

Ref. No.: _____

Date : 30-06-2022

TITLE VERIFICATION AND NON – ENCUMBRANCE REPORT

I, **R.H. AGRAWAL, (Advocate)**, Nagpur on having authority, instructions and requirement of **Shri Sanjay Madhukarrao Mahakalkar**, Resident of Mahakalkar Bhavan, Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur – 440009, acting as Sole Proprietor of **Mahakalkar Construction**, a Sole Proprietorship Firm, having its Office at Mahakalkar Bhavan, Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur – 440009, hereby prepare and submit **Title Verification and Non - Encumbrance Report** of under mentioned property, based upon search conducted in Sub – Registrar Offices, Revenue Authorities, Government Offices and Courts at Nagpur and relying upon original, certified and zerox copies provided by owners of the said property.

DESCRIPTION OF PROPERTY REGARDING WHICH SEARCH / VERIFICATION AND DUE DILIGENCE WAS CONDUCTED

ALL THAT piece and parcel of Nagpur Improvement Trust leasehold land in its Wathoda Street scheme bearing Plot No. 22 (Twenty Two), total containing by admeasurement **759.639 Sq. Mtrs.** (8177.00 Sq. Fts. - Area as per N.I.T. Lease Deed) [Area as per City Survey (Aakhiv Patrika) - 735.63 Sq. Mtrs.] being a portion of land bearing Khasra No. 587/1 of Mouza – Nagpur bearing Sheet No. 287, City Survey No. 128 bearing Municipal Corporation House No. 1140 / J in Ward No. 20, situated at Nandanwan, Nagpur, within limits of Nagpur Municipal Corporation and Nagpur Improvement Trust in Tahsil and District – Nagpur and bounded as under:-

ON THE NORTH BY	----	PLOT NO. 21
ON THE SOUTH BY	----	ROAD
ON THE EAST BY	----	CEMENT ROAD
ON THE WEST BY	----	PLOT NOS. 23 & 24

(Herein afterwards referred to as the said "Plot / Property" for sake of brevity and convenience).

The title history of above referred property reveals the following chain of transactions: -



WHEREAS originally, All That piece and parcel of Nagpur Improvement Trust leasehold land in its Wathoda Street scheme bearing Plot No. 22, total containing by admeasurement 759.639 Sq. Mtrs. (8177.00 Sq. Fts.) being a portion of land bearing Khasra No. 587/1 of Mouza – Nagpur, situated at Nandanwan, Nagpur, within limits of Nagpur Municipal Corporation and Nagpur Improvement Trust in Tahsil and District – Nagpur belonged to Sou. Shakuntala Shrirang Wanjari having acquired the same from the Nagpur Improvement Trust on leasehold rights for a period of 30 years commencing on 12-04-1977 and ending on 11-04-2007 by virtue of an Indenture of Lease, dated 16-04-1998.

WHEREAS upon expiration of the original term of lease of the said Plot, the Nagpur Improvement Trust, acting through its Executive Officer renewed lease of the said Plot No. 22 in favour of Sou. Shakuntala Shrirang Wanjari for a further period of 30 years commencing on 12-04-2007 and ending on 11-04-2037 by virtue of an Indenture of Lease, dated 10-12-2009 which is registered at Serial No. 5947 / 2009 on 11-12-2009 in the office of Sub – Registrar No. 6, Nagpur.

WHEREAS lateron, Sou. Shakuntala Shrirang Wanjari decided to construct a Residential cum Commercial Building over the said Plot No. 22 and accordingly she prepared Building Plan of the Residential cum Commercial Building and the said Building Plan was sanctioned by the Assistant Director (Town Planning Department), Nagpur Municipal Corporation vide its Building Permit No. 121 / B.P. / Nagpur / TP / N.M.C. / 161, dated 21-05-2019.

WHEREAS in due course of time, Sou. Shakuntala Shrirang Wanjari left for heavenly abode on 11-11-2021 and after her death, her husband, Shri Shrirang Wadguji Wanjari, her 2 sons, namely, 1) Shri Dharmendra Shrirang Wanjari and 2) Shri Surendra Shrirang Wanjari and 2 married daughters, namely, 1) Sou. Kalyani Madan Deshmukh and 2) Sou. Vandana Gajanan Rajgire became joint co-owners of the said Plot No. 22 by virtue of intestate succession as per provisions of the Hindu Succession Act, 1956 and accordingly their names were mutated in the records of City Survey (Aakhiv Patrika), Nagpur Improvement Trust and Nagpur Municipal Corporation.

WHEREAS subsequently, 1) Shri Shrirang Wadguji Wanjari, 2) Shri Dharmendra Shrirang Wanjari, 3) Shri Surendra Shrirang Wanjari, 4) Sou. Kalyani Madan Deshmukh and 5) Sou. Vandana Gajanan Rajgire resolved to either sell or assign development rights of the said Plot No. 22 to any buyer or developer and accordingly they agreed to sell the said Plot No. 22 and / or to develop the said Plot No. 22 by constructing Residential cum Commercial Scheme



thereon to **Mahakalkar Construction**, a Sole Proprietorship Firm, having its Office at Mahakalkar Bhavan, Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur, acting through its Sole Proprietor, **Shri Sanjay Madhukarrao Mahakalkar**, Resident of Mahakalkar Bhavan, Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur by virtue of an **Agreement to Sell** which is registered at **Serial No. 192 / 2022** on **11-01-2022** in the office of **Sub-Registrar No. 6, Nagpur**.

WHEREAS concurrent to said **Agreement to Sell**, dated **11-01-2022**, 1) **Shri Shrirang Wadguji Wanjari**, 2) **Shri Dharmendra Shrirang Wanjari**, 3) **Shri Surendra Shrirang Wanjari**, 4) **Sou. Kalyani Madan Deshmukh** and 5) **Sou. Vandana Gajanan Rajgire** appointed, constituted and nominated **Shri Sanjay Madhukarrao Mahakalkar** acting as Sole Proprietor of **Mahakalkar Construction** as their Power of Attorney Holder by executing a deed of an **Irrevocable General Power of Attorney** in his favour and by the same, they jointly authorised and empowered **Shri Sanjay Madhukarrao Mahakalkar** being Sole Proprietor of **Mahakalkar Construction** to either purchase the said **Plot No. 22** and / or to develop the said **Plot No. 22** by constructing **Residential cum Commercial Scheme** thereon and to do all acts, deeds and things and to and perform all statutory and general formalities for development of the said **Plot No. 22** and to construct **Residential cum Commercial Scheme** thereon and to assign, convey, sell or transfer all **Residential Apartments** and **Commercial Shops** together with variable, proportionate, undivided, share and interest in the said **Plot No. 22** and to sign, execute and register **Agreement to Sell** and **Sale Deeds** and various other deeds in favour of prospective buyers who may be nominated by **Mahakalkar Construction**. The said deed of **Irrevocable General Power of Attorney** is registered at **Serial No. 193 / 2022** on **11-01-2022** in the office of **Sub-Registrar No. 6, Nagpur**.

WHEREAS lateron, **Mahakalkar Construction** decided to construct **Residential cum Commercial Scheme** over the said **Plot No. 22** in accordance with the **Building Plan** which was sanctioned by the **Assistant Director (Town Planning Department)**, **Nagpur Municipal Corporation** vide its **Building Permit No. 121 / B.P. / Nagpur / TP / N.M.C. / 161**, dated **21-05-2019**.

WHEREAS lateron, 1) **Shri Shrirang Wadguji Wanjari**, 2) **Shri Dharmendra Shrirang Wanjari**, 3) **Shri Surendra Shrirang Wanjari**, 4) **Sou. Kalyani Madan Deshmukh** and 5) **Sou. Vandana Gajanan Rajgire**, acting through their Power of Attorney Holder, **Shri Sanjay Madhukarrao Mahakalkar** (Being the Grantors) executed a **Deed of Declaration** and thereby subjected the **Residential cum Commercial Scheme** to be known and styled as **Shiv Arcade** proposed to be constructed over the said **Plot No. 22** to the provisions of **Maharashtra**





CHALLAN
MTR Form Number-6



GRN	MH003724807202223E	BARCODE		Date	21/06/2022-14:05:15	Form ID
Department				Inspector General Of Registration		
Search Fee				TAX ID / TAN (If Any)		
Type of Payment				Other Items		
PAN No.(If Applicable)						
Office Name				PND1_JT DISTT REGISTRAR PUNE URBAN		
Location				PUNE		
Year				2022-2023 One Time		
Flat/Block No.				RISHI HARISHANKAR AGRAWAL		
Premises/Building						
Road/Street						
Area/Locality						
Town/City/District						
PIN						
Remarks (If Any)						
Amount In				Five Hundred Seventy Five Rupees Only		
Words						
Total				575.00		
Payment Details				STATE BANK OF INDIA		
FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN		
				Ref. No.		
				00040572022062164024		
				IK0BSZFWG7		
Cheque/DD No.				Bank Date		
				RBI Date		
				21/06/2022-14:24:06		
				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 : 871545959

Mobile No. : 9822224101

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता त्याच्या दस्तासाठी लागू नाही.



MH003724807202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
21 Jun 2022	Receipt	Receipt no.: 1112453838
	Name of the Applicant :	RISHI HARISHANKAR AGRAWAL
	Details of property of which document has to be searched :	Dist :Nagpur Village :Nagpur S.No/CTS No/G.No. : 128
	Period of search :	From :2002 To :2022
	Received Fee : 525	
The above mentioned Search fee has been credited to government vide GRN no :MH003724807202223E		
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/frnSearchChallanWithOutReg.php '.		
Close		Print & Close

