CHALLAN

MTR Form Number-6

GRN	MH001022440202122E	BARCODE		Date	05/05/2021-19:12:46	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	NGP3_JT NAGPUR NO 3 SUB REGISTRAR	**Full Name**	SANDEEP MOHANLAL KHEDKAR
Location	NAGPUR		
Year	2021-2022 One Time	**Flat/Block No.**	WARDHAMAN NAGAR
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	350.00	**Road/Street**	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	SEARCH FEES AYODHYA EXOTICA MZ HAJARI PAHAD NAGPUR
		Amount In Words	Three Hundred Fifty Rupees Only
Total	350.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021050567350	CKQ4128615
Cheque/DD No.		Bank Date	RBI Date	05/05/2021-19:24:13	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 नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

S. S. Dwivedi B.A., L.L.B.
S. M. Khedkar B.Com., L.L.B.
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

d & k Advocates

Date : 05/05/2021

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 **"AYODHYA EXOTICA"** to be developed on ALL THAT piece and parcel of land being amalgamated Plot Nos. 14+15+16, in all admeasuring about 3091.087 Sq. Mtrs. in the lay out carved on ALL THAT piece and parcel of land bearing Kh. Survey No. 30/5, admeasuring about 0.81 Hectares i.e. about 8100.00 Sq. Mtrs., Land Revenue Rs. 1.00 per year, with Occupant Class 1 Bhumiswami Rights, bearing City Survey No. 54, Sheet No. 41, 45, Mauza : HAJARI-PAHAD, situated at Patwari Halka No. 6, Ward No. 68, Nagpur (City) within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur, owned by AYODHYA REALTOR LLP, a limited liability Partnership concern having registered Office at 119, Ayodhya, Bajaj Nagar, Nagpur – 440010. Our Findings are as under:

01. That, Amar Suhag Co-Operative Housing Society Limited, a Society incorporated under the provisions of the Maharashtra Co. Operative Societies Act, 1960 bearing registration No. NGP/CTY/HSG/TO/479/86-87, having registered Office at Shop No. 5, Vyapar Sankul, Mhada Complex, Bharat Nagar, Nagpur – 440010 was the owner of ALL THAT piece and parcel of land bearing Kh. Survey No. 30/5, admeasuring about 0.81 Hectares i.e. about 8100.00 Sq. Mtrs., Land Revenue Rs. 1.00 per year, with Occupant Class 1 Bhumiswami Rights, bearing City Survey No. 54, Sheet No. 41, 45 Mauza : HAJARI-PAHAD, situated at Patwari Halka No. 6, Ward No. 68, Nagpur (City) within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur.

02. That, the SOCIETY purchased the said land from Shri Milind Sudhakar Hartalkar by Sale Deed dt. 08.07.1987 registered with Joint Sub Registrar, Nagpur – 1 at Doc. Sr. No. 2395 thereafter registered at Book No. Add.-1, Volume No. 647 at pages 36 to 39 at Sr. No. 3011 dt. 18.05.2001.

03. That the Society prepared the residential lay out on the said land and agreed to sell the Plots bearing No. 16, admeasuring approx. about 1234.35 Sq. Mtrs., Plot No. 21, admeasuring approx. about 1490.00 Sq. Mtrs. and Plot No. 22, admeasuring approx. about 1490.00 Sq. Mtrs. all plots jointly / together admeasuring about 4214.35 Sq. Mtrs. to Smt. Tulsidevi Ramratan Sarda, Resident of Plot No. 29, Sarda Bhawan, Gandhibagh, Nagpur - 440002 by Agreement To Sell dt. 05.02.1988 as old member of the SOCIETY and the said Agreement was regularised u/s 33 of the Maharashtra Stamp Act, 1958 by the Joint District Registrar and Collector of Stamps, Nagpur City under the Evasion Case No. 247/2019 on paying necessary Stamp Duty as well as penalty

04. That, the SOCIETY had agreed to sell the Plots bearing No. 14, admeasuring about 788.30 Sq. Mtrs. (i.e. 8485.00 Sq. Ft.) and Plot No. 15, admeasuring about 1088.45 Sq. Mtrs. (i.e. 11716.00 Sq. Ft.) to Smt. Ushadevi Ashokkumar Sarda Resident of Plot No. 29, Sarda Bhawan, Gandhibagh, Nagpur - 440002 by Agreement To Sell dt. 22.01.1988 as old member of the SOCIETY and the said Agreement was regularised u/s 33 of the Maharashtra Stamp Act, 1958 by the Joint District Registrar and Collector of Stamps, Nagpur City under the Evasion Case No. 246/2019 on paying necessary Stamp Duty as well as penalty.

05. That, the said plots being in the 1900 unauthorised lay outs, the owners applied to the Nagpur Improvement Trust for regularisation of the said unauthorised plot as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act 2001 and N.I.T. Resolution No. 15 dt. 27.01.2001

06. That, Amar Suhag Co-Operative Housing Society Limited, at the request of Smt. Ushadevi Ashokkumar Sarda executed Sale Deed of Plot No. 14 in favour of Shri Kapil Vijay Chandak, Resident of Cement Road, Shivaji Nagar, Nagpur – 440010 by Sale Deed dt. 25.09.2020 registered with Sub Registrar, Nagpur – 6 at Book No. 1 at Sr. No. 2929 dt. 25.09.2020

07. That, Amar Suhag Co-Operative Housing Society Limited, at the request of Smt. Ushadevi Ashokkumar Sarda executed Sale Deed of Plot No. 15 in favour of Shri Devesh Balgovind Shivhare and Shri Yogesh Balgovind Shivhare, both Resident of Resident of Jagat Apartments, Ravinagar Square, Nagpur – 440010 by Sale Deed dt. 25.09.2020 registered with Sub Registrar, Nagpur – 6 at Book No. 1 at Sr. No. 2928 dt. 25.09.2020.

SADAR-VARDHAMAN NAGAR, NAGPUR

08. That, Amar Suhag Co-Operative Housing Society Limited, at the request of Smt. Tulsidevi Ramratan Sarda executed Sale Deed of Plot No. 16 in favour of AYODHYA REALTOR LLP, by Sale Deed dt. 25.09.2020 registered with Sub Registrar, Nagpur – 6 at Book No. 1 at Sr. No. 2627 dt. 25.09.2020.

09. That, said Shri Kapil Vijay Chandak further transferred / sold the said Plot No. 14 to AYODHYA REALTOR LLP, by Sale Deed dt. 17.03.2021 registered with Sub Registrar, Nagpur – 3 at Book No. 1 at Sr. No. 2181 dt. 19.03.2021.

10. That, said Shri Devesh Balgovind Shivhare and Shri Yogesh Balgovind Shivhare further transferred / sold the said Plot No. 15 to AYODHYA REALTOR LLP, by Sale Deed dt. 17.03.2021 registered with Sub Registrar, Nagpur – 3 at Book No. 1 at Sr. No. 2179 dt. 19.03.2021.

11. That, the said plots being in the 1900 unauthorized lay outs, the Nagpur Municipal Corporation for regularisation of the said unauthorised plot as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act 2001 and N.I.T. Resolution No. 15 dt. 27.01.2001 the Nagpur Improvement Trust under the said Scheme of regularisation of unauthorised plots regularised the said Plots vide (i) Permit No. NMC/ADTP/RL/341 dt. 23.11.2020 for Plot No. 14 and the area was regularized at 783.8340 Sq. Mtrs. (ii) Permit No. NMC/ADTP/RL/338 dt. 20.11.2020 for Plot No. 15 and the area was regularized at 1088.3230 Sq. Mtrs. and (iii) Permit No. NMC/ADTP/RL/619 dt. 16.02.2021 for Plot No. 16 and the area was regularized at 1218.9230 Sq. Mtrs.

12. That, AYODHYA REALTOR LLP, became the owner of the said three plots by virtue of the aforesaid Sale Deeds. That the owners of all the said plots i.e. Plot No. 14, Plot No. 15 and Plot No. 16 got amalgamated in to a single plot and the total area of new amalgamated Plot Nos. 14+15+16 is now 3091.08 Sq. Mtrs. as per Letter of Amalgamation issued by Dy. Engineer, Nagpur Municipal Corporation, vide Letter bearing No. ADTP/Amalgamation/169 dt. 05.03.2021

13. That the owners got the sanction of the proposed building plan approved by Deputy Engineer, Town Planning Section, Nagpur Municipal Corporation, Nagpur, vide Building Permit & Commencement Certificate bearing No. ADTP (Dharampeth Zone) AB-W-HAJ-14,15,16 / Tracing No. 2021032622/154 dt. 29.04.2021 and the said proposed building is to be known as Ayodhya Exotica

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

14. 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.

15. 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 "Ayodhya Exotica", the same is now owned by M/S Ayodhya Realtor LLP as stated here-in-above.

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

(S.M. KHEDKAR)

ADVOCATE

S. KHEDKAR ADVOCATES SADAR- VARDHAMAN NAGAR, NAGPUR