



CHALLAN
MTR Form Number-6



GRN	MH013121693201920E	BARCODE			Date	08/03/2020-15:16:29		Form ID	
Department					Inspector General Of Registration				
Search Fee					Payer Details				
Type of Payment					Other Items				
Office Name					NGP1_HQR SUB REGISTRAR NAGPUR 1				
Location					NAGPUR				
Year					2019-2020 One Time				
Account Head Details					Amount In Rs.				
0030072201 SEARCH FEE					325.00				
Full Name					Adv Sachin Thamke				
Flat/Block No.					C S No 179				
Premises/Building					Mouza Parsodi				
Road/Street					Sheet No 115/10				
Area/Locality					Town/City/District				
PIN					4 4 0 0 2 2				
Remarks (If Any)					2008 To 2020				
Amount In					Three Hundred Twenty Five Rupees Only				
Words					Total				
325.00					325.00				
Payment Details					STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK									
Cheque-DD Details					Bank CIN				
					Ref. No.				
					00040572020030865117				
					CKM4543672				
Cheque/DD No.					Bank Date				
					RBI Date				
					08/03/2020-15:24:18				
					Not Verified with RBI				
Name of Bank					Bank-Branch				
					STATE BANK OF INDIA				
Name of Branch					Scroll No. , Date				
					Not Verified with Scroll				

Department ID :

Mobile No. : 0000000000

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

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

SACHIN THAMKE

Advocate

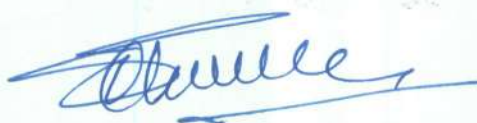
OFFICE: Om Shakti Legal Services LLP. Unit No. 303, 3rd Floor VIPL
I-PARK, IT PARK, Gayatri Nagar Road, Nagpur- 440022
M/b. 8446967828

TITLE VERIFICATION REPORT

TO. WHOMSOEVER IT MAY CONCERN

Having been engaged by **M/S. NANIK ADISUN INFRA Apartnership Firm** duly incorporated and registered under the provision of the Indian partnership Act, 1932 having its office at 1st Floor F-8/B, Acharaj Tower II, Chhaoni, Nagpur- 440018 for my opinion in respect of their title of the following properties, I have gone through the papers supplied and have thoroughly inspected the same and of the considered opinion as under:

WHEREAS, all that piece and parcel of immovable property identified as land bearing Plot No. 17 admeasuring 510 Square Meters (ie 5489.00 Square Feet); Naik Layout, Subhash Nagar, Nagpur situated at Mouza-Parsodi, City Survey No. 179, Sheet No. 115/10, within the limits of the Corporation of City of Nagpur, Tahsil and District Nagpur is owned, possessed and held by Shri Harish S/o. Himmatbhai Thakar (Hereinafter called as original Owners) as true, lawful and absolute owner thereof the same having been purchased by him out of his own earning under a registered Sale Deed dated 19/05/1980 from its erstwhile owner Indirabai Ambadas Naik The property described above is described with more particularity in the SCHEDULE OF PROPERTY



appearing hereunder and shall hereinafter be referred to as the aforesaid property for short.

AND WHEREAS, the Original Owner subsequently constructed on the aforesaid property a residential house, which bears Corporation House No. 1331

AND WHEREAS, as on date the original Owner owns, possesses and holds the aforesaid property as his self-acquired property as a true, lawful, sole and absolute owner thereof.

WHEREAS M/s. Nanik Adisun Infra hereto is a partnership firm presented represented by Shri Mahesh Sadhwani, Shri Girish s/o Nanikram Sadhawani, Mrs. Bhawana W/o Mahesh Sadhawani, Shri. Praveen S/o Inder Balany, Shri Pramod s/o Keshavrao Wairagade, Shri Aditya s/o Vijay Salakar, Shri Rahul s/o Arun Kumar Vasudeva, aged about 36 Years, occupation Business, r/o 71, Abhyankar Nagar, Nagpur,

AND WHEREAS, for just and cogent reasons and good causes the Original Owner has taken a considered decision to develop and construct a residential complex thereon through M/s. Nanik Adisun Infra.

AND WHEREAS, M/s. Nanik Adisun Infra is a Partnership Firm whose partners are engaged in the business of development and construction and have the necessary experience, expertise and resources to develop and construct residential-cum-commercial complex(es) and expressed their interest in developing the aforesaid property. The concerned partners of the Developer approached the



ORIGINAL OWNER regarding the same and after several rounds of negotiations, discussions and deliberations during which the terms and conditions for grant of development rights were discussed the inter se terms, conditions and covenants for grant of development and sale rights contained herein to the DEVELOPER were finalized.

AND WHEREAS, the original owner entered into an agreement of development with the above said partnership firm i.e. M/s. Nanik Adisun Infra same was registered on 08.1.2013 at serial No. 213/2013 with the office of sub-registrar Nagpur -6 and the Owner have also executed the POWER OF ATTORNEY which is dated 08.01.2013 registered at serial No. 214 with the office of sub-registrar Nagpur- 6.

That the Nagpur Municipal Corporation(Town Planning Department) has granted the building permit bearing no. 42/BP/PARSODI/TP/NMC/274 dated 24.08.2015 with reference to plot no. 17. According map was duly sanctioned.

That, I have verified the relevant entries in the records of Sub Registrar, Nagpur, pertaining to the property in question having paid the necessary search fees. The receipts in original are enclosed herewith.

That, the Indentures referred above have been executed and registered as per law and proper stamp duty, registration fees has been paid thereon. The said property appears to be free from all kinds of encumbrances such as mortgage, sale, gift etc. In view of the aforesaid, I am of the considered opinion from the study of the documents and on the basis of information supplied to me after



having carefully examined and inspected the Indenture and Sale Deeds and other documents supplied to me, the Transferor hereinto has good, valid and marketable title over the said property.

That, in view of verification done by me and on the basis of documents provided before me, it is submitted that said **M/s. Nanik Adisun Infra**, is the in possession of said properties in the capacity of the Developer having development agreement and power of attorney being executed by the original owner and they have full rights and authority to transfer to any prospective person or persons by way of assignment, mortgage or otherwise as per law, and the Purchasers would get absolute title on execution of Sale Deed. The original receipts evidencing are enclosed herewith.

SCHEDULE OF PROPERTY

all that piece and parcel of immovable property identified as land bearing Plot No. 17 admeasuring 510 Square Meters (ie 5489.00 Square Feet), Naik Layout, Subhash Nagar, Nagpur situated at Mouza-Parsodi, City Survey No. 179, Sheet No. 115/10, within the limits of the Corporation of City of Nagpur, Tahsil and District Nagpur,

Hence this report.

Nagpur

Dated : 08.03.2020


Adv. (SACHIN THAMKE)