided to develop his aforesaid property (i.e. Plot No. 2-B) into a **RESIDENTIAL ESTATE** by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein and accordingly he has entered into an Agreement of Development in respect of his aforesaid property with **MEHAR INFRASTRUCTURE**, A Proprietorship Concern, Acting through its Proprietor - **SHRI. SACHIN S/o DINKARRAO MEHAR**, Resident of Savitri Vihar, Somalwada, Wardha Road, Nagpur-440025, Tahsil & District - NAGPUR on 29/3/2019. The said Agreement of Development is duly Adjudicated by Collector of Stamp, Nagpur City on 19/3/2019 and the full Stamp Duty of Rs. 2,48,750/- is paid at the time of the said adjudication bearing Adjudication Case No. 66/2019. Thereafter, the said Agreement of Development is duly registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 2110 on even date and Full Registration Fee of Rs. 30,000/- is paid thereon.



(11) **THAT**, accordingly, Shri. Nishikant Govind Jamkar has also executed General Power of Attorney in respect of the above said property (i.e. Plot No. 2-B) in favour of Mehar Infrastructure, Acting through its Proprietor - Shri. Sachin Dinkarrao Mehar on 29/3/2019, which is duly registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 2111 on even date.

(12) **THAT**, by the aforesaid 2 different Agreement of Development(s), Shri. Rupesh Diwakar Sadavarte & Shri. Nishikant Govind Jamkar have further specifically agreed to execute various Agreements to Sell(s) and Sale Deed(s) 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 **MEHAR INFRASTRUCTURE**.

(13) **THAT**, in pursuance of the aforesaid Agreement(s), Mehar Infrastructure, Acting through its Proprietor - Shri. Sachin Dinkarrao Mehar decided to develop the said Plots of land into a **RESIDENTIAL ESTATE** by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein as per the Building Plan sanctioned by the Building Engineer(S), Nagpur Improvement Trust, Nagpur, having its Permit No. B.E.(South)/Case No. AB-S-BA-5745/Tracking No. 2019030747/1110, Dated 30/3/2019.

(14) **THAT**, thereafter, Shri. Sachin Dinkarrao Mehar has accordingly started the construction of a Multistoried building



proposed to be constructed on the said Plot Nos. 1-B- & 2-B and to be known and styled as "**NEELMANI-7**" as per the said sanction plan.

(15) **THAT**, for the purpose of giving clear title over the Apartments proposed to be constructed to the prospective Purchasers in the said building Mehar Infrastructure, Acting through its Proprietor - Shri. Sachin Dinkarrao Mehar has executed a **DEED OF DECLARATION** Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 on 8/4/2019, which is also duly registered in the office of the Joint Sub-Registrar Nagpur-4, in Book No. 1, at Sr. No. 2383 on even date.

(16) **THAT**, I have taken online search in respect of the aforesaid properties from the web portal www.igrmaharashtra.gov.in by giving individual inputs of Plot Nos. 1-B & 2-B for the period of 13 (Thirteen) Years (i.e. from 2006 to 2018) each by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH000235298201920E, Dated 8/4/2019 & GRN No. MH000235546201920E, Dated 8/4/2019.

(17) **THAT**, during my online search I did not come across any adverse entry recorded relating to the aforesaid properties.

(18) **THAT**, with the result I am of the Opinion that the aforesaid present Owners i.e. Shri. Rupesh Diwakar Sadavarte & Shri. Nishikant Govind Jamkar holds a good, valid and marketable title



in respect of their aforesaid respective properties and the aforesaid MEHAR INFRASTRUCTURE has fully entitled to develop the aforesaid properties into Residential Estate by constructing Multistoried Building thereon and Sale the various Apartments proposed to be constructed thereon to the prospective buyers.

(19) THAT, naturally therefore prospective Purchaser(s) of the portion of the aforesaid property shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed(s).

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

Hence this report.


Ritesh C. Mahendra
ADVOCATE

NAGPUR

DATED: 9/4/2019