



CHALLAN
MTR Form Number-6



GRN	MH000966444201920E	BARCODE	01 1100 0 11 100000 011 11 01000 000000 0000 01 1000 000		Date	29/04/2019-21:15:35		Form ID					
Department Inspector General Of Registration					Payer Details								
Search Fee Type of Payment Other Items					TAX ID (If Any)								
					PAN No.(If Applicable)								
Office Name NGP8_JT NAGPUR NO 8 SUB REGISTRAR					Full Name		ADV PARITOSH PATHAK						
Location NAGPUR													
Year 2019-2020 From 29/04/2006 To 29/04/2019					Flat/Block No.		PLOT NO 4-B						
Account Head Details				Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE				325.00	Road/Street		NARA						
					Area/Locality		NAGPUR						
					Town/City/District								
					PIN			4	4	0	0	1	4
					Remarks (If Any) MOUZA NARA / KHASRA NO 148/3 AND CTS NO 478								
					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.	69103332019043010170				212889585		
Cheque/DD No.					Bank Date	RBI Date	29/04/2019-21:16:06				Not Verified with RBI		
Name of Bank					Bank-Branch		IDBI BANK						
Name of Branch					Scrbll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. :- 9637408308

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

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



PARITOSH PATHAK

ADVOCATE

Resi./Office :

Plot No. 441, "Aaradhya" Hanuman Nagar,
Near NMC Office,
NAGPUR - 440009

Mobile No. : 9637408308

E-mail : advparitoshpathak@rediffmail.com

PLACE : NAGPUR

DATE : 07/05/2019

TITLE VERIFICATION REPORT

UNDER instructions and authority from my Client M/s. SHRIPAD BUILDCON, a Proprietary Concern, having its Office at Plot No. 45, Ayodhya Nagar, Nagpur, Tahsil and District : Nagpur acting through its sole Proprietress MRS. SMITA W/o NITISH SHENDE, (INCOME TAX PAN No. DIMPS9674H, AADHAR CARD No. 3409 2859 1562 & MOBILE No. 9881068132), Resident of Plot No. 45, Ayodhya Nagar, Nagpur, Tahsil and District : Nagpur, I have investigated the title relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 4-B, containing by admeasurement 1,114.8620 Sq. Mtrs. (as per Regularization Letter of NIT), being a portion of the entire land bearing Kh. No. 148/3 of Mouza : NARA, P.S.K. : 11, TOGETHERWITH the Multistoried Building proposed to be constructed on the said Plot of land and to be known and styled as "MANIK ENCLAVE", including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 3090/B/4, City Survey No. 478 and Sheet No. 636/93, situated at Nara, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District : NAGPUR and my findings and observations are as under :-

- 2
- (1) THAT, it is found from the revenue records that ALL THAT Piece and parcel of land bearing Kh. No. 148/3 of Mouza : NARA, P.S.K. : 11, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 478 and Sheet No. 636/93, situated at Nara, Nagpur within the limits of the Nagpur Municipal Corporation in Tahsil and District : NAGPUR, Originally belonged to Shri Hemraj Ganpatrao Chaudhary, being the recorded Owner thereof.
 - (2) THAT, the aforesaid Shri Hemraj Ganpatrao Chaudhary lateron prepared a layout on the said Kh. No. 148/3 by carving out various Plots of different sizes therein.
 - (3) THAT, the aforesaid Shri Hemraj Ganpatrao Chaudhary lateron in his turn through his Power of Attorney Holder Shri Manikrao Ganpatrao Chaudhary had transferred/sold Plot No. 4-B, out of his aforesaid layout containing by admeasurement 1,115 Sq. Mtrs. (As per Regularization Letter of NIT area is 1,114.8620 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 148/3 of Mouza : NARA, P.S.K. : 11, bearing Corporation House No. 3090/B/4, City Survey No. 478 and Sheet No. 636/93, situated at Nara, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District : NAGPUR by way of sale to Shri. Vijay Manikrao Chaudhary, by a Sale Deed Dated 27/10/2015, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 3212 on even date. As a result therefore the said Shri Vijay Manikrao Chaudhary has now become an exclusive, absolute and full Owner of the said property with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records as also in the Property Card of City Survey, Nagpur.
 - (4) THAT, the aforesaid Plot No. 4-B is covered under the Scheme of 1900 layout of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001.
 - (5) THAT, the aforesaid Shri Vijay Manikrao Chaudhary lateron applied to the Nagpur Improvement Trust, Nagpur for Regularization and Development of the said Plot Nos. 4-B under its aforesaid Scheme. Considering his request and on receipt of the necessary Regularization and Development charges from him, the Nagpur Improvement Trust lateron Regularized the said Plot No. 4-B and accordingly a Regularization Letter to that effect is also issued by the Building Engineer (NORTH), Nagpur Improvement Trust, Nagpur vide its Permit No. BE (N)/1031 Dated 06/11/2017 in Case No. 201110312 and Layout No. 1900/Nara/5068 in favour of Shri Vijay Manikrao Chaudhary.
 - (6) THAT, as per the said Regularization Letter Dated 06/11/2017 the area of the said Plot No. 4-B is shown and declared as 1,114.8620 Sq. Mtrs. Thus the area of the said Plot No. 4-B is at present 1,114.8620 Sq. Mtrs.
 - (7) THAT, the aforesaid Plot No. 4-B is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide his Order Dated 08/11/2017 passed in Revenue Case No. 1446/NAP-34/2017-18.

- (8) THAT, the said Shri Vijay Manikrao Chaudhary lateron decided to develop the said Plot No. 4-B into a Residential Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.
- (9) THAT, accordingly by an Agreement of Development Dated 31/03/2019 the said Shri Vijay Manikrao Chaudhary has entrusted the entire work of development of the said Plot No. 4-B to Mrs. Smita Nitish Shende (Proprietress of M/s. Shripad Buildcon) upon the several terms and conditions contained therein and the said Agreement is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 8 in Book No. 1 at Sr. No. 1098 on dated 03/04/2019. The said Agreement is Adjudicated by Collector of Stamps, Nagpur on dated 25/03/2019.
- (10) THAT, by the same Agreement Dated 31/03/2019 the aforesaid Shri. Vijay Manikrao Chaudhary has specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the undivided proportionate share and interest in the said Plot No. 4-B in favour of each such individual prospective buyer(s) as may be nominated by M/s. Shripad Buildcon.
- (11) THAT, for completion of the said scheme in all respects aforesaid Shri. Vijay Manikrao Chaudhary has executed General Power of Attorney on dated 03/04/2019 and thereby he appointed, authorized and empowered Mrs. Smita Nitish Shende (Proprietress of M/s. Shripad Buildcon) to dealing in respect of the aforesaid property and the said Power of Attorney is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 8 in Book No. 1 at Sr. No. 1099 on dated 03/04/2019.
- (12) THAT, in pursuance of the said Agreement Dated 31/03/2019 the aforesaid M/s. Shripad Buildcon through its Proprietress Mrs. Smita Nitish Shende prepared a Plan of the Multistoried Building proposed to be constructed on the said Plot No. 4-B and to be known and styled as "MANIK ENCLAVE" and the same is duly sanctioned and approved by the Building Engineer (NORTH), Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE (NORTH)/ CASE No. AB-N-78/ Tracking No. 2018050571/1517, Dated 28-01-2019.
- (13) THAT, the aforesaid Shri Vijay Manikrao Chaudhary through her Power of Attorney Holder M/s. Shripad Buildcon represented through its Proprietress Mrs. Smita Nitish Shende submitted the said entire property comprising Plot No. 4-B Together with the Multistoried Building proposed to be constructed thereon and to be known and styled "Manik Enclave" is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on dated 04-05-2019 and the same is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 8 in Book No. 1 at Sr. No. 1385 on even date.
- (14) THAT, the Real Estate (Regulation and Development) Act, 2016 having come into force with effect from dated 01/05/2017 is applicable to the said entire proposed project and same is come under RERA and thus all the Terms, Rules, conditions and

Regulations mentioned in the said Act shall always remain applicable to the said proposed entire Project. The Grantor and Developer hereby assures that they shall get the aforesaid proposed Project registered with RERA within the stipulated period.

(15) THAT, for the purpose of verification of title relating to the property comprising Plot No. 4-B, out of his aforesaid layout containing by admeasurement 1,114.8620 Sq. Mtrs. (As per Regularization Letter of NIT), being a portion of the entire land bearing Kh. No. 148/3 of Mouza : NARA, P.S.K. : 11, Togetherwith the Multistoried Building proposed to be constructed thereon and to be known and styled as "Manik Enclave", bearing Corporation House No. 3090/B/4, City Survey No. 478 and Sheet No. 636/93, situated at Nara, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District : NAGPUR the following documents were provided to me :-

Sr. Nos.	Title of Document	Original/Xerox
1)	Copy of Agreement to Sell for Plot No. 4-B Dated 02/07/1999.	Xerox
2)	Copy of Power of Attorney for Plot No. 4-B Dated 19/04/2003.	Xerox
3)	Copy of Sale Deed for Plot No. 4-B Dated 27/10/2015.	Xerox
4)	Copy of Regularization Letter of Plot No. 4-B Dated 06/11/2017.	Xerox
5)	Copy of N.A. Order for Plot No. 4-B Dated 08/11/2017.	Xerox
6)	Copy of Adjudication Order of Collector of Stamps, Nagpur Dated 25/03/2019.	Xerox
7)	Copy of Agreement of Development for Plot No. 4-B Dated 31/03/2019.	Xerox
8)	Copy of General Power of Attorney for Plot No. 4-B Dated 03/04/2019.	Xerox
9)	Copy of Building Permit and Sanctioned Map Dated 28-01-2019.	Xerox
10)	Copy of Deed of Declaration for Plot No. 4-B Dated 04-05-2019.	Xerox
11)	Copy of Layout Plan of Kh. No. 148/3.	Xerox
12)	Copy Of Property Card of City Survey for the aforesaid property.	Xerox
13)	Copy Of Nagpur Municipal Corporation Tax Receipt paid upto 2018-2019.	Xerox

(16) THAT, all the aforesaid documents provided and produced by M/s. Shripad Buildcon to me are Photocopies and therefore it is necessary to verify the Original copies in the custody of the aforesaid present Land Owner Shri Vijay Manikrao Chaudhary and Developer M/s. Shripad Buildcon. In the like manner it is further necessary to obtain an Affidavit from the aforesaid M/s. Shripad Buildcon that it has not executed any unregistered deed or document whereby the ownership right is affected, diluted or a third party interest is created.

(17) THAT, I have taken on line search in respect of the aforesaid property from the Government web site igrmaharashtra.gov.in by putting Khasra Number 148/3 & Plot No. 4-B, of Mouza : Nara, therein for the period of 13 (Thirteen) Years (commencing from 2006 to 2019) by depositing the necessary search fees in the Office of the Sub-Registrar, Nagpur vide Challan/GRN No. MH000966444201920E, Dated 29-04-2019 online only those available online. The Original Challan Copy of the same is enclosed herewith.

(18) THAT, during my Online Search I does not found any adverse entry recorded in respect of the aforesaid property hereby proposed to be developed as mentioned above and consequentially therefore the aforesaid present Owner Shri Vijay Manikrao Chaudhary holds a good, valid and marketable title in respect of the said property.

(19) THAT, during my search and in view of the perusal of documents, I do hereby state my observations are as under :

- (i) That, a Registration of the said proposed scheme with The Real Estate (Regulation and Development) (i.e. RERA) is essential within the stipulated period by M/s. Shripad Buildcon.

(20) THAT, with the result I am of the opinion that the aforesaid property is free from encumbrances of all kinds whatsoever and the present Owner Shri Vijay Manikrao Chaudhary holds a good, valid and marketable title in respect of the said property and M/s. Shripad Buildcon has fully entitled to develop the said property into a Residential Estate as per the sanctioned Building Plan as mentioned above. I hereby inform that it is necessary to get the aforesaid entire project under RERA Act within the stipulated period and on complying the said fact the aforesaid Land Owner namely Shri Vijay Manikrao Dhaudhary and M/s. Shripad Buildcon in the capacity of Developer shall fully entitled to execute various Agreements and Sale Deeds in respect of the Built-up Premises in the said proposed scheme known and styled as "Manik Enclave" in favor of the prospective buyers/purchasers.

(21) THAT, naturally therefore on Registration of the said Project with RERA and obtaining a Registration Certificate from RERA Authority as mentioned in Para (20) above, any prospective buyer who desire to purchase the Built-up Premises in the Multistoried Building proposed to be constructed on the said Plot No. 4-B, containing by admeasurement 1,114.8620 Sq. Mtrs., being a portion of the entire land bearing



Kh. No. 148/3 of Mouza : NARA, P.S.K. : 11 and to be known and styled as "Manik Enclave" Togetherwith the Undivided Proportionate share in the said Plot of land, bearing Corporation House No. 3090/B/4, City Survey No. 478 and Sheet No. 636/93, situated at Nara, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District : NAGPUR shall also acquire good, valid and marketable title thereto on obtaining a proper and duly registered Agreement and Sale Deed from the present Land Owner namely Shri Vijay Manikrao Chaudhary and M/s. Shripad Buildcon in the capacity of Developer.

(22) THAT, it is needless to mention here that on obtaining such Agreement and Sale Deed such Prospective buyer/purchaser can very well mortgaged her/his aforesaid property to any financial institution by way of security for the repayment of loan, if any advanced to her/him.

SCHEDULE OF PROPERTY
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 4-B, containing by admeasurement 1,114.8620 Sq. Mtrs. (as per Regularization Letter of NIT), being a portion of the entire land bearing Kh. No. 148/3 of Mouza : NARA, P.S.K. : 11, TOGETHERWITH the Multistoried Building proposed to be constructed on the said Plot of land and to be known and styled as "MANIK ENCLAVE", including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 3090/B/4, City Survey No. 478 and Sheet No. 636/93, situated at Nara, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District : NAGPUR and bounded as under :-

ON THE EAST	:	PLOT NO. 4-C.
ON THE WEST	:	PLOT NO. 4-A.
ON THE NORTH	:	9.00 MTRS. WIDE ROAD.
ON THE SOUTH	:	PLOT NO. 5-D.

Hence this Title Verification Report.



(PARITOSH PATHAK)
ADVOCATE