AMIT P. REHPADE ***ADVOCATE***	Plot No. 117, Onkar Nagar, Near Shri Hari Nagar No. 1, Manewada Ring Road, Nagpur- 440 027. Mob.: 9405753444

ANNEXURE –A
(Circular No 28/2021)

Ref. No: APR/S.R./159/2022 Date: 29/07/2022

LEGAL TITLE VERIFICATION AND SEARCH REPORT

1) I have been engaged by **M/s PINNACLE CONSTRUCTION THROUGH ITS PROPRIETOR MR. PANKAJ S/o RAMKRUSHNA KOLHE, (PAN No. AXDPK8242J) (UID No: 6069 9857 1609) (MB 7775947600) (Email Id:-** pinnacleconstruction03@gmail.com**),** aged about 33 years, Occupation: Business, Office at Flat No. A/1, Mulik Complex, Near Hotel Airport Centre Point, Wardha Road, Nagpur Tahsil and District: Nagpur, Pin Code No. 440015, to draw a title verification report in respect of the property mentioned herein. I have taken search of record in respect of the concerned property and accordingly, I am presenting my title verification report as under :-

2) It seems from the record that, ALL THAT piece and parcel of land bearing Amalgamated **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29**, having total regularized area admeasuring about **1365.448 Sq. Mtrs.** (14697.68 Sq. Fts.) in the layout of the **New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur** being a portion of **Khasra No. 70/1**, of **MOUZA – SOMALWADA** , situated at SOMALWADA, **City Survey No. 525, SHEET No. 696 Corporation House No. 3486/20 to 3486/29, WARD No. 15,** within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil & District – Nagpur originally belonged to New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur.

2) That the New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur sold the said **Plot Nos. 22, 23, 24, 25 & 26** to **Mr. VASANTRAJ S/o SURAJPRASADJI MODH** by way of Sale Deed dated **31/07/1987** which is duly registered in the office of Sub-Registrar Nagpur-1 at Serial No. **4181(P)**, on even date. Thus, **Mr. VASANTRAJ S/o SURAJPRASADJI MODH became the absolute owner of the said plots and his name was also duly mutated in the records of City Survey, Nagpur as owner thereof.**

3) That the New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur sold the said **Plot Nos. 20, 21, 27, 28 & 29** to **Mrs. RAJAMANI W/o VANSANTRAJ MODH** by way of Sale Deed dated **31/07/1987** which is duly

AMIT P. REHPADE Advocate

registered in the office of Sub-Registrar Nagpur-1 at **Serial No. 4182(P)**, on even date. Thus, **Mrs. RAJAMANI W/o VANSANTRAJ MODH became the absolute owner of the said plots and her name was also duly mutated in the records of City Survey, Nagpur as owner thereof.**

4) The aforesaid plot of land was under "1900 Unauthorised Layout". That the Government of Maharashtra under Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) ordinance, 2001decided to develop the aforesaid layouts through Development Authority Nagpur Improvement Trust. Thus, Nagpur Improvement Trust vide his Board Resolution No. 15 dated 27/01/2001 fixed the development price for the development of the aforesaid Layout as per the ordinance.

5) That the owner **Mrs. RAJAMANI W/o VANSANTRAJ MODH** paid the development charges as per demand issued by Nagpur Improvement Trust as Development Charges for **Plot Nos. 20, 21, 27, 28 & 29** and the Nagpur Improvement Trust through its Building Engineer (WEST), Nagpur regularized the said plots of land vide Permit No. **BE(W)/1900(U/L)/1772, BE(W)1900(U/L)/1776, BE(W)/1900(U/L)/1775, BE(W)/1900(U/L)/1774 & BE(W)/1900(U/L)/1773** dated **18/11/2004 respectively.**

6) That, the owner **Mr. VASANTRAJ S/o SURAJPRASADJI MODH** paid the development charges as per demand issued by Nagpur Improvement Trust as Development Charges for **Plot Nos. 22, 23, 24, 25 & 26** and the Nagpur Improvement Trust through its Building Engineer (WEST), Nagpur regularized the said Plots of land vide Permit No. **BE(W)/1900(U/L)/1768, BE(W)/1900(U/L)/1770, BE(W)/1900(U/L)/1767, BE(W)/1900(U/L)/1771, & BE(W)/1900(U/L)/1769** dated **18/11/2004.**

7) That in Pursuant to the application for amalgamation of **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29** by their respective owners, the Building Engineer (West), Nagpur Improvement Trust, has permitted the amalgamation of **Plot Nos. 20, 21, 22 ,23, 24, 25, 26, 27, 28 & 29** vide Order No. **E.A (W)/404**, dated **19/01/2018** subject to the terms and conditions mentioned therein. According to the said amalgamation order, the amalgamated area of Plot Nos. **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29** is **1365.448 Sq. Mtrs.** As per the Amalgamation Plan

AMIT P. REHPADE ★ Advocate ★

issued by the Building Engineer (West), Nagpur Improvement Trust, the boundaries of the said One Unit after amalgamation.

7) That thereafter, **Mrs. RAJAMANI W/o VANSANTRAJ MODH** & **Mr. VASANTRAJ S/o SURAJPRASADJI MODH** in their turn sold the said **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29** to **M/s PINNACLE CONSTRUCTION, A PROPRIETORY FIRM THROUGH ITS PROPRIETOR Mr. PANKAJ S/o RAMKRUSHNA KOLHE** the said Sale Deed dated **31/03/2021** which is duly executed and registered in the office of Sub-Registrar Nagpur-3 on **02/06/2021** at **Serial No.3178/2021** on even date and his name is also duly mutated in the records of City Survey as owner thereof vide Mutation Entry No. 49492.

8) That thereafter the present owner **M/s PINNACLE CONSTRUCTION, A PROPRIETORY FIRM THROUGH ITS PROPRIETOR Mr. PANKAJ S/o RAMKRUSHNA KOLHE** decided to develop the land into a multistoried building on the Piece and Parcel of land described in (mentioned in schedule of property), accordingly the present owner sought sanction which is approved by the Building Engineer of the Nagpur Improvement Trust vide **Building Permit No. BE (WEST)/Case No. BUL-G-12548-/TRACKING No. 2021080678/655** dated **10/06/2022.**

9) That thereafter ALL THAT piece and parcel of land bearing Amalgamated **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29**, having total regularized area admeasuring about **1365.448 Sq. Mtrs.** (14697.68 Sq. Fts.) in the layout of the **New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur** being a portion of **Khasra No. 70/1**, of **MOUZA – SOMALWADA** , situated at SOMALWADA, **City Survey No. 525, SHEET No. 696** Corporation House No. **3486/20 To 3486/29, WARD No. 15,** within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil & District – Nagpur submitted to the provision of the Maharashtra Apartment Ownership Act, 1970. The Deed of Declaration is duly registered in the office of Sub-Registrar Nagpur-4 at Serial No. 6175/2022 on 23/06/2022.

17) I have taken search of the records of Registrar's Office Nagpur for the last 30 years from 1993 to 2022 by paying necessary search fee vide E-challan No. **MH005764683202223E dated 29/07/2022.** The search fee receipt is enclosed herewith.

AMIT P. REHPADE Advocate

SCHEDULE OF PROPERTY

THE ALL THAT piece and parcel of land bearing Amalgamated **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29**, having total regularized area admeasuring about **1365.448 Sq. Mtrs.** (14697.68 Sq. Fts.) in the layout of the **New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur** being a portion of **Khasra No. 70/1**, of **MOUZA – SOMALWADA** , situated at SOMALWADA, **City Survey No. 525, SHEET No. 696** Corporation House No. **3486/20 To 3486/29, WARD No. 15,** within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil & District – Nagpur and this land of amalgamated plots is bounded as under –

ON THE EAST - 9.00 MTRS WIDE ROAD
ON THE WEST - JAI DURGA CO-OP. HOUSING SOCIETY
ON THE NORTH - 9.00 MTRS WIDE ROAD
ON THE SOUTH - 9.00 MTRS WIDE ROAD

HENCE, THIS TITLE VERIFICATION AND SEARCH REPORT IS ISSUED ON THIS 29th DAY OF JULY, 2022.

AMIT P. REHPADE * Advocate *

(AMIT P. REHPADE)
ADVOCATE

Encl: 1) Search Fee Receipts.

CHALLAN
MTR Form Number-6

GRN	MH005764683202223E	BARCODE		Date	29/07/2022-20:23:59	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	amit p rehpade
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901792022072976099	511826220
Cheque/DD No.		Bank Date	RBI Date	29/07/2022-20:24:43	Not Verified with RBI
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 170283575 Mobile No. : 9405753444

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 31-07-2022 02:06:48