CHALLAN
MTR Form Number-6

GRN	MH003689552202021E	BARCODE		Date	27/08/2020 14:50:45	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	Ashish Madhukar Nagpure		
Location	PUNE						
Year	2020-2021 One Time			Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building			
0030072201	SEARCH FEE	325.00		Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In Words	Three Hundred Twenty Five Rupees Only		
Total		325.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572020082755893	IK0AQZBUP9
Cheque/DD No.				Bank Date	RBI Date	27/08/2020-14:24:51	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

Department ID : 152402453

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 नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 27-08-2020 02:52:03

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MH003689552202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
27 Aug 2020	Receipt	Receipt no.: 1111822363
	Name of the Applicant :	Ashish Madhukar Nagpure
	Details of property of which document has to be searched :	Dist :Nagpur Village :Jaitala S.No/CTS No/G.No. : 28
	Period of search :	From :2008 To :2020
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH003689552202021E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

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ASHISH M. NAGPURE
Advocate

Off Address :
1st Floor,
Namrata Apartments,
Plot No. 68, Atrey Layout,
Ring Road, Nagpur.
Mobile No. 9823630809

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Under instructions from my clients **M/S. NAGPUR INFRASTRUCTURES, (PAN - AAOFN0950A)** A Partnership Firm having it's Office at Nagpur and acting through its Partner **SHRI. PRAVIN S/o VINAYAKRAO RAUT,** Resident of Plot No. 7, Flat No. 202, "Green Enclave", Shrikrishna Society, Nagpur - 440036, Tahsil and District – NAGPUR and my findings are as under :

(1) THAT the entire Agricultural Lands bearing Kh. No. 129/2, 130/2 admeasuring 1.43 Hectors, Land Revenue Rs. 7.44 and Kh. No. 128/1 admeasuring 0.02 Hectors, Land Revenue Rs. 0.44 (i.e. total land 1.45 H.R. OR 14,500 Sq.Mtrs.) all these lands are situated at Mouza – JAITALA, City Survey 760, 764, Sheet No. 53(583-B) P.S.K. 44 in Tahsil and District – NAGPUR, having purchased by the M/s. Rahi Realtors Pvt. Ltd. from Shri. Shamrao Anandrao Nitnaware and others, by a Sale Deed Dated 29-12-2009, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-4, in Book No. 1 at Sr. No. 6117 on even date.

(2) THAT the above said land of Kh. No. 128/1, Kh. No. 129/2, 130/2, 142/1 converted for Non Agricultural use as per the letter of the Collector, Nagpur of Mouza – JAITALA, bearing Revenue Case No. 11/NAP-34/2009-2010 for Survey No. 128/1, 129/2-130/2 & 142/1 Dated 30-11-2009.

(3) THAT M/s. Rahi Realtors Pvt. Ltd. has got of the above layout approved from the Assistant Director, Town Planning, Nagpur Improvement Trust, Nagpur Dated 6-9-2009.

ASHISH M. NAGPURE
Advocate

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(4) THAT thereafter M/s. Rahi Realtors Pvt. Ltd. has transferred/sold Plot No. 29 in the layout of Rahi Colony to Shri. Amit Sakaria S/o Sureshchandra Sakaria, by a Sale Deed Dated 26-8-2010, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-4 in Book No.1 at Sr. No. 4147 on even date.

(5) THAT at the time of the Registration of the said Sale Deed the layout was initially Tentatively approved in the year 2009, by the Assistant Director, Town Planning, Nagpur Improvement Trust, subject to the terms of conditions in the Agreement Dated 19-10-2011 executed the M/s. Rahi Realtors Pvt. Ltd. and Nagpur Improvement Trust and the Plot No. 29 is renumbered as Plot No. 28.

(6) THAT thereafter M/s. Rahi Realtors pvt. Ltd. has executed Supplementary Deed in favour of Shri. Amit Sakaria S/o Sureshchandra Sakaria Dated 11-04-2017, which is duly in the Office of the Joint Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 823 on even date.

(7) THAT the said Shri. Amit Sakaria S/o Sureshchandra Sakaria lateron transferred the Plot No. 28 containing by admeasurement 398.44 Sq.Mtrs. by way of sale to M/s. Nagpur Infrastructures, by a Sale Deed Dated 12-06-2017, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-8 in Book No.1 at Sr. No. 1449 on 13-06-2017. As a result therefore the said M/s. Nagpur Infrastructures has now become an exclusive, absolute and full Owner of the aforesaid Plot No. 28 with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

(8) THAT the said M/s. Nagpur Infrastructures has now decided to develop the aforesaid property into a COMMERCIAL/RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(9) THAT accordingly the said Owner has prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as **"GULMOHOR NIWAS"** and the same is duly sanctioned by the Building Engineer (W) of the Nagpur Improvement Trust vide his Building Permit No. B.E. (WEST)Case No. ab-w-4588/Tracking No. 2018112672/1778/366 Dated 10-12-2018 .

Advocate

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(10) THAT the aforesaid Owner has submitted the said entire property to the provisions of the Maharashtra Apartment Ownership Act, 1970 which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 15 on 01-01-2019.

(11) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Joint Sub-Registrar, Nagpur for the period 2008 to 2020 by depositing a necessary fees vide Receipt No. 1111822363 Dated 27-08-2020 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof hold good, valid and marketable title thereto.

(12) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 28 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**GULMOHOR NIWAS**" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

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

NAGPUR :
DATED : 27-08-2020

(ASHISH. M NAGPURE)
Advocate

ASHISH M. NAGPURE
Advocate

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