CHALLAN
MTR Form Number-6

GRN	MH004763077202223E	BARCODE		Date	09/07/2022-16:24:55	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	Akash Madhukarrao Raut		
Location	PUNE						
Year	2022-2023 One Time			Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE		525.00		Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In Words	Five Hundred Twenty Five Rupees Only		
Total		525.00					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	6910333202207091275O	2755574620
Cheque/DD No.				Bank Date	RBI Date	09/07/2022-16:26:14	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : 189401606 Mobile No. : 9823708504

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 09-07-2022 04:28:00

MH004763077202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 Jul 2022	Receipt	Receipt no.: 1112474984
	Name of the Applicant :	Akash Madhukarrao Raut
	Details of property of which document has to be searched :	Dist :Nagpur Village :Wana Dongari S.No/CTS No/G.No. : 310
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH004763077202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

(Akash Raut)
Advocate

TITLE INVESTIGATION REPORT (TIR)

Having been engaged by **M/S. L.G. DEVELOPERS & BUILDERS,** situated at Babde Sabhagruha, Mahajan Wadi, Hingna Road, Nagpur-441110, acting through its Partners **1. SHRI. DEORAO S/O NAGORAO KOKATE, 2. SHRI. DHANRAJ S/O GANPATRAO BABDE, 3. SHRI. PRAKASH S/O GANPATRAO BABDE, 4. SHRI. SACHIN S/O PRABHAKARRAO CHITRIVE, 5. SHRI. NITESH S/O NARAYAN THORANE,** for preparing the Title Verification and Search Report to verify the ownership of property described in Schedule belonging to M/S. L.G. DEVELOPERS & BUILDERS, I advocate Shri Akash Madhukar Raut, do hereby submit my report as under:

That M/S. L.G. DEVELOPERS & BUILDERS, is absolute owner of ALL THAT piece and parcel of property having **Plot No.1,** total admeasuring about **3664.013 Sq.Mtr.,** situated at Khasra No.310/1, admeasuring 1.215 H.R., **Mouza – Wanadongri,** P.H No.46, Tahsil – Hingna, and District – Nagpur and the same is bounded as under:

TOWARDS EAST	–	NALA
TOWARDS WEST	–	9.00 MTR WIDE ROAD
TOWARDS NORTH	–	KHASRA NO.308/B
TOWARDS SOUTH	–	PLOT NO.2

Sheet showing flow of the title of the owner and his/its predecessors in interest up to the Latest Title Deed.

1. That, Originally M/s. Shri Shiv-Sai Developers, through its Partners 1. Shri. Uttam Gangaramji Thakare, 2. Sau. Lalita Pradiprao Raut, 3. Sau. Aditi Anil Deshmukh, had purchased the Khasra No.310/1 from Shri Subhash Mokadam & Shri Ramdas Tarpate, vide Sale Deed dated 17-06-2008, registered at Serial No.4147/2008, before Sub-Registrar, Hingna on 27-06-2008.

2. That, thereafter M/s. Shri Shiv-Sai Developers, through its Partners 1. Shri. Uttam Gangaramji Thakare, 2. Sau. Lalita Pradiprao Raut, 3. Sau. Aditi Anil Deshmukh, decided to develop the said land and therefore applied for various sanction before the Competent Authority and thereafter said agriculture land is converted for Non-Agriculture residential use by Order of Hon'ble Collector, Nagpur, having Ra.Ma.No.475/N.A.P.-34/2009-2010, dated 06-04-2010 and its Corrected Order dated 21-05-2015, vide Order No.494/2015 and accordingly got sanctioned the final layout plan from Hon'ble Chairman, NIT, Nagpur dated 16-12-2014. However the said M/s. Shri Shiv-Sai Developers, have decided to sell the entire Layout at once, as such they started finding the buyers and accordingly the present Owner M/S. L.G. DEVELOPERS AND BUILDERS have approached M/s. Shri Shiv-Sai Developers, for purchase of entire Land of Khasra No.310/1.

3. That, the Owner - M/S. L.G. DEVELOPERS AND BUILDERS, have purchased above said property from M/s. Shri Shiv-Sai Developers, through Partners 1. Shri. Uttam Gangaramji Thakare, 2. Sau. Lalita Pradiprao Raut, 3. Sau. Aditi Anil Deshmukh, vide Deed of Sale, Dated-24/11/2020, registered at Serial No.6465/2020, before Sub-Registrar Office, Hingna. Since then the Owners are the owners of aforesaid property and their names are duly mutated in Government Records.

4. That, since the Owners have different plan in respect of aforesaid property, as such Owners have again applied for New Sanction of final Residential layout plan before Nagar Parishad, Wanadongri, Tahsil Hingna, District Nagpur and accordingly New Layout Plan is sanctioned by Chief Executive Officer Nagar Parishad Wanadongri, Tahsil Hingna, District Nagpur, vide Letter Dated 02.09.2021, having No.N.P.Wa./N.R.V/Final Layout/1008 and two Plots having Plot No.1 admeasuring 3664.013 Sq.Mtrs., and Plot No.2 admeasuring 5407.334 Sq.Mtrs., have been sanctioned in the layout by Assistant Planner and Chief Executive Officer Nagar Parishad Wanadongri, Tahsil Hingna, District Nagpur. Further Owners have been permitted to use the said Plots for Non-Agriculture Residential use and area under Residential

Plots i.e. Plot No.1 admeasuring 3664.013 Sq.Mtrs., and Plot No.2 admeasuring 5407.334 Sq.Mtrs., is mutated in the name of Owners.

5. That, the OWNERS have decided to develop the i.e. Plot No.1 admeasuring 3664.013 Sq.Mtrs., and Plot No.2 admeasuring 5407.334 Sq.Mtrs., into a Residential Complex/Scheme. The OWNERS have also submitted separate Building Plan/Construction Map of Plot No.1 before Nagar Parishad, Wanadongri, Tahsil Hingna, District Nagpur. Accordingly the Building Plan is sanctioned by the Chief Executive Officer Nagar Parishad Wanadongri, Tahsil Hingna, District Nagpur on 14-03-2022, vide Building Permit No.N.P.Wa./N.R.VI/Sanction Construction/1374/2022. As such OWNERS have full rights to construct a Residential Scheme as per sanctioned map on the above said property and to make deed of declaration to that effect.

6. That the Owner has submitted the aforesaid property to provisions of the Maharashtra Apartment Ownership Act., 1970 and for that purpose necessary Deed of Declaration, have been executed and registered before Sub-Registrar, Hingna, at Serial No.4208/2022, on 08-07-2022.

7. That the Owner is constructing a multistoried building, named as "**GREENFIELD-3**" on the said plots comprising of Ground Floor parking area, First Floor to Seventh Floor as per approved building plan. The proposed building named and styled as **GREENFIELD-3**.

8. On the basis of the documents placed before me, I certify that the property i.e. Plot No.1 referred in the Schedule is owned/held by M/S. L.G. DEVELOPERS AND BUILDERS, and free from any encumbrances, charges, liens and mortgages or any other claim affecting the clear title, as on the date. I have taken the search of the records of the registrar's office from their online records by paying necessary search fee of Rs.525/- on 09/07/2022, vide receipt No.1112474984 for the year 2002 to 2022. The search fee receipts are enclosed herewith.

9. That, all the relevant documents of title i.e. Sale Deeds, Property Card, placed before me, are Xerox copies and I have verified and tallied these documents from the records of Registrar of Documents and/or from the records of appropriate authorities.

10. That, I am satisfied & confirm that the property is heritable and transferable and the transferor has right to transfer, leased out the said property. Further the title of the property is clear and marketable.

11. That, I have perused the all the Xerox documents related to schedule property. The said document adequately safeguards the interest of the person who wants to occupy/purchase the said property, there is nothing, which is prejudicial or undesirable in the said document.

12. In result, I have to state that I have made necessary searches at the concerned Sub Registrar's Office and gone through the documents supplied by the party and as the result of such searches and verification of the document, I am satisfied that the property in question is free from all types of encumbrances except as stated above.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of property bearing **Plot No.1,** total admeasuring about **3664.013 Sq.Mtr.,** situated at Khasra No.310/1, admeasuring 1.215 H.R., **Mouza – Wanadongri,** P.H No.46, Tahsil – Hingna, and District – Nagpur and the same is bounded as under:

ON THE EAST	-	NALA
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ON THE SOUTH	-	PLOT NO.2

Nagpur

Dated : 16-07-2022

(AKASH RAUT)
Advocate.

(Akash Raut)
Advocate