CHALLAN

MTR Form Number-6

GRN	MH006074521202122E	BARCODE		Date	09/09/2021-16:42:41	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)	AARCS3167L
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	SUNTECH INFRAESTATE NAGPUR PRIVATE LIMITED
Location	NAGPUR		
Year	2021-2022 One Time	**Flat/Block No.**	lic sqaure
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	kamptee road
		Area/Locality	nagpur
		Town/City/District	
		PIN	4 4 0 0 0 1
		Remarks (If Any)	DOCUMENT SEARCH FEE
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021090917384	2701742862
Cheque/DD No.		Bank Date	RBI Date	09/09/2021-16:44:41	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9112263920

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 09-09-2021 04:44:53

Sadiya Naseem Advocate

Tel No.:- 9657861271

Email:- sadiya.naseem@raisoni.net

To,

Maharashtra Real Estate Regulatory Authority.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. CTS No2081 situated atMouza Sitabuldi, bearing municipal corporation house no 207, ward no. 65, Opp Bharat Talkies, Kamptee RoadDistrictNagpur(hereinafter referred as the said plot " ")

I have investigated the title of the said plot on the request of Director, Suntech Infraestate Nagpur Pvt Ltd, Shri Pravin Pohankar and following documents i.e. :-

1) Description of the property:A piece of land admeasuring approximately 33757.743 Sq. Ft. i.e. 3136.20 Sq. Mt. , bearing City Survey No. 2081, Sheet No.176/29 of Mouza Sitabuldi bearing Municipal Corporation House No.207, Ward No.65 situated at Opp. Bharat Talkies, Kamptee Road, Nagpur- 440001 which is bounded as under:-

   i. ON THE EAST: CTS No.2098
   ii. ON THE WEST: CTS No.2082
   iii. ON THE NORTH: CTS No. 2077
   iv. ON THE SOUTH: Kamptee Road

2) The documents of allotment of plot: Registered Sale Deed.

3) Property card issued by Maharashtra Shasan, mutation entry no 6256of dated 09.4.2013.

4) Search report for 30 years from 1991 till 2021.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of owner is clear, marketable, while the said land is mortgaged to ICICI Bank Limited by registered mortgaged deed dated – 27/07/2021. (If any encumbrances please mention in separate sheet). Annexure 'A' is attached herewith.

Owners of the land

i. Suntech Infraestate Nagpur Private Limited, CTS no.2081.

3/- The report reflecting the flow of the title of the owneron the said land is enclosed herewith as annexure.

Encl: Annexure 'B'

Nagpur.

Date: 16/09/2021

Sadiya Naseem

Advocate

Sadiya Naseem Advocate

Tel No.:- 9657861271

Email:- sadiya.naseem@raisoni.net

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1) Property Card of dated 27/07/2021.

2) Mutation Entry No.6256 of dated 09.4.2013

3) Search report for 30 years from1991 to 2021 taken from Sub-Registrar' office at Nagpur.

4) Any other relevant title.' N.A.

5) Litigations if any. – There are no any litigations pending of the said property.

Naseem

Nagpur. **Sadiya Naseem**

Date: 16/09/2021 **Advocate**

4217266

16/09/2021

Note: -Generated through eSearch Module, For original report please contact SRO office.

List No.2

ANNEXURE 'A'

Deputy Registrar: Co-Du. Nagpur 3

Diarrhea No .: 4217/2021

Register:

Regn: 63m

Name of the village: Sitabardi

(1) Type of deed	Mortgage
(2) Compensation	350000000
(3) Market price	0
(4) Survey, subdivision and house number (if any)	1) Name of the Municipality: Nagpur Municipal Corporation Other Description:, Other Information: Special Mauja-Sitabardi, Sheet No. 176/29, N.B. No. 2081, Ward no. 65, Sitabardi Nagpur. 207, with a total area of 3136.20 sq.m. Including construction and future construction. ((CTS Number: 2081; HOUSE NUMBER: 207;))
(5) Area	3136.20 sq.m.
(6) When an assessment or judy is given.	
(7) The name and address of the respondent, if any, or the order or order of the civil court, the name and address of the respondent.	1): Name: -ICICI. Bank Ltd. Bandra Kurla Complex, Mumbai Age: - Address: - Plot No.:., Floor No.:., Building Name:., Block No.:., Road No.: Bandra Kurla Complex, Mumbai, Maharashtra, Mumbai. PIN Code: -400051 PAN No: -
(8) The name and address of the respondent, if there is an order or order of the party taking the documents or of the civil court.	1): Name: -Suntech Infrastate Nagpur Pvt. On behalf of Director Shri Pravin Manoharrao Pohankar Age: -; Address: -Plot No.:, Floor No.:, Building Name:., Block No.:, Road No.: 57, Bank Colony, Bhagwan Nagar, Nagpur, Maharashtra, Nagpur. PIN Code: -440027 PAN No: - AARCS3167L
(9) Date of filing the document	27/07/2021
(10) Date of registration of diarrhea	27/07/2021
(11) Serial number, volume and page	4217/2021
(12) Stamp duty as per market price	1000000
(13) Registration fee as per market price	15000
(14) Shera	
Details Considered for Assessment: -:	Evaluation is not required because it is not required by type. Details of the cause are not required by type
Article selected for stamp duty: -:	

Sadiya Naseem Advocate

Tel No.:- 9657861271

Email:- sadiya.naseem@raisoni.net

ANNEXURE 'B'

Originally the said malik makbuja property was purchased by Timothy Fernandes Son of Fernandes , from Kashiram Gangak Teli and brother Mallu Gangaka Teli by Sale Deed dt. 22.03.1918 registered with Sub Registrar, Nagpur at Book No. I at Volume No. IV at pages 236 to 239 at Sr. No. 4547 dt. 22.03.1918.AND;

WHEREAS, the owner Mr. Timothy Fernandes expired on 18.12.1942 and his widow Smt. Angellna Fernandes also expired on 02.06.1955 and on their demise the said property was inherited by their Son Nobert Fernandes and daughters Grace Carneiro, Mary Dias, Edith Fernandes, and Lucy Monteiro , AND;

WHEREAS, one of the co-owner Smt. Grace Carneiro exoired on 20.05.1959 and her husband Avitus Carneiro also expired on 22.02.1978 and on their death her share in the said property was inherited by their legal heirs Terence Allelula Corneiro Noel Corneiro, Regina ,Shri John Carneiro, Smt. Philomena Lobo, Shri Eustace, Shri Timothy Corneiro Herein AND;

WHEREAS, one of the co-owner Smt. Mary Dias expired on 27.01.1968 and her husband Anthony Dias also expired on 20.11.1962 and on their death her share in the said property was inherited by their legal heirs Ralph Dias and Maria Dias, AND;

WHEREAS, one of the co-owner Norbert Fernandes expired on 10.01.1985 and his wife Sybil Fernandes also expired on 20.12.1978 and on their death his share in the said property was inherited by their legal heirs, Marina Lancelot, Timothy Fernandes, Angellna Biden, Loretta Dias and Fatima Kane, herein, AND;

WHEREAS, one of the co-owner Edith Fernandes expired on 01.12.1985 and her husband Rels fernandes also expired on 06.04.1972 and on their death her share in the said property was inherited by their legal heirs Rhonda Franklin, Annaette Dsouza, Sandra Sequeira, Ubaldo Fernandes and Gracy Franklin herein, AND;

WHEREAS, the co-owner Lucy Monteiro expired on 15.04.1995 and her husband Isidore Monteiro also expired on 12.06.1983 and on their death her share in the said property was inherited by their legal heirs Anthony Monteiro, John Dsouza , Marie Dsouza, AND;

WHEREAS, one of the legal heir of Late Grace Carneiro V/Z. Philomena Lobo also expired on 30.04.2008 and on her death her share in the said property was inherited by her legal heirs John Lobo, Mario Lobo, Myron Lobo herein, and Zena Lobo AND;

WHEREAS, one of the legal heir of Late Grasc Cornerio V/Z. Noel Carneiro also expired on 15.02.2008 and on his death his share in the said property was inherited by his legal heirs Christine Carneiro (expired on 10.01.2011) and Nadla Pankaj Gaekwad, AND;

Sadiya Naseem Advocate

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WHEREAS, the legal heirs of Late Mary Dias viz. Ralph Dias and Maria Dais, both unmarried, also expired on 20.09.2007 and 26.05.2010 respectively, and on their death their share in the said property was inherited by all other legal heirs of Timothy Fernandes, Son of Fernandes and Smt. Angelina Fernandes, AND;

WHEREAS, one of the legal heir of Late Edith Fernandes viz. unaldo Fernandes expired on 28.05.2010 and on his death his share in the said property was inherited by his legal heir Janelle Fernandes herein AND;

WHEREAS, the names of the Owner herein are mutated in revenue records as the co-owners of the said property being legal heirs of Timothy Fernandes, Son of Fernandes and Smt. Angelina Fernandes, AND;

Above mention Property transferred by way of sale deed on dated 24/01/2013 registered with Sub Registrar, Nagpur-6 at sr. no 598/2013 by (1) Shri. Terence Alleluia Carneiro son of Late Avitus Carneiro (2) Shri. John Carneiro son of Late Avitus Carneiro (3) Mrs. Regina Eustace widow of Francis Eustace 4) Shri. Timothy Carneiro son of Avitus Carneiro (5) Shri. John Lobo son of Caraciolo Jose Salvador Lobo, (6) Shri Mario Lobo S/o John Lobo (7) Zena Perrira D/o John Lobo (8) Myron Lobo S/o John Lobo (9)Mrs. Sandra Sequeira wife of Vincent Sequeira (10) Miss.Janelle Ublyn Fernandes (11) Shri. Anthony Monteiro (12) Mrs.Nadia Pankaj Gaekwad wife of Pankaj Gaekwad,(13) Mrs. Marie D'souza wife of Francis D'souza , (14) Mrs. Jean D'souza wife of Gerald D'souza , (15) Mrs. Marina Lancelot widow of Jerome Lancelot , (16) Shri. Timothy Fernandes son of Norbert Fernandes, (17) Mrs. Angelina Biden widow of Charlie Biden (18) Mrs. Loretta Dias widow of Oscar Dias, (19) Mrs. Rhonda Franklin widow of Val Franklin, (20) Mrs. Annette D'souza wife of Melville D'souza, (21) Mrs. Gracy Franklin wife of Mr. Vernon Franklin, (22) Mrs. Fatima Eric Kane wife of Eric Kane to Suntech Infraestate Nagpur Private Limited.

That I have inspected the Index-II Register maintained in the Offices of the Sub-Registrar, Nagpur from the year 1991 to 2021. In the office of Sub-Registrar, Nagpur. I have taken the search through register. But I did not find out any transaction till date for the said property.