CHALLAN
MTR Form Number-6

GRN	MH000915569202223E	BARCODE		Date	23/04/2022-11:35:45	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**	Amiet Jain
Location	PUNE		
Year	2022-2023 One Time	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	525.00
Total	525.00

Amount In Words: Five Hundred Twenty Five Rupees Only

DEFACED ₹ 525.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022042398604	IK0BQNVEE4
Cheque/DD No.		Bank Date	RBI Date	23/04/2022-11:24:36	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 : 24842591 Mobile No. : 8381033335

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 .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0000507904202223	23/04/2022-11:40:53	IGR002	525.00
			Total Defacement Amount		**525.00**

AMIT S BAND ADVOCATE

Print Date 23-04-2022 11:42:15

MH000915569202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
23 Apr 2022	Receipt	Receipt no.: 1112382676
	Name of the Applicant :	Amiet Jain
	Details of property of which document has to be searched :	Dist :Nagpur Village :Borgaon S.No/CTS No/G.No. : 46
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH000915569202223E		
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'.		

AMIT S BAND
ADVOCATE

A. S. BAND (JAIN)
ADVOCATE

OFFICE : -
PLOT NO. 313, HANUMAN NAGAR,
NAGPUR - 440009.

Mobile: - 8381033335

FORMAT- A

To,
MahaRERA,
Headquarter,
Mumbai (Maharashtra).

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Plot No. 46, City Survey No. 11 and Sheet No. 116/14, Situated at Gokul/Joras Housing Society, Nagpur, Tahsil and District – NAGPUR. (hereinafter referred as the said plot" ").

1) I have investigated the title of the said plot on the request of **SHRI. MAHENDRA S/o RISHABHCHAND JAIN (PAN: - ABHPJ6164E)**, Aged 56, Occupation – Business, Resident of 20, Gandhi Chowk, Sadar, Nagpur - 440001, Tahsil and District – NAGPUR Prop of **M/s Leo Infratech Co** the Owner and following documents i.e' :-

1) Description of the property: -

ALL THAT Piece and Parcel of land bearing Plot No.46 out of the layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, containing by admeasurement 1087.9410 Sq. Mtrs. being a portion of the entire land bearing Kh.Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82/1 of Mouza – BORGAON, bearing Nagpur Municipal Corporation No. 808/C/46, City Survey No. 11 and Sheet No. 116/14 of Mouza – BORGAON, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	**-**	**ROAD.**
ON THE WEST	**-**	**PLOT NO. 49.**
ON THE NORTH	**-**	**PLOT NO. 45.**
ON THE SOUTH	**-**	**PLOT NO. 47.**

AMIT S BAND ★ ADVOCATE ★

2) The documents of allotment of plot: -

Akhiv Patrika, Regularization Letter, Sale Deed, Layout Map, Nagpur Municipal Corporation Tax Receipt.

3) Akhiv Patrika issued by City Survey Department, Nagpur, Dated 03-03-2022 , Mutation entry no 22259.

4) Search report for 21 years from 2002 till 2022.

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 i.e **SHRI. MAHENDRA S/o RISHABHCHAND JAIN (PAN: - ABHPJ6164E)**, Aged 56, Occupation – Business, Resident of 20, Gandhi Chowk, Sadar, Nagpur - 440001, Tahsil and District – NAGPUR Prop of **M/s Leo Infratech Co** is clear, marketable and without any encumbrances.

Owners of the land

a. Shri. Pralhadramji Jagdishprasad Agrawal purchased the same by it from the aforesaid Society by a Sale Deed Dated 7-5-1990, which is duly registered in the office of Joint Sub-Registrar Nagpur, Addl Book No. 1, at Volume No. 1677 on Pages 189 to 190 at Serial No. 6028(P) on even date. City Survey Mutation No.10815 Dated 30-04-2012.

b. Shri. Pralhadramji Jagdishprasad Agrawal during his lifetime executes his last Will on 19-3-2004 in respect of the said Plot No. 46 and thereby bequeathed the aforesaid Plot No. 46 to his Daughter-in-Law Smt. Sarojadevi W/o Vimalkumar Agrawal. Shri. Pralhadramji Jagdishprasad Agrawal left for heavenly abode and as per the Will dated 19-3-2004 Smt. Sarojadevi W/o Vimalkumar Agrawal became the Owner. City Survey Mutation No. 10816 Dated 30-04-2012.

c. Smt. Sarojadevi W/o Vimalkumar Agrawal transferred the said Plot No. to A.S. Ramanathan Late A.S. Subramanian And Shri. Sunil Shyamsunder Khemka by a Sale Deed Dated 16-1-2013, which is duly registered in the office of Sub-Registrar Nagpur - 1, Book No. 1, at Serial No. 320 on even date. City Survey Mutation No. 19203 Dated 29-11-2018.

d. A.S. Ramanathan Late A.S. Subramanian And Shri. Sunil Shyamsunder Khemka transferred the said Plot to the Mrs. Mamta Mahendra Jain and Shri. Mahendra Rishabhchand Jain jointly, by a Sale Deed Dated 09-05-2019, which is duly registered in the office of Sub-Registrar Nagpur - 1, Book No. 1, at

AMIT S BAND

Serial No. 2608 on even date. City Survey Mutation No. 20145 Dated 26-08-2019.

e. Mrs. Mamta Mahendra Jain transferred her 50% share and interest in the aforesaid property to Shri. Mahendra Rishabhchand Jain the Vendor hereinabovenamed by a Sale Deed Dated 07-12-2021 which is duly Registered in the office of Sub Registrar Nagpur-6 at Serial No.7635 on even date. City Survey Mutation No. 22259 Dated 03-03-2022.

3/- The Report reflecting the flow of the title of the Owneron the said land is enclosed herewith as annexure.

Encl : Annexure.

AMIT S BAND ADVOCATE

NAGPUR

DATED : 23-04-2022.

A. S. Band

Advocate

FORMAT – A

Annexure

FLOW OF THE TITLE OF THE SAID LAND.

1. THAT ALL THAT Piece and Parcel of land bearing **Plot No. 46** out of the sanctioned layout of Gokul/Joras Housing Society, Nagpur, containing by admeasurement 1128.7719 Sq.Mtrs. being a portion of the entire land bearing Kh.Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82/1 of Mouza – BORGAON, within the limits of the Nagpur Municipal Corporation Ward No. 62, in Tahsil and District – NAGPUR, belonged to Shri. Pralhadramji Jagdishprasad Agrawal purchased the same by it from the aforesaid Society by a Sale Deed Dated 7-5-1990, which is duly registered in the office of Joint Sub-Registrar Nagpur, Addl Book No. 1, at Volume No. 1677 on Pages 189 to 190 at Serial No. 6028(P) on even date; AND

2. THAT Shri. Pralhadramji Jagdishprasad Agrawal during his lifetime executes his last Will on 19-3-2004 in respect of the said Plot No. 46 and thereby bequeathed the aforesaid Plot No. 46 to his Daughter-in-Law Smt. Sarojadevi W/o Vimalkumar Agrawal; AND

3. THAT Shri. Pralhadramji Jagdishprasad Agrawal left for heavenly abode and as per the Will dated 19-3-2004 Smt. Sarojadevi W/o Vimalkumar Agrawal became the absolute and full owner of the aforesaid Plot No. 46 with heritable and transferable rights therein; AND

4. THAT the aforesaid Plot No. 46 is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur; AND

5. THAT lateron the said Plot No. 46 is Regularized by the Nagpur Improvement Trust, Nagpur. As per the Regularization Letter the area of the said Plot No. 46 is declared by the Nagpur Improvement Trust is 1087.9410 Sq.Mtrs by Regularization Letter Dated 18-3-2006 bearing Permit No. BE(NE)/1900/1903; AND

6. THAT lateron Smt. Sarojadevi W/o Vimalkumar Agrawal transferred the said Plot No. to A.S. Ramanathan Late A.S. Subramanian And Shri. Sunil Shyamsunder Khemka by a Sale Deed Dated 16-1-2013, which is duly registered in the office of Sub-Registrar Nagpur - 1, Book No. 1, at Serial No. 320 on even date.

AMIT S BAMB

7. THAT Lateron A.S. Ramanathan Late A.S. Subramanian And Shri. Sunil Shyamsunder Khemka transferred the said Plot to the Mrs. Mamta Mahendra Jain and Shri. Mahendra Rishabhchand Jain jointly, by a Sale Deed Dated 09-05-2019, which is duly registered in the office of Sub-Registrar Nagpur - 1, Book No. 1, at Serial No. 2608 on even date; AND

8. THAT lateron Mrs. Mamta Mahendra Jain transferred her 50% share and interest in the aforesaid property to Shri. Mahendra Rishabhchand Jain by a Sale Deed Dated 07-12-2021 which is duly Registered in the office of Sub Registrar Nagpur-6 at Serial No. 7635 on even date. As a result therefore Shri. Mahendra Rishabhchand Jain has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records; AND

9. That Shri. Mahendra Rishabhchand Jain Proprietor of M/s Leo Infratech Co. after Purchasing the said Plot No. 46 decided to develop the said Plot into Residential Estate by constructing various self contained Apartments therein and to utilise the sale proceeds thereof in its best interests and for the benefits of its Proprietary Concern.

10. That Shri. Mahendra Rishabhchand Jain Proprietor of M/s Leo Infratech Co. has started the construction on the Piece and Parcel of land described above, of a Multistoreyed Building to be known and styled as "LEO GALAXY-IV" according to the Plan, which is approved and the same is duly sanctioned by the Building Engineer West of Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E(WEST)/Case No. BUL-G-0898245/Tracking No. 2021120881/452 Dated 25-03-2022.

11. THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances of all kinds and Litigations whatsoever and that the present Owner thereof holds good, valid and marketable title thereto. The necessary E-Search fees for the Period commencing from 2002 to 2021 is deposited vide Receipt No. 1112382676 Dated 23-04-2022.

12. THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 46 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "LEO GALAXY-IV" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

AMIT S BANG

13. That it is needless to mention here that on obtaining such Agreement and Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

14. That it is needless to mention here that Shri. Mahendra Rishabhchand Jain Proprietor of M/s Leo Infratech Co. can Mortgage the said Plot No. 46 to any Financial Institution by way of security for the repayment of any kind of Loan, if any advanced to it.

AMIT S BAND ★ ADVOCATE ★

NAGPUR **A. S. Band**

DATED : 23-04-2022. **Advocate**