



CHALLAN
MTR Form Number-6



GRN	MH00471320820223E	BARCODE			Date	08/07/2022-12:24:26		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee Other Items					
Office Name				NGP5_JT NAGPUR NO 5 SUB REGISTRAR		Full Name		DWIVEDI AND KHEDKAR ADVOCATES	
Location				NAGPUR		Flat/Block No.		SHRINIWAS WARDHAMAN NAGAR SQ	
Year				2022-2023 One Time		Premises/Building		CENTRAL AVENUE	
Account Head Details				Amount In Rs.		Road/Street		NAGPUR	
0030072201 SEARCH FEE				500.00		Area/Locality		TOWN/CITY/DISTRICT	
						PIN		4 4 0 0 0 8	
						Remarks (If Any)		MZ WATHODA KH NO 43-44-2 CTS NO 170 SHEET NO 332-39-40	
								KUKREJA INFINITY EAST	
						Amount In		Five Hundred Rupees Only	
Total				500.00		Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		00040572022070853315 CKU1507275	
Cheque/DD No.				Bank Date		RBI Date		08/07/2022-12:24:25 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 :
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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9373103103



CHALLAN
MTR Form Number-6



GRN MH002780419202122E	BARCODE	Date 26/06/2021-14:27:58	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name NGP3_JT NAGPUR NO 3 SUB REGISTRAR		Full Name DWIVEDI AND KHEDKAR ADVOCATES	
Location NAGPUR		Flat/Block No. WARDHAMAN NAGAR SQ	
Year 2021-2022 One Time		Premises/Building	
Account Head Details		Amount In Rs.	
0030072201 SEARCH FEE		350.00	
		Road/Street CENTRAL AVENUE	
		Area/Locality NAGPUR	
		Town/City/District	
		PIN 4 4 0 0 0 8	
		Remarks (If Any)	
		SEARCH FEES INFINITY EAST KH NO 43-44-2 MAUZA WATHODA	
		NAGPUR	
		Amount In Three Hundred Fifty Rupees Only	
Total		Words	
350.00			
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN 00040572021062655778	
		Ref. No. CKQ7149721	
Cheque/DD No.		Bank Date 26/06/2021-14:24:31	
		RBI Date 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 : 9373103103
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चालन "ट्राय ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी व कसब्याच्या दस्त्यासाठी लागू नाही.

FORMAT - A

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to building known as "KUKREJA INFINITY EAST", to be erected on ALL THAT piece and parcel of land being declared as Retainable land - A, admeasuring about 4373.00 Sq. Mtrs. i.e. 47053.48 Sq. Ft. being North East Portion on the Layout known as GANGA - VIHAR situated on non agricultural land being ALL THAT piece and parcel of entire residential lay out plotable admeasuring about 30658.00 Sq. Mtrs. bearing Survey Khasara No. 43-44/2, Patwari Halka No. 34-A, admeasuring about 9.76 Hectares bearing City Survey No. 170, Sheet No. 332/39-40, situated at Mauza : Wathoda, bearing Municipal House No. 2230, Ward No. 21, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur (here-in-after referred as the said Project "KUKREJA INFINITY EAST")



I/We have investigated the title of the said land on the request of M/S KUKREJA INFRASTRUCTURES, {PAN : AAMFK0684L}, a Partnership concern having registered Office at Plot No. 17, Sugat Nagar, Jaripatka, Nagpur - 440014 and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of land being declared as Retainable land - A, admeasuring about 4373.00 Sq. Mtrs. i.e. 47053.48 Sq. Ft. being North East Portion on the Layout known as GANGA - VIHAR situated on non agricultural land being ALL THAT piece and parcel of entire residential lay out plotable admeasuring about 30658.00 Sq. Mtrs. bearing Survey Khasara No. 43-44/2, Patwari Halka No. 34-A, admeasuring about 9.76 Hectares bearing City Survey No. 170, Sheet No. 332/39-40, situated at Mauza : Wathoda, bearing Municipal House No. 2230, Ward No. 21, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur.

02. Title documents for allotment of Unit.

(i) General Power of Attorney on 30.09.1999 Book No. Add.-4, Volume No. 6 at pages 54 to 60 at Sr. No. 103 dt. 30.09.1999 executed by Smt. Kamalabai Ramaji Kaware and Others in favour of Partners of Developer (i) Shri Pankaj Natwarlal Patel and (ii) Dr. Shri Khushal Parashram Bopche.

(ii) Sale Deed dt. 12.07.2004 registered with the Sub Registrar Nagpur - 7 at Book No. 1, at Sr. No. 1103 dt. 12.07.2004, executed by Smt. Kamalabai Ramaji Kaware and Others through Power of Attorney holders for Retainable land admeasuring about 4373.00 Sq. Mtrs. in favour of (i) M/s Ganga Developers, (ii) Shri Ghanshyam Balkrishna Purohit and (iii) Shri Sunil Gaurishankar Pacholi.

(iii) Sale Deed dt. 13.08.2007 registered with Sub Registrar Nagpur - 8 at Book No. 1 at Sr. No. 4569 dt. 13.08.2007 executed by (i) M/s Ganga Developers, (ii) Shri Ghanshyam Balkrishna Purohit and (iii) Shri Sunil Gaurishankar Pacholi in favour of (i) Shri Sanjaykumar Nandkishore Didwaniya, (ii) Shri Vinod Balbhadra Goenka, (iii) Shri Suresh Balbhadra Goenka, (iv) Shri Rajendra Balbhadra Goenka (v) Shri Vijay Balbhadra Goenka and (v) Shri Pramod Balbhadra Goenka.



(iv) Sale Deed dt. 10.11.2020 registered with Sub Registrar Nagpur - 3 at Book No. 1 at Sr. No. 4220 dt. 10.11.2020 executed by (i) Shri Sanjaykumar Nandkishore Didwaniya, (ii) Shri Vinod Balbhadra Goenka, (iii) Shri Suresh Balbhadra Goenka, (iv) Shri Rajendra Balbhadra Goenka (v) Shri Vijay Balbhadra Goenka and (v) Shri Pramod Balbhadra Goenka in favour of M/s Kukreja Infrastructures.

(v) Deed of Unilateral Indenture of Mortgage dt. 20th day of June 2022 registered with Sub Registrar, Nagpur - 1 at Book No. 1 at Sr. No. 4874 dt. 20.06.2022 for the construction finance / facility in favour of Housing Development Finance Corporation Limited (HDFC Ltd.).

(vi) Deed of Declaration dt. 07.07.2022 u/s 2 of the said Act registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 4201 dt. 07.07.2022 of building known as Kukreja Infinity East.

03. Property Card issued by City Survey Department Nagpur, vide Mutation dt. 30.12.2020 vide Ferfar No. 25865.

04. Search report for more than 30 years from 1982 till 2022.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of M/S KUKREJA INFRASTRUCTURES, having registered Office at Plot No. 17, Sugat Nagar, Jaripatka, Nagpur - 440014 is presently mortgaged with / having encumbrance of Housing Development Finance Corporation Limited (HDFC Ltd.).

Owner of the land	
Retainable Land - A	}
Kh. Survey No. 43-44/2, Mauza:	}
Wathoda, Tahsil : Nagpur City	}
District : Nagpur	}
	M/S
	KUKREJA
	INFRASTRUCTURES

Qualifying comments/ remarks if any

The Title of M/S KUKREJA INFRASTRUCTURES on the said land is good, valid, marketable, Clear and salable for the prospective buyers of the Apartments and presently mortgaged with Housing Development Finance Corporation Limited (HDFC Ltd.) for construction finance facility.



03. The report reflecting the flow of the title of KUKREJA INFRASTRUCTURES, on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 08.07.2022




Adv. Sandeep M. Khedkar