

**TITLE VERIFICATION REPORT
TO WHOMSOEVER IT MAY CONCERN**

This is to certify that we have verified the titles of the building known as "JAINAM HEIGHTS", to be erected on ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold land bearing Plot No. 219-B, admeasuring about 2884.299 Sq. Mtrs. (31046.59 Sq. Ft.), in Central Road Section III Scheme of N.I.T. in Kh. No. 7 of Mauza : HIWARI, bearing City Survey No. 52, Sheet No. 1055/3, Municipal House No. 832, Ward No. 23 situated at adj to Sambhavnath Jain Mandir, Small Factory area, Bhandara Road, Nagpur within the limits of Nagpur Municipal Corporation Tahsil and District : Nagpur owned by M/S LATESH RAMNIKLAL VORA AND OTHERS, a Association of Persons having its registered Office at Wardhaman Nagar, Nagpur. Our Findings are as under:

01. That the property has been owned by the Nagpur Improvement Trust, Nagpur a statutory body duly incorporated under the provisions of the Nagpur Improvement Trust Act, 1936. The Nagpur Improvement Trust obtained the title on the said Khasara under the Law of Acquisition in pursuance to the Award passed by the Land Acquisition Officer after making the publication of acquisition in the Gazettes and news papers and on payment of compensation payable to the land owners. After acquisition of the said land, N.I.T., Nagpur developed the said land and made lay out on the said land consisting of various residential plots, open spaces, Public Utility area etc.

02. The Nagpur Improvement Trust, Nagpur out of its Small Factory Area scheme allotted the said Plot No. 219 to M/s Pal Goods Transport Company and executed Indenture of Lease dt. 15.05.1985 for a term commencing from 4th day of August 1980 and ending on 31st day of March 2011 in respect of the said Plot in favour of M/s Pal Goods Transport Company registered with Joint Sub Registrar Nagpur City - 1 at Book No. Add.-1, Volume No. 756 at pages 55 to 57 at Sr. No. 1746 dt. 15.05.1985.



M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

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JAINAM HEIGHTS





CHALLAN
MTR Form Number-6



GRN MH008370736202021E		BARCODE 		Date 15/12/2020-13:11:33		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 NGP6_JT NAGPUR NO 6 SUB REGISTRAR				Full Name		DWIVEDI KHEDKAR ADVOCATES	
Location NAGPUR							
Year 2020-2021 One Time				Flat/Block No.		SHRINIWAS WARDHAMAN NAGAR SQ	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			325.00	Road/Street		CENTRAL AVENUE	
				Area/Locality		NAGPUR	
				Town/City/District			
				PIN		4 4 0 0 0 1	
				Remarks (If Any)			
				MZ HIWARI PLOT NO 219-B JAINAM HEIGHTS WARDHAMAN NAGAR			
				NAGPUR			
Total			325.00	Amount In		Three Hundred Twenty Five Rupees Only	
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572020121574509 CKO7270173	
Cheque/DD No.				Bank Date	RBI Date	15/12/2020-13:24:12 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 चलान 'टाइम ऑफ पेमेंट' मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करताच्या दस्त्यासाठी लागू नाही.

03. That said M/s Pal Goods Transport Company sold the said Plot to M/s Nandkishor Properties, a partnership concern having its Office at 32, Central avenue Nagpur - by Sale Deed dt. 03.07.1985 registered with Joint Sub Registrar Nagpur City - 1 at Book No. Add.-1, Volume No. 763 at pages 117 to 119 at Sr. No. 2293 dt. 03.07.1985.

04. That after expiry of the lease period, the Nagpur Improvement Trust, Nagpur renewed the lease of the said plot in favour of M/s Nandkishor Properties by Indenture of Lease dt. 01.10.2013 for a further term commencing from 01st day of April 2011 and ending on 31st day of March 2041 registered with Sub Registrar Nagpur - 1 at Book No. 1, at Sr. No. 6876 dt. 03.10.2013.

05. That the said M/s Nandkishor Properties, sold the portion of land admeasuring about 2884.299 Sq. Mtrs. (31046.59 Sq. Ft.) being Southern portion of Plot bearing No. 219, admeasuring about 4278.149 Sq. Mtrs. i.e. about 46050.00 Sq. Ft., to (i) Smt. Vanita Anantrai Vora, (ii) Shri Praful Anantrai Vora, (iii) Shri Tarun Anantrai Vora, (iv) Shri Lalit Anantrai Vora, (v) Smt. Jigna Lalit Vora, (vi) Shri Latesh Ramniklal Vora, (vii) Smt. Kavita Latesh Vora, (viii) Shri Prerit Kirtikumar Vora, (ix) Shri Jitendra Chandrakant Savadia, (x) Shri Paras Vipinchandra Mehta, (xi) Shri Ashok Navalchand Bhayani, (xii) Smt. Pravina Ashok Bhayani, (xiii) Shri Tejas Ashok Bhayani and (xiv) Smt. Khushbu Tejas Bhayani, jointly by Sale Deed dt. 31.12.2013 registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 334 dt. 16.01.2014.

06. That the said M/s Nandkishor Properties, sold the land admeasuring about 1393.85 Sq. Mtrs. (15003.00 Sq. Ft.) being Northern portion of Plot bearing No. 219, admeasuring about 4278.149 Sq. Mtrs. i.e. about 46050.00 Sq. Ft., to Shri Kirtikumar Ramniklal Vora and Shri Latesh Ramniklal Vora, by Sale Deed dt. 31.12.2013 registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 335 dt. 16.01.2014.

07. That both the co-owners got the said entire plot subdivided into two subdivided plots as per their ownership i.e. as per Sale Deeds vide Letter of Assistant Director, Town Planning Department, N.M.C bearing No. मनपाना/नरवि/विभाजन/१३ दि. ११.०१.२०१८ and also from Sachiv-1 (Estate), Nagpur Improvement Trust, Nagpur vide Letter bearing No. संपत्ति विभाग/492 dt. 18.01.2018, and under the same the original Plot No. 219 was subdivided into two plots (i) land admeasuring about 1393.85 Sq. Mtrs. owned by Shri Kirtikumar Ramniklal Vora and Shri Latesh Ramniklal Vora was renumbered as New Sub Divided Plot No. 219-A, while (ii) land admeasuring about 2884.30 Sq. Mtrs. owned by Smt. Vanita Anantrai Vora and Others was renumbered as New Sub Divided Plot No. 219-B.



08. That, the Nagpur Improvement Trust, Nagpur executed lease of the Plot No. 219-B in favour of (i) Smt. Vanita Anantrai Vora, (ii) Shri Praful Anantrai Vora, (iii) Shri Tarun Anantrai Vora, (iv) Shri Lalit Anantrai Vora, (v) Smt. Jigna Lalit Vora, (vi) Shri Latesh Ramniklal Vora, (vii) Smt. Kavita Latesh Vora, (viii) Shri Prerit Kirtikumar Vora, (ix) Shri Jitendra Chandrakant Savadia, (x) Shri Paras Vipinchandra Mehta, (xi) Shri Ashok Navalchand Bhayani, (xii) Smt. Pravina Ashok Bhayani, (xiii) Shri Tejas Ashok Bhayani and (xiv) Smt. Khushbu Tejas Bhayani by Indenture of Lease dt. 03.04.2018 for a term commencing from original date 04th day of August 1980 and ending on 03rd day of August 2040 registered with Sub Registrar Nagpur - 8 at Book No. 1, at Sr. No. 1092 dt. 11.04.2018.

09. That all co-owners got the sanction of multistoried building plan comprising of residential Apartments from the Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur vide Building Permit No. 107/BP/Hiwari/TP/NMC/969 dt. 24.07.2020 and as decided earlier the co-owners through their Association of Persons known as M/S LATESH RAMNIKLAL VORA AND OTHERS constructing a building on the said plot of land known as Jainam Heights.

10. The owners submitted the said entire property to the provisions of The Maharashtra Apartment Ownership Act, 1970, by Deed of Declaration dt. 23.09.2020 registered with Sub Registrar Nagpur - 6 in Book No. 1, at Sr. No. 2585 dt. 23.09.2020 which was revoked by Deed of Removal dt. 10.11.2020 registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 3566 dt. 10.11.2020.

10. The owners further submitted the said entire property to the provisions of The Maharashtra Apartment Ownership Act, 1970, by Deed of Declaration dt. 09.12.2020 registered with Sub Registrar Nagpur - 3 in Book No. 1, at Sr. No. 4864 dt. 09.12.2020 and the said building project is known as "JAINAM HEIGHTS".

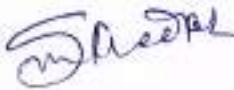
11. That, the all co-owners have mortgaged the said property with Wardhaman Urban Co. Op. Bank Limited, having its registered Office at Central Avenue, Nagpur for the following loans availed by them by Deed of Deposit of Title Deeds and the Intimation u/s 89-B of the Registration Act, 1908 were filed with Sub Registrar which are as under :



Sr. No.	Loan Amount RS.	Filing No. with Jt. Sub Registrar, Nagpur - 3 Office	Dated
1.	2,95,00,000/-	2111 / 2019	15.11.2019
2.	60,00,000/-	2112 / 2019	15.11.2019
3.	60,00,000/-	2113 / 2019	15.11.2019
4.	1,80,00,000/-	2114 / 2019	15.11.2019
5.	2,95,00,000/-	2115 / 2019	15.11.2019

11. We have satisfied that the property is heritable and transferable and the owner 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 duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

12. 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 i.e. land bearing Plot No. 219-B, Mauza : HIWARI, City Survey No. 52, and the building standing thereon known as JAIMAN HEIGHTS and the same is owned by M/S LATESH RAMNIKLAL VORA AND OTHERS as stated here-in and the same is mortgaged with Wardhaman Urban Co. Op. Bank Limited, Central Avenue, Nagpur.


(SANDEEP M. KHEDKAR)
ADVOCATE

