



CHALLAN
MTR Form Number-6



GRN MH001485143202223E		BARCODE 		Date 05/05/2022-15:58:13		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 NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		ADV PRATIK SANJAY TIHADE	
Location NAGPUR				Flat/Block No.		BLOCK NO 118	
Year 2022-2023 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street		RAHUL COMPLEX II	
0030072201 SEARCH FEE			750.00	Area/Locality		GANESHPHEH NAGPUR	
				Town/City/District			
				PIN		4 4 0 0 1 8	
				Remarks (If Any)			
				MOUZA PIPLA KH NO 08 PLOT NO 32 TAH NAGPUR GRAMIN AND			
				DIST NAGPUR			
				Amount In Seven Hundred Fifty Rupees Only			
Total			750.00	Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332022050517046 2744465716	
Cheque/DD No.				Bank Date	RBI Date	05/05/2022-15:59:40 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
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

Mobile No. : 8421100488

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



PRATIK S. TIHADE (ADVOCATE)

S.L.P ASSOCIATES

**OFFICE :- Block No. 118 Rahul
Complex-II, Near Main Bus Stop,
Ganeshpeth Nagpur-440018.
Mobile No. 8421100488**

TITLE SEARCH REPORT

Having been engaged by **M/S. RYKA INFRACON**, a partnership firm concern acting through its partner **SHRI. NITIN PANDURANG KALASKAR** in respect of property i.e. All that piece and parcel of land bearing **Plot No. 32**, total admeasuring area of the plot is 309.22 Sq. Mtrs. being a part or portion of the entire land baring Khasra No. 08, of Mouza Pipla, P.S.K 38 situated at Village-Pipla in Tahsil-Nagpur(Rural) and District Nagpur and bounded as under:

LAND BOUNDARIES

TOWARDS EAST : PLOT NO. 26 AND 27,
TOWARDS WEST : PLOT NO 33 & 9 Mtrs. wide Road,
TOWARDS NORTH : Survey No. 7,
TOWARDS SOUTH : PLOT NO. 31.

1. **Name of the Owner as per Sale Deed:-**

M/S. RYKA INFRACON a partnership firm concern through its partner 1) Shri. Nitin Pandurang Kalaskar, 2) Shri. Gaurav Prakashrao Choudhari, 3) Shri. Hemant Manohar Manikapure And 4) Shri. Roshan Onkar Rahate.

2. **Description of Property:-**

As above, hereinafter referred to as the "said Property".

3. **Nature of the Property:-**

Freehold Property.

4. **List of Documents perused/Scrutinized:-**

Sr. No.	Name of the Document	Date of Document
1.	Photocopy of Registered Sale Deed bearing serial No. NGR-10-12230-2021 executed in respect of M/S. Rachana Developers in favour of M/S. Rayka Infracon. In respect of the Said Property.	03-09-2021



2.	Photocopy of Registered Agreement to Sale bearing serial No. NGR-10-6340-2021 executed of M/S. Rachana Developers in favour of M/S. Rayka Infracon. In respect of the Said Property.	01.04.2021
3.	Photocopy of First No-Objection Certificate in respect of adequate and effective installation of fire safety measures by Nagpur Municipal Corporation vide Permit No. MFS/NMC/FES/001/2022. In respect of the Plot No. 32.	04/04/2022
4.	Photocopy of Regularization Letter issued by Nagpur Metropolitan Region Development Authority vide Permit No. BE(NMRDA)/South/Nagpur(Rural) No. 181120211/2021112428/2565/282. In respect of the Plot No. 32.	22-04-2022
5.	Photocopy of N.A. Order by Collector, Nagpur vide Order No. Prastut/Collector/KV/387/2014 passed in Revenue Case No. 335/NAP-34/2013-2014.	25-04-2014
6.	Photocopy of Development Agreement for land bearing Kh. No. 8 of Mouza Pipla Tahsil Nagpur (Rural) District Nagpur vide No. EE(Metro)AE-2324 by the Nagpur Improvement Trust.	23-06-2015
7.	Photocopy of Release Letter of the Plots issued by the Nagpur Improvement Trust vide Release Letter No. E.E.(south)844.	30.11.2015
8.	Photocopy of Sanction Map of the said scheme in which the said property is situated.	
9.	Photocopy of 7-12 bearing the name of M/S. RYKA INFRACON.	

5. Flow of Title of The Property (History of the Property)

WHEREAS from the Land Revenue Records from the Year 1952-53. It is observed that all that piece and parcel of land of Kh. No. 8 admeasuring 1.80 H.R. of Mouza-Pipla, P.H. No. 38, Tah. Nagpur (Gramin), Distt. Nagpur was owned by Shri. Gangadhar Ramaji Yerme, being his ancestral but separate property.

WHEREAS, the said land owner Shri. Gangadhar Ramaji Yerme sold out the said land of Kh. No. 8 admeasuring 1.80 H.R. to the previous land owner namely 1) Shri. Dattatraya Sakham Mahajan, 2) Shri. Milind Dattatraya Mahajan, 3) Shri. Pramod Keshavrao Chichghare, 4) Shri. Gopal Sakham



Akre, 5) Shobharam Raghunath Raipure, 6) Shri. Nitin Srikrishna Mahajan, 7) Shri. Girish Sudhakar Hedao, 8) Shri. Jayant Madhukarrao Pingle, 9) Shri. Sachin Srikrishan Mahajan 10) Shri. Rajendra Balkrishna Kelkar, 11) Sau. Swati Tarunkumar and 12) Shri. Bajirao Sadashiv Padalkar vide Sale Deed dated 25.01.2007 registered at Sr. No. 624 in the office of Sub-Registrar Nagpur (Gramin)-07 on even date.

AND WHEREAS, the said land owner Shri. Gangadhar Ramaji Yerme previously agreed to sale the above land to 1) Shri. Dinesh Shankarlal Mantri, 2) Shri. Manoj Shankarlal Mantri 3) Shri. Gopal Manaklall Mantri, 4) Kum. Kanupriya Kamalkumar Mor and 5) Smt. Vandana Sharad Mor, but the said sale transaction could not be materialized and the said land owner with the consent of the above intending purchasers executed the above sale deed in favour of Shri. Dattatraya Sakham Mahajan & 11 others and therefore all the afore stated intending purchasers 1) Shri. Dinesh Shankarlal Mantri, 2) Shri. Manoj Shankarlal Mantri 3) Shri. Gopal Manaklall Mantri, 4) Kum. Kanupriya Kamalkumar Mor and 5) Smt. Vandana Sharad Mor are joined to the above sale deed dated 25.01.2007 in capacity of consenters.

AND WHEREAS, the said land owners 1) Shri. Dattatraya Sakham Mahajan, 2) Shri. Milind Dattatraya Mahajan, 3) Shri. Pramod Keshavrao Chichghare, 4) Shri. Gopal Sakham Akre, 5) Shobharam Raghunath Raipure, 6) Shri. Nitin Srikrishna Mahajan, 7) Shri. Girish Sudhakar Hedao, 8) Shri. Jayant Madhukarrao Pingle, 9) Shri. Sachin Srikrishan Mahajan 10) Shri. Rajendra Balkrishna Kelkar, 11) Sau. Swati Tarunkumar and 12) Shri. Bajirao Sadashiv Padalkar in their turn agreed to sale the said land of kh. No. 8, admeasuring 1.80 H.R. to the M/s Rachana Developers a partnership firm through its partner vide agreement to sale dated 01.05.2009. The said Agreement to Sale for want of payment of necessary stamp duty has been impounded by the collector of stamps in the EVM Case No. 1109/2010-11 on dated 21.12.2010 and on payment of necessary stamp duty payable on the above document the above agreement of sale has been released by the stamp collector, Nagpur vide its Order dated 11.01.2011.

AND WHEREAS, later on in pursuance of the aforesaid agreement to sale, the said land owners 1) Shri. Dattatraya Sakham Mahajan, 2) Shri. Milind Dattatraya Mahajan, 3) Shri. Pramod Keshavrao Chichghare, 4) Shri. Gopal Sakham Akre, 5) Shobharam Raghunath Raipure, 6) Shri. Nitin Srikrishna Mahajan, 7) Shri. Girish Sudhakar Hedao, 8) Shri. Jayant Madhukarrao Pingle, 9) Shri. Sachin Srikrishan Mahajan 10) Shri. Rajendra Balkrishna Kelkar, 11) Sau. Swati Tarunkumar and 12) Shri. Bajirao Sadashiv Padalkar sold out the above land of Kh. No. 08 admeasuring 1.80 Hectare in favour Purchaser M/S Rachana Developers, A Partnership



Firm through its partner vide sale deed dated 13.01.2011 duly registered at sr. No. 348 in the office of Registrar Nagpur Gramin-07.

AND WHEREAS, the above said Eleven Owners out of the Twelve owners, namely 1) Shri. Dattatraya Sakham Mahajan, 2) Shri. Pramod Keshavrao Chichghare, 3) Shri. Gopal Sakham Ake, 4) Shobharam Raghunath Raipure, 5) Shri. Nitin Srikrishna Mahajan, 6) Shri. Girish Sudhakar Hedao, 7) Shri. Jayant Madhukarrao Pingle, 8) Shri. Sachin Srikrishan Mahajan 9) Shri. Rajendra Balkrishna Kelkar, 10) Sau. Swati Tarunkumar and 11) Shri. Bajirao Sadashiv Padalkar executed Irrevocable General Power of Attorney in favour of the above said remaining joint owner Shri. Milind Dattatraya Mahajan on dated 29.01.2007 which is duly registered in the office of sub-registrar Nagpur-2 at Sr. No. 687 on even date.

AND WHEREAS, after purchasing the afore stated land property, the name of said owner M/S. Rachana Developers, a partnership Firm, through its partner is duly mutated in all the record of right such as 7-12 extract as the owner of said land admeasuring 1.80 H.R. bearing Field Survey No. 08 of Mouza Pipla, Tah. Nagpur Gramin Distt Nagpur.

AND WHEREAS, the collector, Nagpur had issued N.A. Order in respect of the said land bearing Kh. No. 8 amongst others adjacent Khasara Numbers in favour of land owner vide Order No. Prastut/Collector/KV/387/2014 on dated 25.04.2014 passed in Revenue Case No. 335/NAP-34/2013-2014.

AND WHEREAS, as per the revised N.A. Order of collector, Nagpur dated 08.04.2015 the said land of Kh. No. 8 admeasuring 1.80 Hectare i.e. 18,000 sq. Mtrs. is converted into the Non-agricultural land for Residential purpose covering 38 number of Plots on the land of Kh. No. 8 bearing Plots No. 1 to 38 in total admeasuring Plotable area of 8700.85 Sq. Mtrs.

AND WHEREAS the said land of Kh. No. 8, Mouza Pipla, Tah. Nagpur (Gramin) Distt Nagpur is covered by Nagpur Metropolitan Area declared by Govt. Vide Notification No. TPS/2409/2890/CR-356/o5/UD-9, dated 31-08-2010 by which NIT new has been appointed as Special Planning Authority for the said area. Hence the necessary formalities stipulated under the above notification was required to be complied by the said land owner/developer.

AND WHEREAS, accordingly the said layout owner M/s. Rachana Developers a partnership Firm through its partner applied to the NIT, Nagpur on dated 09.11.2012 for the approval of layout drawn on the above land and in pursuance there to NIT, Nagpur vide letter bearing No. AE(M-1)/728 dated



20.05.2014 granted its permission and approval to the layout to be drawn on the said land of field survey No. 8 covering plotable area of 8700.85 Sq. Mtrs. subject to the condition mentioned in the above letter and Revised NIT Letter bearing No. AE(Metro-1)/2066, dated 27.05.2015 further granted its permission and approval to the layout to be drawn on the said land of field Survey No. 08 subject to the compliance of the terms and conditions mentioned in the above letter.

AND WHEREAS, the Nagpur Improvement Trust has release the said Plot of Land vide Release Letter No. E.E.(south)844 on dated 30.11.2015.

AND WHEREAS, the Agreement to Sell dated 01/04/2021 duly registered at Sr. No. NGN(Rural)-6430-2021 executed by M/s. Rachana Developers a partnership firm through its partner Shri. Shishir Shankarrao Diote in favour of M/S. RYKA INFRACON a partnership firm through its partners 1) Shri. Nitin Pandurang Kalaskar 2) Shri. Gaurav Prakashrao Chaudhari 3) Shri. Hemant Manohar Manikpure and 4) Shri. Rohan Onkar Rahate.

AND WHEREAS the Sale Deed dated 03/09/2021 duly registered at Sr. No. NGN(Rural)-12230-2021 executed by M/s. Rachana Developers a partnership firm through its partner Shri. Shishir Shankarrao Diote in favour of M/S. RYKA INFRACON a partnership firm through its partners 1) Shri. Nitin Pandurang Kalaskar 2) Shri. Gaurav Prakashrao Chaudhari 3) Shri. Hemant Manohar Manikpure and 4) Shri. Rohan Onkar Rahate.

AND WHEREAS THE M/S. RYKA INFRACON a partnership firm through its partners 1) Shri. Nitin Pandurang Kalaskar 2) Shri. Gaurav Prakashrao Chaudhari 3) Shri. Hemant Manohar Manikpure and 4) Shri. Rohan Onkar Rahate has also mutated there name in the 7/12 extract in respect of Plot No. 32.

AND WHEREAS, the M/S. RYKA INFRACON has also take First No-Objection Certificate in respect of adequate and effective installation of fire safety measures by Nagpur Municipal Corporation vide Permit No. MFS/NMC/FES/001/2022 on dated 04/04/2022.

AND WHEREAS, the M/S. RYKA INFRACON accordingly prepared the building plan of the building constructed over the said plot of land and which is sanctioned and approved by the NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY vide Building Permit No. B.E.(NMRDA)/South/Nagpur (Rural) No. 181120211/2021112428/2565/282 on dated 22/04/2022. The Said building consisting of Ground + 5 floor of the building more popularly known as "RYKA ORCHID".



6. Tracing of Title:-

We have paid charges vide receipt No. MH001485143202223E dated 05/05/2022 and have taken 30 years search and on perusal of the documents provided to us and search conducted in the office of the concerned Sub-Registrar of Assurances in respect of the said Property. I observe as under:- That, the above said Plot No. 32 in the name of M/S. RYKA INFRACON through its partner 1) Shri. Nitin Pandurang Kalaskar 2) Shri. Gaurav Prakashrao Chaudhari 3) Shri. Hemant Manohar Manikpure and 4) Shri. Rohan Onkar Rahate.

6. Encumbrances:-

Search in the concerned Sub-registrar of Assurance -

During the e-search carried out I observed that the said Land in the name of M/S. RYKA INFRACON through its partner 1) Shri. Nitin Pandurang Kalaskar 2) Shri. Gaurav Prakashrao Chaudhari 3) Shri. Hemant Manohar Manikpure and 4) Shri. Rohan Onkar Rahate and their name is also mutated in 7/12 Extract.

7. Qualification and Assumptions:-

This Report is given subject to the following qualifications-

- (i) I have presumed that the documents provided to me such documents are within the capacity and powers of and have been or shall be duly authorized, executed and delivered and are binding on the parties hereto.
- (ii) I presumed in that relation to the documents provided to me such documents are within the capacity and powers of and have been or shall be duly authorized, executed and delivered and are binding on the parties hereto.
- (iii) This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary.
- (iv) This opinion does not cover any litigation, suits etc. filed in any court in respect of said property.



- (v) It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances are subject to availability of records and also to record being torn and mutilated. I therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of record being torn and mutilated.

Hence this report is delivered and signed at Nagpur on this 05th day of May, 2022.

Nagpur

Date : 05.05.2022


Pratik Tihade
(Advocate)

