Office : A-3, Vishal Apts.,
Major Chaudhary Lane,
Ajni Square,
Wardha Road, Nagpur.
☎ ~~2231922~~
Cell : 9423682284
E-mail : shaileshghagarkar@gmail.com

Resi. : 26, Jeevan Jyoti Apts.,
Rahate Colony,
Darda Marg,
Wardha Road,
Nagpur - 440 022.
☎ : ~~2521884~~

Shailesh Ghagarkar
Advocate

Nagpur
Dated : 23.07.2019

TITLE INVESTIGATION
AND
SEARCH REPORT

Having been entrusted by **M/s. Maharana's** , Builders, Developers & Engineers, a Partnership Firm, having its Office at 'Shivhare Bhawan', Koshtipura, Sitabuldi, Nagpur – 440012 for title investigation and search of the following property , I submit the report on the basis of documents supplies to me and searches taken in the Office of Sub-Registrar at Nagpur.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Non-Agricultural land being Amalgamated **Plot Nos. 110, 111, 112, 135, 136 and 137 Total admeasuring 1392.343 Sq. Mtr. (As per N.I.T.'s Amalgamation Letter dated 26.04.2018)** in the sanctioned layout of Sawan Co-operative Housing Society Ltd., Nagpur, out of Khasra No. 31/1, of **Mouza GOREWADA,** Patwari Halka No. 8-A, **City Survey No. 31, Sheet No. 31 / 32 / 35** within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust , Tahsil and District Nagpur and bounded as under :

Towards East:	9.140 Mtr. wide Road ;
Towards West:	9.00 Mtr. wide Road ;
Towards North:	Plot No. 113, 132, 133, & 134 ;
Towards South:	Other Layout .

THAT, all that piece and parcel of land admeasuring 1.12 Hectors out of Khasra No. 31/1 of **Mouza GOREWADA**, Patwari Halka No. 8-A, bearing City Survey No. 31, Sheet No. 31 / 32 / 35 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur was originally owned by one Shri Kashinath Sadashiv Dodake who entered into an Agreement for sale dated 07.09.2000 in respect of said land with The Sawan Co-operative Housing Society Ltd., Nagpur a Society registered under the Maharashtra Co-operative Societies Act, and the said Society taken over the possession of the said land from the above named recorded owner.

THAT, The Sawan Co-operative Housing Society Ltd., Nagpur further prepared a layout plan over the said land bearing Khasra No. 31 /1 of Mouza Gorewada, Nagpur comprising of various independent / individual plots of land for its members and entered into an Agreement for sale dated 07.11.2000 in respect of Plot No. 110 admeasuring 200.06 Sq. Mtr., Plot No. 111 admeasuring 192.01 Sq. Mtr. and Plot No. 112 admeasuring 182.26 Sq. Mtr. alongwith other 5 plots of land out of said Khasra No. 31/1 with one Smt. Ambibai Kashinath Dodke and also delivered the possession of all the said plots to her in part performance of contract.

THAT, said Sawan Co-operative Housing Society Ltd., Nagpur also entered into Agreement for Sale dated 07.11.2000 in respect of Plot No. 135 admeasuring 312.201 Sq. Mtr. , Plot No. 136 admeasuring 277.79 Sq. Mtr. and Plot No. 137 admeasuring 249.98 Sq. Mtr. alongwith one another plot of land out of Khasra No. 31/1 with Shri Kashinath Sadashiv Dodke and delivered the possession of all the said plots of land to him in part performance of contract.

THAT, the said layout of Khasra No. 31/1 of Mouza GOREWADA, Nagpur was under unauthorised layouts of Nagpur City and the Nagpur Improvement Trust, Nagpur included the said layout under the Maharashtra Gunthewari Development (Regulation , Upgradation and Control) Act, 2001 of Nagpur City, accordingly Smt. Ambibai Kashinath Dodke and Shri Kashinath Sadashiv Dodke applied for regularisation of their respective plots out of Khasra No. 31/1 of Mouza GOREWADA , Nagpur.

THAT, the above mentioned Agreement for Sale dated 07.11.2000 for purchase of Plot Nos. 107, 108, 109, 110, 111, 112, 113 & 139 in the name of Smt. Ambibai Kashinath Dodke is Impounded by the Collector of Stamps on 14.05.2005 U/s. 33 by recovering Deficit Stamp Duty under Article 25 (b) and Penalty U/s. 39 of the Bombay Stamp Act., 1958 .

SIMLILARLY, the Agreement for Sale dated 07.11.2000 for purchase of Plot Nos. 135, 136, 137 & 138 in the name of Shri Kashinath Sadashiv Dodke is Impounded by the Collector of Stamps on 14.05.2005 U/s. 33 by recovering Deficit Stamp Duty under Article 25 (b) and Penalty U/s. 39 of the Bombay Stamp Act., 1958 .

THAT, above named recorded land owner Shri Kashinath Sadashiv Dodake executed and registered a Sale Deed in respect of entire land admeasuring 1.12 Hectors out of Khasra No. 31/1 of Mouza Gorewada, Nagpur in favour of Sawan Co-operative Housing Society Ltd., at Serial No. 1630 / 2006 in the Office of sub-Registrar, Nagpur -8 on 21.03.2006.

THAT, the Sawan Co.-operative Housing Society Ltd., Nagpur after becoming absolute owner of said entire land out of Khasra No. 31/1 of Mouza Gorewada, Nagpur , in pursuance of Agreement for Sale executed with Smt. Ambibai Kashinath Dodke further executed separate Sale Deeds in her name in respect of Plot Nos. 110 , Plot No. 111 and Plot No. 112 which are duly registered in the Office of Sub-Registrar, Nagpur - 8 at Serial Nos. 1657 / 2006, 1661 / 2006 and 1660 / 2006 respectively on 21.03.2006.

THAT, the Sawan Co.-operative Housing Society Ltd., Nagpur after becoming absolute owner of said entire land out of Khasra No. 31/1 of Mouza Gorewada, Nagpur , in pursuance of Agreement for Sale executed with Shri Kashinath Sadashiv Dodke also executed separate Sale Deeds in his name in respect of Plot Nos. 135 , Plot No. 136 and Plot No. 137 which are duly registered in the Office of Sub-Registrar, Nagpur - 8 at Serial Nos. 1643 / 2006, 1640 / 2006 and 1641 / 2006 respectively on 21.03.2006.

THAT, Smt. Ambibai Kashinath Dodke and Shri Kashinath Sadashiv Dodke being absolute and recorded owners of their respective plots of land alongwith four other persons further entered into an Agreement of Development dated 21.03.2006 with M/S. MAHARANA'S, Builders, Developers & Engineers, Nagpur for development and construction of Total 48 Plots of land total admeasuring 7138.50 Sq. Mtrs. out of Khasra No. 31 / 1 of Mouza Gorewada, Nagpur

Office : A-3, Vishal Apts.,
Major Chaudhary Lane,
Ajni Square,
Wardha Road, Nagpur.
☎ 2231922.
Cell 9423682284
E-mail : shaileshghagarkar@gmail.com

Resi. : 26, Jeevan Jyoti Apts.,
Rahate Colony,
Darda Marg,
Wardha Road,
Nagpur - 440 022.
☎ 2521884

Shailesh Ghagarkar
Advocate

on certain terms and conditions which is duly Registered at Serial No. 1679 / 2006 in the Office of Sub-Registrar Nagpur - 8 on even date by paying Required Stamp Duty and Registration Fees thereon.

THAT, in pursuance of said Agreement of Development dated 21.03.06, Smt. Ambibai Kashinath Dodke and Shri Kashinath Sadashiv Dodke alongwith others also executed an Irrevocable General Power of Attorney dated 21.03.2006 empowering and authorising SHRI. VILAS SAHEBRAO DESHMUKH, one of the Partners of M/S MAHARANA'S, Builders, Developers & Engineers, Nagpur to do various acts, deeds and things in respect of all the 48 Plots, for construction and to Sell / Transfer the said Plots and / or tenement, apartments, units, flats, bungalows, etc. to the prospective purchasers of the same and also authorised him to receive consideration thereof. The said Irrevocable General Power of Attorney is Registered at Serial No. 1680 / 2006 in the Office of Sub-Registrar Nagpur- 8 on even date.

THAT, M/S. Maharana's, Builders, Developers & Engineers, Nagpur further applied for regularisation of said entire 48 Plots out of Khasra No. 31/1 to the Nagpur Improvement Trust, Nagpur and have paid the required charges for Development / Regularisation of all the plots to the Nagpur Improvement Trust, Nagpur in the name of respective owners thereof and paid the required Regularisation / Development Charges to the Nagpur Improvement Trust.

THAT, the Nagpur Improvement Trust, Nagpur after the receipt of entire regularisation charges of all the 48 Plots, regularised the said Plots and issued separate Regularisation Letters, all dated 23.03.2006 in the name of original owners.

THAT, the Additional Tahsildar, Non-Agricultural Assessment, Nagpur vide its separate Orders, all dated 10.09.2008 converted the said 48 Plots of land out of Khasra No. 31/1 of Mouza GOREWADA, Nagpur into Non-Agricultural residential purposes and assessed the Non-Agricultural taxes over the same.

THAT, M/S. Maharana's, Builders, Developers & Engineers through its Partners, in pursuance of Registered Irrevocable General Power of Attorney have transferred 18 separate Plots, total admeasuring 2516.347 Sq. Mtrs. (bearing Plot Nos. 109, 123 to 131 and 138 to 145) to prospective individual purchasers out of total 48 Plots total admeasuring 7138.50 Sq. Mtrs. (As per N.I.T. Regularisation) of Khasra No. 31/1 Mouza GOREWADA, Nagpur. As such there remains total 30 separate Plots of land total admeasuring 4622.153 Sq. Mtrs. or 49752.85 Sq. Ft. with them. (inclusive of Plot Nos. 110, 111, 112 owned by Smt. Ambibai Dodke **and** Plot Nos. 135, 136 & 137 owned by Shri Kashinath Dodke) .

THAT, M/S. Maharana's, Builders, Developers & Engineers after paying the entire agreed consideration to the respective owners of all the said 48 plots in pursuance of registered Agreement of Development dated 21.03.2006, further retained remaining 30 Plots of land total admeasuirng 4622.153 Sq. Mtrs. OR 49752.85 Sq. Ft. (As per N.I.T. Regularisation) from the respective owners vide registered Sale Deed dated 09.03.2012 which is duly Registered at Serial No. 1144 / 2012 in the Office of Sub-Registrar, Nagpur -4 on even date.

Ghagarkar

THUS M/S. Maharana's, Builders, Developers & Engineers became absolute owners of said remaining 30 Plots (inclusive of Plot Nos. 110, 111,112 owned by Smt. Ambibai Dodke **and** Plot Nos. 135,136 & 137 owned by Shri Kashinath Dodke) and their / its name is duly recorded over all the said plots of land in relevant records of the Government Department.

THAT, M/S. Maharana's, Builders, Developers & Engineers decided to develop the Plots Nos. 135, 136 and 137 out of the said entire layout of Khasra No. 31/1 of Mouza Gorewada , Nagpur and prepared separate building plans over the same comprising of three separate buildings and got it sanctioned from the Nagpur Improvement Trust, Nagpur.

M/S. Maharana's, Builders, Developers and Engineers submitted the proposed scheme known as "YAMUNA APARTMENTS" over the Plot No. 135 comprising of Six separate Residential apartments therein to the provisions of Maharashtra Apartment Ownership Act, 1970 and Registered a Deed of Declaration dated 30.01.2018 at Serial No. 574 / 2018 in the Office of Sub-Registrar, Nagpur -4. The said Deed of Declaration is further corrected vide Correction Deed which is duly Registered at Serial No. 5907 / 2018 in the Office of Sub-Registrar, Nagpur -4.

M/S. Maharana's, Builders, Developers and Engineers submitted the proposed scheme known as "KAVERI APARTMENTS" over the Plot No. 136 comprising of Six separate Residential apartments therein to the provisions of Maharashtra Apartment Ownership Act, 1970 and Registered a Deed of Declaration dated 30.01.2018 at Serial No. 575 / 2018 in the Office of Sub-Registrar, Nagpur -4.

M/S. Maharana's, Builders, Developers and Engineers submitted the proposed scheme known as "NARMADA APARTMENTS" over the Plot No. 137 comprising of Five separate Residential apartments therein to the provisions of Maharashtra Apartment Ownership Act, 1970 and Registered a Deed of Declaration dated 30.01.2018 at Serial No. 576 / 2018 in the Office of Sub-Registrar, Nagpur -4.

THAT, M/s. Maharana's , Builders, Developers and Engineers availed Project Term Loan of Rs. 200.00 Lakh by mortgaging all the above three Plot Nos. 135, 136 and 137 having total proposed 26 units to be constructed over the same alongwith Plot Nos. 110, 111 & 112 to the Tirupati Urban Co-operative Bank Ltd., Nagpur vide Deed of Equitable Mortgage dated 28.02.2018 for which an Intimation is recorded in the Office of Sub-Registrar, Nagpur -4 at Filing No. 697 /2018 on 06.03.2018.

M/S. Maharana's, Builders, Developers and Engineers further dropped an idea to develop and construct the above mentioned three separate schemes over the Plot Nos. 135, 136 and 137, hence applied for amalgamation of said Plot Nos. 135, 136 and 137 with Plot Nos. 110, 111 and 112 of their ownership out of said Khasra No. 31/1 of Mouza Gorewada , Nagpur to the Nagpur Improvement Trust, Nagpur with intent to develop and construct a single storey building / project thereon comprising of 30 separate residential apartments / units / tenements / flats therein.

THAT, the Building Engineer (West), Nagpur Improvement Trust, Nagpur amalgamated the said **SIX PLOTS** bearing Nos. 110, 111, 112, 135, 136 & 137 vide Amalgamation Letter No. B.E.(W) / 752 dated 26.04.2018, Total admeasuring 1392.343 Sq. Mtr. on receipt of amalgamation and other charges thereon.

Office.: A-3, Vishal Apts.,
Major Chaudhary Lane,
Ajni Square,
Wardha Road, Nagpur.
☎ 2231922.
Cell : 9423682284
E-mail : shaileshghagarkar@gmail.com

Resi. : 26, Jeevan Jyoti Apts.,
Rahate Colony,
Darda Marg,
Wardha Road,
Nagpur - 440 022.
☎ : 2521884

Shailesh Ghagarkar
Advocate

THAT, M/s. Maharana's further prepared a single building plan over all the said **SIX amalgamated plots,** Total admeasuring 1392.343 Sq. Mtr. comprising of 30 (THIRTY) separate Residential Apartments / Units / Tenaments / Flats and got it sanctioned from the Building Engineer (West) , Nagpur Improvement Trust, Nagpur vide Permit No. B.E. (West) / Case No. AB-W-G-7 / Tracking No. 2018123125 / 1855 / 455 dated 30.01.2019.

THAT, M/S. Maharana's, Builders, Developers and Engineers further intimated their intention to develop and construct a single building / scheme over the said amalgamated plots by cancelling previous Deed of Declaration of Plot Nos. 135, 136 and 137 and applied for permission / No Objection Letter to the Tirupati Urban Co-operative Bank Ltd., Nagpur for the same and the said Bank after considering the request of the owners / developers, issued a No Objection Letter / permission dated 12.06.2019 for construction of single scheme / building over the amalgamated plot Nos. 110, 111, 112, 135, 136 and 137 and cancellation of previous Deed of Declaration with condition to execute fresh / single Deed of Declaration in respect of all the amalgamated plots and get mortgaged the said amalgamated plots having total 30 proposed units / apartments .

THAT, due to amalgamation of Plot Nos. 135, 136 & 137 with Plot Nos. 110, 111 & 112 , the registered Deed of Declarations in respect of proposed schemes over Plot Nos. 135, 136 and 137 as mentioned hereinabove became infructuous. Therefore owners, M/s. Maharana's further cancelled the previous Deed of Declarations and Correction Deed vide three separate Deed of Cancellation as under :

(a) Deed of Cancellation dated 29.06.2019 duly registered at Serial No. 4461/ 2019 in the Office of Sub-Registrar, Nagpur - 4 with respect to Deed of Declaration Registered at Serial No. 574 / 2018 alongwith its Correction Deed at Serial No. 5907 / 2018 regarding proposed "Yamuna Apartments" scheme over Plot No. 135.
(b) Deed of Cancellation dated 29.08.2019 duly registered at Serial No. 4462 / 2019 in the Office of Sub-Registrar, Nagpur - 4 with respect to Deed of Declaration Registered at Serial No. 575 / 2018 regarding proposed "Kaveri Apartments" scheme over Plot No. 136.
(c) Deed of Cancellation dated 29.06.2019 duly registered at Serial No. 4463 / 2019 in the Office of Sub-Registrar, Nagpur - 4 with respect to Deed of Declaration Registered at Serial No. 576 / 2018 regarding proposed "Narmada Apartments" scheme over Plot No. 137.

THAT, M/s. Maharana's / land owners have submitted the scheme / project comprising of 30 (THIRTY) separate residential Apartments / Units / Tenaments / Flats to be constructed over the said amalgamated plots Nos. 110, 111, 112, 135,136 & 137 total admeasuring 1392.343 Sq. Mtr. with the Premium / Paid F.S.I., known and styled as **"YAMUNA APARTMENTS"** to the provisions of Maharashtra Apartment Ownership Act, 1970 and a Deed of Declaration dated 20.06.2019 U/s. 2 of the said Act., is duly executed and registered by them as Grantors at Serial No. 4464 / 2019 in the Office of Sub-Registrar, Nagpur -4.

THAT, M/s. Maharana's started construction of a multi storied Scheme / Project over amalgamated Plot Nos. 110,111,112,135,136 and 137 comprising of Ground + Four Upper Floors having 30 separate Residential Apartments / Units / Tenaments / Flats therein with heritable and transferable rights with permissible Built up area of 1810.046 Sq. Mtr. inclusive of 30 % premium F.S.I. known and styled as **"YAMUNA APARTMENTS"**.

Thus the title to the above mentioned property / land in the name of M/S. Maharana's, Builders, Developers and Engineers is established . The chain of title is unbroken. All the deeds and documents were executed by paying required Stamp Duty and also registered as per prevailing law. The title of M/S. Maharana's, Builders, Developers and Engineers is good , valid and marketable except equitable mortgage for Project Term Loan of Rs. 200.00 Lakh with Tirupati Urban Co-operative Bank Ltd., Nagpur.

I have also taken searches in the Office of Sub-Registrar of Assurances at Nagpur for thirty years and paid required search fees vide Challan No. GRN MH003537230201920E dated 02.07.2019. Copy of Challan is enclosed herewith. During the searches, I did not found any entry / ies adverse or affecting the title of above land and proposed Housing Scheme project over the same except equitable mortgage for Project Term Loan as mentioned above with Tirupati Urban Co-operative Bank Ltd., Nagpur and the recorded owners M/S. Maharana's, Builders, Developers and Engineers Nagpur as well as the individual residential apartments / tenaments / units etc. in the said proposed "YAMUNA APARTMENTS" Scheme / Project over the amalgamated Plot Nos. 110, 111, 112, 135, 136 and 137 of Mouza Gorewada , Khasra No. 31/1 , Nagpur and no entries adverse or any encumbrance , charge, mortgage, gift etc. was found rather than the encumbrance / mortgage mentioned herein.

Thus the said property is free from all encumbrance except equitable mortgage for Project Term Loan with Tirupati Urban Co-operative Bank Ltd., Nagpur and the prospective buyers of residential apartments / tenaments / units in said **Scheme** may get good, clear, valid and marketable title with heritable and transferable rights therein by obtaining NOC for respective units to be transferred to prospective purchasers from Tirupati Urban Co-operative Bank Ltd., Nagpur And the said property and / or prospective individual owners of the units therein alongwith their respective proportionate undivided share and interest in the land may be mortgage with any financial institutions and banks .

An Affidavit from the present owners i.e. M/s. Maharana's , Builders, Developers and Engineers , Nagpur through its Partners may be obtain, declaring and stating that :

A. the said project will be register under the provisions of The Real Estate (Regulation and Development) Act, 2016 with the appropriate authority ;
B. have not created any charge, gift, mortgage or encumbrance in respect of said land and individual residential apartments / units in the proposed "Yamuna Apartments" Scheme / Project except Project Term Loan from Tirupati Urban Co-operative Bank Ltd., Nagpur.
C. have not availed any finance / project loan etc. from any other Financial Institutions, Banks, Societies, person or persons etc. over the same except Tirupati Urban Co-operative Bank Ltd., Nagpur.

Office : A-3, Vishal Apts.,
Major Chaudhary Lane,
Ajni Square,
Wardha Road, Nagpur.
☎ 2231922.
Cell : 9423682284
E-mail : shaileshghagarkar@gmail.com

Resi. : 26, Jeevan Jyoti Apts.,
Rahate Colony,
Darda Marg,
Wardha Road,
Nagpur - 440 022.
☎ : 2521884

Shailesh Ghagarkar
Advocate

D. have not received any notice or notices from any Government or Local Body/ies or any prohibitory orders from any Court of Law regarding its ownership over the said land and restraining them to develop and construct the Housing Scheme over the said land and enter into any agreement with prospective purchasers in the said scheme / project and ;

E. they have good , valid , clear and marketable title over the said land and scheme project to be carried out over it except equitable mortgage with Tirupati Urban Co-operative Bank Ltd., Nagpur.

F. they shall obtain NOC for sale / transfer of respective apartments / units to prospective purchasers from Tirupati Urban Co-operative Bank Ltd., Nagpur till the entire project term loan is repaid.

With this, I opine that the title to the aforesaid property is good, clear and marketable and it may be valid the mortgage by intending purchasers for loan after the Sale Deed is executed in their favour in respect of respective individual units and its undivided share in the land by obtaining proper NOC from Tirupati Urban Co-operative Bank Ltd., Nagpur.

Documents perused by me :

1. Copy of Agreement to Sell dated 07.09.2000 between Kashinath Sadashiv Dodke and Sawan Co-op. Hsg. Society Ltd. in respect of land admeasuring 1.12 Hectors of Khasra No.31/1 , Mouza Gorewada.
2. Copy of Impounded Agreement dated 07.11.2000 between Sawan Co.-op. Hsg. Society Ltd. and Smt. Ambikabai Kashinath Dodke in respect of Plot Nos. 107,108,109,110, 111,112,113 and 139.
3. Copy of Impounded Agreement dated 07.11.2000 between Sawan Co.-op. Hsg. Society Ltd. and Kashinath Sadashiv Dodke in respect of Plot Nos. 135,136,137and 138.
4. Copy of Sale Deed between Kashinath Sadashiv Dodke and Sawan Co-operative Housing Society Ltd., registered at Serial No. 1630 / 2006 in the Office of sub-Registrar, Nagpur -8 on 21.03.2006 in respect of land bearing Khasra No. 31/1 of Mouza Gorewada.
5. Copies of Sale Deeds executed by Sawan Co-op. Hsg. Society Ltd. in the name of Smt. Ambikabai Kashinath Dodke in respect of Plot Nos. 110 , 111 and 112 which are duly registered in the Office of Sub-Registrar, Nagpur - 8 at Serial Nos. 1657 / 2006, 1661 / 2006 and 1660 / 2006 respectively on 21.03.2006.
6. Copies of Sale Deeds executed by Sawan Co-op. Hsg. Society Ltd. in the name of Kashinath Sadashiv Dodke in respect of Plot Nos. 135 , 136 & 137 which are duly registered in the Office of Sub-Registrar, Nagpur - 8 at Serial Nos. 1643/2006, 1640/2006 and 1641/2006 respectively on 21.03.2006.
7. Copy of Registered Agreement of Development dated 21.03.2006 between Kashinath Sadashiv Dodke and four others with M/S. MAHARANA'S, for development and construction of Total 48 Plots of land total admeasuring 7138.50 Sq. Mtrs. out of Khasra No. 31 / 1 of Mouza Gorewada, Nagpur at Serial No. 1679 / 2006 in the Office of Sub-Registrar Nagpur – 8.
8. Copy of registered Irrevocable General Power of Attorney executed by Kashinath Sadashiv Dodke and four others in the name of one of the Partners of M/S. MAHARANA'S, at Serial No. 1680 /2006 in the Office of Sub-Registrar, Nagpur -8.
9. Copies of Regularisation Letters all dated 23.03.2006 issued by Nagpur Improvement Trust, Nagpur in respect of Plot No. 110,111,112,135,136,137 in the name of respective original owners.

10. Copies of N.A. Orders all dated 10.09.2008 in respect of Plot No. 110, 111, 112, 135, 136, 137 in the name of respective original owners.
11. Copy of registered Sale Deed dated 09.03.2012 at Serial No. 1144 / 2012 in the Office of Sub-Registrar, Nagpur - 4 in respect of 30 Plots in the name of M/s. Maharana's.
12. Copies of three separate Registered Deed of Declarations in respect of Plot Nos. 135, 136 &137 at Serial No. 574/2018, 575/2018 & 576/2018 in the Office of Sub-Registrar, Nagpur - 4 by M/s. Maharana's.
13. Copy of Registered Deed of Correction to the Deed of Declaration in respect of Plot No. 135 at serial No. 5907 /2018 in the Office of Sub-Registrar, Nagpur -4.
14. Copy of Equitable Mortgage dated 28.02.2018 with Intimation receipt in the Office of Sub-Registrar, Nagpur -4 at Filing No.697/2018 on 06.03.2018 in respect of Plot Nos. 135,136 & 137.
15. Copy of Amalgamation Letter No. B.E.(W) / 752 with approved plan dated 26.04.2018 issued by Nagpur Improvement Trust, Nagpur in respect of Plot Nos. 110,111,112,135,136 & 137.
16. Copy of Building Permit and sanctioned Building Plan vide Permit No. B.E. (West) / Case No. AB-W-G-7 / Tracking No. 2018123125 / 1855 / 455 dated 30.01.2019 in respect of amalgamated Plot Nos. 110,111,112,135,136 & 137.
17. Permission / NOC dated 12.06.2019 issued by Tirupati Urban Co-op. Bank Ltd., Nagpur for cancelation of DODs of Plot No. 135,136 ,137 and for execution of Fresh DOD of amalgamated Plots Nos. 110,111,112,135,136 & 137.
18. Copies of three separate Registered Cancellation Deeds all dated 29.06.2019 of Deed of Declaration in respect of Plot Nos. 135,136 & 137 at Serial Nos. 4461,4462 and 4463 in the Office of Sub-Registrar, Nagpur -4.
19. Copy of Deed of Declaration dated 29.06.2019 in respect of amalgamated Plot Nos. 110, 111, 112, 135, 136 & 137 registered at Serial No. 4464 / 2019 in the Office of Sub-Registrar, Nagpur -4.

(Shailesh Ghagarkar)
Advocate.

Encl:
Search Challan as above.

CHALLAN

MTR Form Number-6

GRN	MH003537230201920I	BARCODE		Date	02/07/2019-12:23:45	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	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	ADV SHAILESH NAMDEORAO GHAGARKAR
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No	
		Premises/Building	
Account Head Details	Amount in Rs.	Road/Street	
0030070... SEARCH FEE	750.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02801792019070220545	34375518
Cheque/DD No.		Bank Date	RBI Date	02/07/2019-12:26:47	Not Verified with RBI
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. / Date		Not Verified with Scroll	

Department ID :

Mobile No 9423082284

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

Print Date 02-07-2019 12:27:00