CHALLAN
MTR Form Number-6

GRN	MH014432475202122U	BARCODE		Date	11/03/2022-10:09:37	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)	AABCS9753Q
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	SHRADHA INFRAPROJECTS LIMITED
Location	NAGPUR		
Year	2021-2022 One Time	**Flat/Block No.**	PLOT NO 245, 246
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	GOKULPETH
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	DOCUMENT SEARCH FEE
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022031198215	CPABMECPE7
Cheque/DD No.		Bank Date	RBI Date	11/03/2022-10:24:10	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. : 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 11-03-2022 10:10:42

Alpana Amol Vazarkar
Advocate
Address : 211, Anand Milenium Tower,
New Narsala Road, Hudkeshwar Khurd,
Nagpur-440034

LEGAL TITLE REPORT

To,

The Maharashtra Real Estate Regulatory Authority.

Sub: Title clearance certificate with respect to All the piece and parcel of Nagpur Improvement Trust Leasehold plot no. 245 and 246 in Civil Station Expansion Scheme containing by admeasurements 497.770 Sq. mt or 5357.99 Sq. Ft and 497.495 sq.mtr or 5355.03 Sq. Fts. Respectively, Jointly admeasuring about 995. 265 Sq. Mtr. Or 10,713.02 Sq. Fts., having RCC Construction of Basement + Ground + 7 Floors with built-up area of 1658.485 sq.mtrs being portion of entire land bearing Khasra No. 30 in Ward No. 70 Municipal House No. 498 City Survey No. 951, sheet No. 19 of Mouza Gadga situated at Gokulpeth Layout Precinct, Dharampeth, Nagpur, with in Tehsil and District Nagpur. (hereinafter referred as the said land)" I have investigated the title of the said land on the request of Mr. Nitesh Vinaykumar Sanklecha, Director of Shradha Infraprojects Limited and following documents i.e. :-

1. Description of the property: A piece and parcel of Nagpur Improvement Trust Leasehold plot no. 245 and 246 in Civil Station Expansion Scheme containing by admeasurements 497.770 Sq. mt or 5357.99 Sq. Ft and 497.495 sq.mtr or 5355.03 Sq. Fts. Respectively, Jointly admeasuring about 995. 265 Sq. mtr. Or 10,713.02 Sq. Fts. having RCC Construction of Basement + Ground + 7 Floors with built-up area of 1658.485 sq.mtrs being portion of entire land bearing Khasra No. 30 in Ward No. 70 Municipal House No. 498 City Survey No. 951, sheet No. 19 of Mouza Gadga situated at Gokulpeth Layout Precinct, Dharampeth, Nagpur, with in Tehsil and District Nagpur. The said property is bounded as under:-

On the North	:	Road
On the South	:	conservancy lane
On the East	:	Plot no. 244
On the West	:	Plot no. 247

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2. The documents of allotment of plot: Registered Sale Deed.
3. Property Card extract issued by City Survey, Mutation Entry No. 6061 of dated 26.11.2021
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 and marketable and without any encumbrances

Owners of the Land

- Shradha Infraprojects Limited, City Survey No. 951.

3/- The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure. 'A'.

Nagpur.

Alpana Wazarkar

Date: 11/03/2022

Advocate

Alpana Amol Vazarkar
Advocate
Address : 211, Anand Milenium Tower,
New Narsala Road, Hudkeshwar Khurd,
Nagpur-440034

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) Property Card extract of dated 07/03/2022.

2) Mutation Entry No.6061 of dated 26.11.2021

3) Search report for 30 years from 1991 to 2021 taken from Sub-Registrar'-1 Dist.Nagpur.

4) Any other relevant title.

Nagpur. **Alpana Wazarkar**

Date: 11/03/2022 **Advocate**

Alpana Amol Vazarkar
Advocate
Address : 211, Anand Milenium Tower,
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Annexure 'A'

WHEREAS, originally Nagpur Improvement Trust allotted the said plot no. 245 to Shri Damodar Vithalram Parkhani and executed the lease deed of the said plot by indenture of lease dated 13th August 1949 for a term commencing from 1st day of April 1948 and ending on 31st day of March 1978 registered with sub registrar Nagpur, at book no Add-1 vol. no. 116 at pages 21 to 24 at sr. no. 563 dt. 13.08.1979, and on the expiry of the said lease period the same is renewed for further term commencing from 1st day April of 1978 and ending on 31st day of march 2038 registered with sub registrar Nagpur I, vide registration no. 2434/2008 date 09/04/2008 in favour of Rajeshwar S/O Kantilal Parkhani, due to death of Shri Damodar Vithlram Parkhani on 12/08/1980.

AND WHEREAS originally Nagpur Improvement Trust allotted the said plot no. 246 to Shri Damodar Vithalram Parkhani and executed a Lease Deed of the said land by Indenture of lease for a term commencing from 22.07.1949 and ending on 31.03.1980 registered with Sub Register, Nagpur No.1, at Book No. Add- I, Vol No. 229 at Pages 160 to 162 at Sr. No. 253 date 24/02/1977, and on the expiry of the said lease period the same is renewed for further term of 30 years commencing from 1st day of April 1980 and ending on 31st day of March 2010 registered with sub registrar Nagpur No. 1, vide registration no. 2357/2008 dated 07/04/2008 in favour of Rajeshwar S.O Kantilal Parkhani, due to death of Shri Damodar Vithalram Parkhani on 12/08/1980 and again on the expiry of the said lease period the same is renewed for further term of 30 year commencing from 1st day of April 2010 and ending on 31st day of March 2040 registered with sub registrar Nagpur No. 1, vide registration no. 7445/2011 dated 15/01/2011 in favour of Rajeshwar S/O Kantilal Parkhani.

AND WHEREAS Shri Damodar Vithalram Parkhani expired on dt. 12.08.1980 and during his life time the executed will dt. 15.06.1980 in respect of aforesaid properties in favour of Shri Rajeshwar Kantilal Parkhani and the same was confirmed by virtue of order of Hon'ble District delegate at Allipore vide case no. 418/1983 dt. 19.08.1989 granted letter of administration in favour of Shri Rajeshwar Kantilal Parkhani and hence Shri Rajeshwar Kantilalji Parkhani has become the sole and exclusive owner of the above said plots after the death of Shri Damodar Vithlaram Parkhani and name of Shri Rajeshwar S/O Kantilal Parkhani is mutated in all revenue records as the owner of said property.

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AND WHEREAS Seller herein had applied to Nagpur Municipal Corporation for amalgamation of Nagpur Improvement Trust Leasehold Plot Nos. 245 and 246 in Civil Station Expansion Scheme containing by admeasurements 497.77 Sq.mt or 5357.99 Sq. Ft and 497.495 sq.mtr or 5355.03 Sq. Fts. Respectively, jointly admeasuring about 995.265 Sq. Mtr. Or 10,713.02 Sq. Fts., having RCC Construction of Basement + Ground + 7 Floors with built-up area of 1658.485 sq.mtrs being portion of entire land bearing Khasra No. 30 in Ward No.70 Municipal House No. 498 City Survey No. 951, sheet No. 19 of Mouza Gadga, situated at Gokulpeth Layout Precinct, Dharampeth, Nagpur, with in Tehsil and District Nagpur, and the same is approved vide Nagpur Improvement Trust letter No. 405 dated 12/01/2010 and Nagpur Municipal Corporation letter No. Amalgamation/12 dated 21/09/2011.

Whereas Rajeshwar Kantilal Parkhani sell his property to Shradha Infraprojects (Nagpur) Pvt Ltd by way of Sale deed dated 24/11/2011 registered with Sub Registrar Nagpur-1 at sr. no.7749/2011. Thereafter Owner had mutated its name in property card accordingly on dated 30/08/2014 vide entry no 3792.

Whereas Shradha Infraprojects (Nagpur) Pvt. Ltd got order of conservancy lane from Nagpur Improvement Trust for area admeasurement of 95.896 sq.mtr.and recorded in property card vide entry no. 4332 dated 28/07/2016. Shradha Infraprojects (Nagpur) Pvt. Ltd has executed lease deed of conservancy lane with Nagpur Improvement Trust on dated 18 September 2016 at sr. no 5662/2012 for a period of 30 years commencing from 10th July 2012 ending on 9th July 2042.

AND WHEREAS the owner had got building Plan sanctioned from Assistant Director Town Planning Department, Nagpur Municipal Corporation, Permit no.171/BP/Gadga/TP/NMC/33 dated 07/09/2020 and constructed a Building of Basement+Ground+7 Floors on the said land.

After that Shradha Infraprojects Limited has recorded its name to property card in the office of City Survey vide entry no.6061 dated 26/11/2021 on basis of incorporation certificate of company.