



CHALLAN
MTR Form Number-6



GRN	MH001342109202021E	BARCODE			Date	18/06/2020-12:34:53	Form ID	
Department			Inspector General Of Registration		Payer Details			
Type of Payment			Search Fee		TAX ID / TAN (If Any)			
			Other Items		PAN No.(If Applicable)			
Office Name			NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name		Adv V M Rajkarne	
Location			NAGPUR					
Year			2020-2021 From 01/01/2006 To 18/06/2020		Flat/Block No.		Sushil Bhawan	
Account Head Details			Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE			375.00		Road/Street		Dhantoli	
					Area/Locality		Nagpur	
					Town/City/District			
					PIN		4 4 0 0 1 2	
					Remarks (If Any)			
					Prabha City Lotus 3 Plot No 9 CS No 53 Kh No 36-1 Mz Zingabai Takli			
					Nagpur			
					Amount In			
					Three Hundred Seventy Five Rupees Only			
Total			375.00		Words			
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN		Ref. No.	
					00040572020061831049		IK0AOMZSG8	
Cheque/DD No.					Bank Date		RBI Date	
					18/06/2020-12:24:36		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 :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चालान "एडवॉकेट ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.
Mobile No. : 9373103712



(Signature)

Sheet showing flow of title of the intended mortgager and his/ its predecessors
in interest from the Mother Deed to the Latest Title Deed.

WHEREAS, Plot No. 9, covering NIT regularized area of 1125.06 Sq. Mtrs., in Manmode Layout, in the layout scheme known as 'Suman Nagari', being portion of Kh. No. 36/1, Mouza - Zingabai Takli, P.H. No. 11, City Survey No. 53, Sheet No. 1025/(47), Plot Bearing Corp. House No. 533/9, Ward No. 61, Situated at Godhani Road, Zingabai Takli, Nagpur, Tah. and Dist. Nagpur, was part and parcel of the land of Kh. No. 36/1, admeasuring 1.22 Hectors, and was Originally belonged to 1) Shri Rajesh Yuvraj Manmode, 2) Shri Subhash Yuvraj Manmode, 3) Shri Deepak Yuvraj Manmode, 4) Smt. Ashabai Yuvraj Manmode, 5) Madhuri Yuvraj Manmode, 6) Manisha Yuvraj Manmode and 7) Smt. Chindhabai Mahadeorao Wankhede, being their ancestral Property, standing in their names in all the records of rights.

WHEREAS, the said 1) Shri Rajesh Yuvraj Manmode, 2) Shri Subhash Yuvraj Manmode, 3) Shri Deepak Yuvraj Manmode, 4) Smt. Ashabai Yuvraj Manmode, 5) Madhuri Yuvraj Manmode, 6) Manisha Yuvraj Manmode and 7) Smt. Chindhabai Mahadeorao Wankhede, later on prepared a layout of the said Kh. No. 36/1 (Part) of Mouza Zingabai Takli, by carving out various plots of different sizes therein, covering Plots No. 1 to 14, which includes concern Plot No. 09, admeasuring 1125.06 Sq. Mtrs. i.e. 12100 Sq. Ft.

WHEREAS, the said land owners 1) Shri Rajesh Yuvraj Manmode, 2) Shri Subhash Yuvraj Manmode, 3) Shri Deepak Yuvraj Manmode, 4) Smt. Ashabai Yuvraj Manmode, 5) Madhuri Yuvraj Manmode, 6) Manisha Yuvraj Manmode and 7) Smt. Chindhabai Mahadeorao Wankhede, entered into separate and independent Agreements of Sale, in respect of above Plots No. 1 to 14, being portion of Kh. No. 36/1, Mouza - Zingabai Takli, land admeasuring 1.22 HR, with the fourteen intending purchasers, namely 1) Smt. Madhuri Ravi Meghe, 2) Shri Kumar Narayandas Mansukhani, 3) Smt. Naina Kumar Manshukhani, 4) Shri Shakil Sattar, 5) Smt. Anjum Shakil Sattar, 6) Shri Rajesh Madhukar Ingle, 7) Smt. Jaya Rajesh Ingle, 8) Shri Sanjay Madhukar Ingle, 9) Smt. Sangita Sanjay Ingle, 10) Smt. Sumati Rajendra Wankhede, 11) Shri Raju Krishnarao Lohe, 12) Smt. Kavita Raju Lohe, 13) Shri Pravin Vasantrao Meghe and 14) Shri Ravi Dinkarrao Meghe. In respect of scheme land in question, bearing Plot No. 09 admeasuring 12100 Sq. Ft. carved out of the said land bearing Kh. No. 36/1, the said land owners entered into an Agreement of Sale on Dt. 18/03/2000, with the then intending purchaser Smt. Sangita Sanjay Ingle.

WHEREAS, the said Agreement of Sale Dt. 18.03.2000 of Plot No. 09, executed by 1) Shri Rajesh Yuvraj Manmode, 2) Shri Subhash Yuvraj Manmode, 3) Shri Deepak Yuvraj Manmode, 4) Smt. Ashabai Yuvraj Manmode, 5) Madhuri Yuvraj Manmode, 6) Manisha Yuvraj Manmode and 7) Smt. Chindhabai Mahadeorao Wankhede, with the said Shri Raju Krishnarao Lohe, in respect of Plot No. 09, admeasuring 12100 Sq. Ft., was duly Impounded by the Collector of Stamps, Nagpur City, in EVN Case No. 996/2010-2011, Dt. 29.11.2010 and proper Stamp Duty of Rs. 31,983/- was paid on the said Agreement of Sale and accordingly the said document of Agreement of Sale is released by the Collector of Stamp, Nagpur on Dt. 21.01.2011.

WHEREAS, later on the above said land owners and the above said fourteen intending purchasers dropped down, the idea of purchasing the land of Kh. No. 36/1, vide Plots No. 1 to 14 and instead the above parties agreed to sell the land of Kh. No. 36/1 admeasuring 1.22 H.R. in favour of M/s Raghav Infra Developers & Builders Pvt. Ltd., through its Director, and accordingly the said land owners 1) Shri Rajesh Yuvraj Manmode, 2) Shri Subhash Yuvraj Manmode, 3) Shri Deepak Yuvraj Manmode, 4) Smt. Ashabai Yuvraj Manmode, 5) Madhuri Yuvraj Manmode, 6) Manisha Yuvraj Manmode and 7) Smt. Chindhabai Mahadeorao Wankhede, by entering into Agreement of Sale Dt. 16.02.2008, Registered at Sr. No. 918, in the Office of Sub-Registrar, Nagpur-4, in favour of M/s Raghav Infra Developers & Builders Pvt. Ltd., through its Director.

WHEREAS, out of the above land owners, three land owners, namely **Madhuri Yuvraj Manmode, Manisha Yuvraj Manmode and Smt. Chindhabai Mahadeorao Wankhede**, were represented to the above document by their Power of Attorney **Shri Chandrakant Gaurishankar Tiwari**, who has been duly empowered to act as such by the above land owners, vide Power of Attorney Dt. 13.02.2007, duly registered at Sr. No. 880, in the Office of Sub-Registrar, Nagpur-1.

WHEREAS, all the said previous intending plot purchasers namely 1) **Smt. Madhuri Ravi Meghe**, 2) **Shri Kumar Narayandas Mansukhani**, 3) **Smt. Naina Kumar Manshukhani**, 4) **Shri Shakil Sattar**, 5) **Smt. Anjum Shakil Sattar**, 6) **Shri Rajesh Madhukar Ingle**, 7) **Smt. Jaya Rajesh Ingle**, 8) **Shri Sanjay Madhukar Ingle**, 9) **Smt. Sangita Sanjay Ingle**, 10) **Smt. Sumati Rajendra Wankhede**, 11) **Shri Raju Krishnarao Lohe**, 12) **Smt. Kavita Raju Lohe**, 13) **Shri Pravin Vasantrao Meghe** and 14) **Shri Ravi Dinkarrao Meghe**, stood as Consenters to the above document.

WHEREAS, out of the above said seven land owners, remained 4 land owners, namely 1) **Shri Rajesh Yuvraj Manmode**, 2) **Shri Subhash Yuvraj Manmode**, 3) **Shri Deepak Yuvraj Manmode** and 4) **Smt. Ashabai Yuvraj Manmode**, also executed Irrevocable Power of Attorney Dt. 16.02.2008, Registered at Sr. No. 919, in the Office of Sub-Registrar, Nagpur-4, in favour of **Shri Chandrakant Gaurishankar Tiwari**, in respect of their share in land of Kh. No. 36/1 admeasuring 1.22 HR of Mouza Zingabai Takli. In result all the seven joint owners executed Power of Attorney in favour of **Shri Chandrakant Gaurishankar Tiwari**, vide two afore stated POAs, granted all the rights to dispose/develop, the afore stated land of Kh. No. 36/1, admeasuring 1.22 HR, in favour of **Shri Chandrakant Gaurishankar Tiwari**.

WHEREAS, the above said land owners and the above said Sale Agreement Holder, later on decided to develop the said plot of land of Kh. No. 36/1 admeasuring 1.22 H.R. But having no experience in the line of construction and development work, the said land owners, 1) **Shri Rajesh Yuvraj Manmode**, 2) **Shri Subhash Yuvraj Manmode**, 3) **Shri Deepak Yuvraj Manmode**, 4) **Smt. Ashabai Yuvraj Manmode**, 5) **Madhuri Yuvraj Manmode**, 6) **Manisha Yuvraj Manmode** and 7) **Smt. Chindhabai Mahadeorao Wankhede**, through their afore stated POA Holder, by an Agreement of Development, Dt. 06.12.2013, Regd. at Sr. No. 3630, in the office of Sub Registrar, Nagpur-8, entrusted the entire work of Development of the said plot of land to their Developer **M/s Shamdeo Developers & Builders Promoters**, through its Partner, **Shri Pravin Shamdeorao Raut**. The present Agreement Holder of the said land **M/s Raghav Infra Developers & Builders Pvt. Ltd.**, through its Director, and the said fourteen previous plots Agreement Holders, stood as Consenters to the above document.

WHEREAS the above said land owners, 1) **Shri Rajesh Yuvraj Manmode**, 2) **Shri Subhash Yuvraj Manmode**, 3) **Shri Deepak Yuvraj Manmode**, 4) **Smt. Ashabai Yuvraj Manmode**, 5) **Madhuri Yuvraj Manmode**, 6) **Manisha Yuvraj Manmode** and 7) **Smt. Chindhabai Mahadeorao Wankhede** and the afore stated fourteen previous Agreement Holders and the said previous Agreement Holder **M/s Raghav Infra Developers & Builders Pvt. Ltd.**, through its Director, also executed General Power of Attorney Dt. 06.12.2013, Regd. at Sr. No. 3631, in the office of Sub Registrar, Nagpur-8, in favour of said **M/s Shamdeo Developers & Builders Promoters**, through its Partner, **Shri Pravin Shamdeorao Raut**. That by the same Agreement of Development and Power of attorney the above said owners have further agreed to execute various Agreements to sell and Sale Deeds 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 above said Developer.



WHEREAS, the above said Plot Owners, 1) Shri Rajesh Yuvraj Manmode, 2) Shri Subhash Yuvraj Manmode, 3) Shri Deepak Yuvraj Manmode, 4) Smt. Ashabai Yuvraj Manmode, 5) Madhuri Yuvraj Manmode, 6) Manisha Yuvraj Manmode and 7) Smt. Chindhabai Mahadeorao Wankhede, through their said Power of Attorney Holder and their Developer M/s Shamdeo Developers & Builders Promoters, through its Partner, Shri Pravin Shamdeorao Raut, in their turn sold out the afore stated Plot No. 09, developed on the above land of Kh. No. 36/1, plot admeasuring 1125.00 Sq. Mtrs. i.e. 12109.50 Sq. Ft. to the Present Owner, M/s Matoshree Prabha Developers, A Proprietary Concern, Through its Proprietor, Mrs. Rupali Pramod Gharde, vide Sale Deed, duly registered in Office of Sub-Registrar Nagpur-8 at Sr. No. 4317 on Dt. 29.11.2014.. The said previous Agreement Holder Smt. Sangita Sanjay Ingle and said developer M/s Shamdeo Developers & Builders Promoters, through its Partner, Shri Pravin Shamdeorao Raut, stood as Consenters to the above document of sale .

WHEREAS, the said plot of land property bearing Plot No. 09, later on came under the 572/1900 unauthorized Layout development scheme of NIT for being regularized and developed by Nagpur Improvement Trust, Nagpur under the provision of Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Act, 2001.

WHEREAS, in pursuance and in response to the aforesaid scheme of N.I.T., the said owner of the Plot No. 09, namely M/s Matoshree Prabha Developers, A Proprietary Concern, through its Prop. Mrs. Rupali Pramod Gharde, has deposited the regularization charges of Rs. 14,11,946/- on Dt. 31/10/2017, Rs. 270554/- on Dt. 27.03.2015, with the NIT and in response thereto the said Plot No. 09 of the said owner is regularized by the NIT, Nagpur vide its letter of release Dt. 08.05.2015, bearing Permit No. BE(N)/1732. While regularizing the plot of the aforesaid owner the admeasurements of the aforesaid Plot i.e. 1125.06 Sq. Mtrs. has been kept unchanged by the NIT, Nagpur.

WHEREAS, in result of the above Sale Deed, M/s Matoshree Prabha Developers, A Proprietary Concern, through its Mrs. Rupali Pramod Gharde, became full and absolute owner of the said Plot No. 09 admeasuring NIT regularized area of 1125.06 Sq. Mts. and accordingly the name of the Present Plot Owner/Developer, M/s Matoshree Prabha Developers, A Proprietary Concern, through its Prop. Mrs. Rupali Pramod Gharde has been duly mutated in NMC and City Survey records as the owner of the aforesaid plot property i.e. Plot No. 09. Corporation taxes in respect of the Plot property, are paid up to the year 2016. Latest Corporation Tax Payment Receipt for Plot No. 09, shall be obtained on bank record.

WHEREAS, the said Plot Owner, M/s Matoshree Prabha Developers, A Proprietary Concern, through its Mrs. Rupali Pramod Gharde, being developer by its profession, accordingly prepared a plan of a Multistoried building proposed to be constructed on the said Plot No. 09 to be known and styled as "PRABHA CITY LOTUS-3" on Plot No. 09, and the same is duly sanctioned by the Nagpur Improvement Trust vide its Sanctioned Building Permit Dt. 11/04/2018, bearing Permit No. BE(North)/Case No. AB- 12017041869/ Tracking No. 20170418154/ 1103, in respect of construction on Plot No. 9.

WHEREAS, the said Present Plot Owner/Developer, M/s Matoshree Prabha Developers, A Proprietary Concern, Through its Proprietor, Mrs. Rupali Pramod Gharde, is entitled to carry on and complete the construction of the afore stated Building known and styled as "PRABHA CITY LOTUS-3", and the said building consisting of Ground, First, Second, Third & Fourth Floor. Ground Floor Consists of Parking for all the flats and Upper Four Floor consists of Eight (8) independent and self-contained separate Apartments, in all Thirty Two (32) Residential Apartments, as per the sanction received from the local Building authorities and the said land/scheme owner is also entitled to Sale the various scheme apartment/s to the intending purchasers and to obtain the agreed Sale consideration from intending Purchasers/Borrowers.

That, General Power of Attorney Dt. 10/10/2016 Regd. At Sr. No. 5420 in the Office of Sub Registrar, Nagpur-4, on behalf of the Proprietress of the land/scheme owner concern, namely **Mrs. Rupali Pramod Gharde** has been granted in favour of her Power of Attorney Holder, namely **Mr. Pramod Deorao Gharde**, thereby granting her said Power of Attorney holder various powers including the Powers to dispose of the various apartments situated in the scheme owned by the said Executant.

That, Deed of Declaration of the scheme under Apartment Ownership Act 1970, shall be executed, in respect of "**PRABHA CITY LOTUS-3**" scheme, on the above Plot No. 9. Similarly, RERA Registration of the Project shall be obtained under the RERA Registration Act.

That the Allotment Letter, Consent Letter and copy of the Agreements of Sale to be executed in favour of Borrowers/Intending Purchasers pertaining to the individual apartments duly signed by the said land owners/developers and the concerned Borrowers/Intending Purchasers shall be obtained on the bank records.

That the chain of the title document for the last 15 Yrs. is properly established and the title of the property in question is legal and marketable, free from any anomaly and the Bank can accept such property in mortgage as good and enforceable security.

That in post disbursement modalities, the charge of the Bank shall be created in the City Survey Land Record and be noted in SRO Records, to safeguard the interest of the bank in the mortgaged security more purposefully.

That in order to secure the bank interest more comprehensively, it is advised to obtain sworn affidavit from the present owners/borrowers in Bank format, at the time of creation of mortgage, regarding nil encumbrances, valid construction and clear title.

Date : 18.06.2020.
Place : NAGPUR.



Signature of the Advocate