CHALLAN
MTR Form Number-6

GRN	MH006800003202021E	BARCODE		Date	09/11/2020-18:45:36	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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	**Full Name**	DWIVEDI KHEDKAR ADVOCATES
Location	NAGPUR		
Year	2020-2021 One Time	**Flat/Block No.**	SHRINIWAS WARDHAMAN NAGAR SQ.
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	CENTRAL AVENUE
0030072201 SEARCH FEE	325.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	KH NO 150-1 MAUZA PIPLA TAHSIL NAGPUR RURAL ATHAVA NAGARI VI
		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.	00040572020110983492	CKO3774412
Cheque/DD No.		Bank Date	RBI Date	09/11/2020-18:24:46	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. : 9373103103

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 .

V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

U & K
Advocates

Date : 09-11-2020

TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have verified the titles of the entire sanctioned building Scheme known as **"ATHARAVA NAGARI - VI"** to be developed on ALL THAT piece and parcel of land bearing Kh. Survey No. 150/1, plotable admeasuring 8370.062 Sq. Mtrs. out of land admeasuring about 0.98 Hectares, Land Revenue Rs. 4.00, with Occupant Class 1 Bhumiswami Rights, in Mauza : PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL) and District : NAGPUR by **M/S ATHARVA INFRASTRUCTURES,** a Developer, a Partnership Firm having registered office at Shubham Tower, 1st Floor, Shop No. 6, R.P.T.S. Road, Ajani Square, Nagpur – 440025. Our Findings are as under:

01. Originally the land bearing Kh. No. 150, admeasuring about 2.02 Hectares was owned by Shri Sitaram Govinda Raut and said Shri Sitaram Govinda Raut released the eastern portion admeasuring 1.01 Hectares out of the said land to Shri Sandeep Ramesh Gavai and Shri Harish Ramesh Gavai by Sale Deed dt. 18.01.2006 registered with Sub Registrar, Nagpur – 10 (Rural) at Book No. 1 at Sr. No. 341 dt. 18.01.2006 and the said portion of land was renumbered as New Kh. Survey No. 150/1 and the name of the said Shri Sandeep Ramesh Gavai and Shri Harish Ramesh Gavai was mutated in revenue records as co-owners of the said land vide Ferfar No. 742 dt. 10.03.2006.

02. That, said Shri Sandeep Ramesh Gavai and Shri Harish Ramesh Gavai by Sale Deed dt. 23.04.2007 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 2461 dt. 23.04.2007 released the said land of Kh. Survey No. 150/1 to Shri Narendra Shankarrao Mallelwar, Shri Rahul Bandopant Mallelwar, Shri Atul Bandopant Mallelwar, Shri Ankul Bandopant Mallelwar and Shri Magesh Ashok Mallelwar and the names of the said Purchasers were mutated in revenue records as co-owners of the said land vide Ferfar No. 1270 dt. 09.05.2007.

M/S. DWIVEDI & KHEDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

03. That, out of the said co-owners Shri Atul Bandopant Mallelwar, Shri Ankul Bandopant Mallelwar released their 2/5th undivided share in the said land to Shri Chandrakant Baburao Suramwar, Shri Manoj Baburao Suramwar, Shri Raju Balaji Channawar and Shri Gopal Maroti Waghmare, here-in by Sale Deed dt. 31.03.2017 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 5910 dt. 21.06.2017 and the Sale Deed is corrected by Deed of Correction dt. 02.03.2020 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 1763 dt. 02.03.2020.

04. That, out of the said co-owners Shri Gopal Maroti Waghmare, released his 1/4th undivided share out of 2/5 share i.e. 0.098 H. R. in favour of other co-owners i.e. Shri Chandrakant Baburao Suramwar, Shri Manoj Baburao Suramwar, Shri Raju Balaji Channawar by Deed of Release dt. 09.03.2020 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 2025 dt. 09.03.2020.

05. That the user of the said land is converted from agricultural into non agricultural i.e. residential purposes from Collector, Nagpur in Rev. Case No. 245/NAP-34/Mauza : Pipla/2019-20 by Order dt. 10.07.2020 wherein as per the Zone Plan approved by Nagpur Metropolitan Region Development Authority, the portion of land admeasuring about 841.175 Sq. Mtrs. is under the Open Space, portion of land admeasuring about 1429.938 Sq. Mtrs. is under D.P. Road and Net area of Plot is 8370.062 Sq. Mtrs. which has sanctioned by Nagpur Metropolitian Region Development Authority.

06. That the owners got the sanction of the proposed building plan which is approved by Nagpur Metropolitan Region Development Authority, Nagpur, vide Building Permit & Commencement Certificate bearing No. BE(NMRDA)/South/Nagpur (Rural)/No. 17114111/ 2020030345/ 1978 dt. 28.08.2020.

07. That THE OWNERS entered into an Agreement of Development dt. 09.11.2020 with M/s Atharva Infrastructures, a Partnership Firm having registered office at Shubham Tower, 1st Floor, Shop No. 6, R.P.T.S. Road, Ajani Square, Nagpur - 440025 in respect of the said property registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 6956 dt. 09.11.2020 wherein the land owner and Developer has specifically agreed to share the construction between themselves and also entrusted all the powers related to the said project by Power of attorney registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 6957 dt. 09.11.2020.

08. That, in pursuance to the said Agreement of Development the Developer M/s Atharva Infrastructures is developing the said land in multistoried building as sanctioned and the process of the submission of said entire project under the provisions of the Maharashtra Apartment Ownership Act, 1970 u/s 2 by executing a Deed of Declaration dt. 09.11.2020 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 6958 dt. 09.11.2020 and the said entire project is known as "ATHARVA NAGARI – VI".

09. That, by virtue of the aforesaid Agreement of Development and Power of Attorney M/s Atharva Infrastructures has all rights to develop the said property into multistoried buildings and has all rights, powers to sell the proposed Apartments, constructed premises to various prospective buyers / Purchasers.

10. We have satisfied that the property is heritable and transferable and the owner / Developer have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are is duly stamped in accordance with the Bombay / Maharashtra Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

11. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property including proposed construction known as "ATHARVA NAGARI – VI", the same is now owned by M/S ATHARVA INFRASTRUCTURES as Developer as stated here-in-above.

The Title is good, valid, marketable, Clear and salable.

(S.M. KHEDKAR)

ADVOCATE