

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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GT/2122-1089

FORMAT - A (Circular No: - 28 / 2021)

To

MaharERA

6 & 7th Floor, Housefn Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MaharERA

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to building Known as
“**PRIME RESIDENCES-JIVAN VIHAR**”, to be erected on ALL
THAT Piece and Parcel of land bearing Plot Nos. 26 (TWENTY SIX)
admeasuring 11235.00 Sq. Feet (OR 1043.76 Sq. Mtrs.) being a
portion of the entire land bearing Kh. Nos. 110/2 of Mouza -
AMBAZARI, Mouza No. 115, Thak No. 187, P.S.K. 9,
TOGETHERWITH the existing Double Storied Residential Building
standing thereon, consisting of 10 (TEN) self contained separate
Apartments therein, bearing City Survey No. 2270 and Sheet No.
86, situated at South Ambazari Road, Dongre Layout,
Shraddhanandpeth, Nagpur, within the limits of the Nagpur
Municipal Corporation Ward No. 74 in Tahsil and District -
NAGPUR, belonging to JIVAN Vihar Samadhan Co-operative
Housing(Apartment) Society Limited, Nagpur.

1} I have investigated the title of the said land on the request of
developer **M/s. PRIME RESIDENCES**, A Proprietary Firm, having its
Registered Office at Plot No. 22, Income Tax Colony, Main Road,
Pratapnagar, Nagpur-440 022 and acting through its proprietor **SHRI. S.**
SRIKANT S/o P. SAMPAT, Aged about 58 Years, Occupation —
Business, (**PAN AEWPS1928M, AADHAR UID 9653 6231 5425**)
Resident of Plot No. 66, Income Tax Colony, Pratapnagar, Nagpur, Tahsil
and District – NAGPUR and following documents i.e. :-



i) Description of the property.

ALL THAT Piece and Parcel of land bearing Plot Nos. 26 (TWENTY SIX) admeasuring 11235.00 Sq.Feet (OR 1043.76 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 110/2 of Mouza – AMBAZARI, Mouza No. 115, Thak No. 187, P.S.K. 9, TOGETHERWITH the existing Double Storeyed Residential Building standing thereon, consisting of 10 (TEN) self contained separate Apartments therein, bearing City Survey No. 2270 and Sheet No. 86, situated at South Ambazari Road, Dongre Layout, Shraddhanandpeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR.

ii) The Document of Ownership of the said property.

- (a) Property Card.
- (b) Sale Deed Dated 15-02-1973.
- (c) Order of District Deputy Registrar, Co-operative Societies, Nagpur Dated 30-12-2020.
- (d) Agreement of Development Dated 09-12-2021.
- (e) General Power of Attorney Dated 09-12-2021.
- (f) Building Sanction Plan Dated 20-12-2022.
- (g) Tax Receipt.

iii) Search report for 30 years from 1992 to 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 owners and Developers is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the land :

ALL THAT Piece and Parcel of land bearing Plot Nos. 26 (TWENTY SIX) admeasuring 11235.00 Sq.Feet (OR 1043.76 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 110/2 of Mouza – AMBAZARI, Mouza No. 115, Thak No. 187, P.S.K. 9, TOGETHERWITH the existing Double Storeyed Residential Building standing thereon, consisting of 10 (TEN) self contained separate Apartments therein, bearing City Survey No. 2270 and Sheet No. 86, situated at South Ambazari Road, Dongre Layout, Shraddhanandpeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR.

**JIVAN VIHAR
SAMADHAN CO-
OPERATIVE
HOUSING
(APARTMENT)
SOCIETY
LIMITED,
NAGPUR**



Qualifying comments/ remarks if any

The Title of **JIVAN VIHAR SAMADHAN CO-OPERATIVE HOUSING (APARTMENT) SOCIETY LIMITED, NAGPUR** on the said land is good, valid marketable, clear and salable.

3} The report reflecting the flow of the title of the said **JIVAN VIHAR SAMADHAN CO-OPERATIVE HOUSING (APARTMENT) SOCIETY LIMITED, NAGPUR**, on the said land is enclosed herewith as Annexure.

Encl : Annexure

Date: 30-12-2022




(SANDEEP SHASTRI)
Advocate

FORMAT - A**(Circular No: - 28 / 2021)****ANNEXURE****FLOW OF THE TITLE OF THE SAID LAND.**

1} Property Card as on date of application for registration –

The name of **JIVAN VIHAR SAMADHAN CO-OPERATIVE HOUSING (APARTMENT) SOCIETY LIMITED, NAGPUR** is recorded in the Property Card issued by City Survey Department, Nagpur in respect of the property comprising ALL THAT Piece and Parcel of land bearing Plot Nos. 26 (TWENTY SIX) admeasuring 11235.00 Sq.Feet (OR 1043.76 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 110/2 of Mouza – AMBAZARI, Mouza No. 115, Thak No. 187, P.S.K. 9, TOGETHER WITH the existing Double Storeyed Residential Building standing thereon, consisting of 10 (TEN) self contained separate Apartments therein, bearing City Survey No. 2270 and Sheet No. 86, situated at South Ambazari Road, Dongre Layout, Shraddhanandpeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR.

2} Mutation Entry –

The Property Card issued by City Survey Department, Nagpur reveal that vide Mutation / Ferfar Entry No. 13783 dated 28-05-2022 the name of **JIVAN VIHAR SAMADHAN CO-OPERATIVE HOUSING (APARTMENT) SOCIETY LIMITED, NAGPUR** is recorded as Owner of the said property.

3} Search report for 30 years from 1992 to 2022 taken from Sub-Registrar office at Nagpur.

(i) THAT, ALL THAT Piece and Parcel of Agricultural land bearing khasra No. 110/2, 110/37 & 110/38, P.S.K. 9 (Old No. 7) of Mouza - AMBAZARI, having Malik Makbujia rights, bearing City Survey No. 2270 and Sheet No. 86 of Mouza - Ambazari, situate at Dongre Layout, Shraddananandpeth, Nagpur, in Tahsil and District – NAGPUR, Originally belonged to Shri. Govindrao Ramchandrarao Dongre, being his separate property.

(ii) THAT, the said Shri. Govindrao Ramchandrarao Dongre diverted the aforesaid entire land comprising Kh. No. 110/2, 110/37 & 110/38 into a Non-Agricultural (Residential) use under the provisions of then applicable Central Provinces Land Revenue Act, 1917.



(iii) THAT, the said Shri. Govindrao Ramchandrarao Dongre prepared a Layout of the aforesaid lands by carving out various Plots of different sizes therein and the said layout is also duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur vide its Order Dated 14-01-1955.

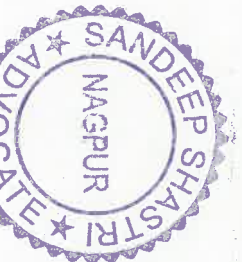
(iv) THAT, the aforesaid Shri. Govindrao Ramchandrarao Dongre in his turn transferred/sold Plot No. 26 (TWENTY SIX) out of Khasra No. 110/2 admeasuring 11235.00 Sq.Feet (OR 1043.76 Sq. Mtrs.) as well as Plot No. 27 (TWENTY SEVEN) out of Khasra No. 110/37 admeasuring 10700.00 Sq. Ft. (OR 994.03 Sq. Mtrs.) AND Plot No. 28 (TWENTY EIGHT) out of Khasra No. 110/38 admeasuring 5341.50 Sq. Ft. (OR 496.23 Sq. Mtrs.), to Shri Purnachandrarao Buty by a Sale Deed Dated 24-04-1942, which is duly registered at the Office of the Sub-Registrar, Nagpur at Serial No. 111 on even date.

(v) THAT, the said Shri. Purnachandrarao Buty left for heavenly abode on 30-03-1954, leaving behind him his Widow Smt. Indirabai Buty and three sons namely (i) Shri. Vishwanath Buty, (ii) Shri. Ramchandra Buty and (iii) Shri. Mukund Buty, as the only legal heirs of the deceased, who inherited the aforesaid property comprising Plot Nos. 26 (Twenty Six), 27 (Twenty Seven) & 28 (Twenty Eight), all situate at Dongre Layout, Shraddhanandpeth, Nagpur, in Tahsil and District – NAGPUR, by way of intestate succession. The aforesaid entitlement of the legal heirs was in their capacity as Karta of their respective Hindu Undivided Families.

(vi) THAT, the said legal heirs effected a oral partition of their various properties, as a result of which the aforesaid Plot Nos. 26 (Twenty Six), 27 (Twenty Seven) and 28 (Twenty Eight) were allotted to the exclusive share of Shri. Mukund S/o Purnachandrarao Buty in his capacity as Karta of Hindu Undivided Family absolutely forever with heritable and transferable rights therein.

(vii) THAT, the Employees of Life Insurance Corporation of India, who were desirous to form a Co-operative Housing Society to provide housing accommodation to Members constituted the aforesaid THE JIVAN Vihar Co-operative Housing (Apartment) Society, Limited, Nagpur and got the same duly registered under the law.

(v) THAT, the aforesaid Shri. Mukund S/o Purnachandrarao Buty being Karta of his H.U.F. transferred/sold Plot No. 26 (Twenty Six) by way of Sale to the THE JIVAN Vihar Co-operative Housing (Apartment) Society, Limited Nagpur, the Society named hereinabove by a Sale



Deed Dated 15-02-1973, which is duly registered in the office of Sub-registrar Nagpur-1 in Book No. 1, at Sr. No. 653 on 22-02-1973 and the said Sale Deed is duly signed by Shri. Vishwanath Purnachandrarao Buty, Karata of his H.U.F., Shri. Ramchandra Purnachandrarao Buty, Karata of his H.U.F. and Smt. Indirabai Wd/o Late Shri. Purnachandrarao Buty, in the capacity of consenting parties.

(vi) THAT, in the like manner the aforesaid Shri. Mukund S/o Purnachandrarao Buty being Karta of H.U.F. in his turn transferred/sold Plot Nos. 27 (Twenty Seven) and 28 (Twenty Eight) by way of sale to THE JIVAN Vihar Co-operative Housing (Apartment) Society, Limited Nagpur, the Owner Society above named by a Sale Deed Dated 25-06-1973, which is also duly registered in the office of Sub-registrar Nagpur-1 in Book No. 1, at Sr. No. 2833 on 27-06-1973. The said Sale Deed is also duly signed by Shri. Vishwanath Purnachandrarao Buty, Karata of his H.U.F., Shri. Ramchandra Purnachandrarao Buty, Karata of his H.U.F. and Smt. Indirabai Wd/o Late Shri. Purnachandrarao Buty, in the capacity of consenting party. As a result therefore the said THE JIVAN Vihar Co-operative Housing (Apartment) Society, Limited Nagpur has 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 its sole name in all relevant records.

(vii) THAT, the said THE JIVAN Vihar Co-operative Housing (Apartment) Society, Limited Nagpur decided to develop the said Plots into a RESIDENTIAL ESTATE by constructing Double storeyed Buildings thereon consisting of various self contained separate Apartments/Flats therein and has prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot No. 26 (Twenty Six) consisting of 10 (TEN) self contained separate Apartments and the same is also duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide its Building Permit No. CS/1568/9478 Dated 08-05-1973. The said Building Plan was later on revised and it bears Revised Building Permit No. CS/4495/9478 Dated 19-03-1975.

(viii) THAT, for construction of the aforesaid Buildings on the said Plot No. 26 (Twenty Six) for its Members, the Society had availed a Loan from Life Insurance Corporation of India and mortgaged the said property to it by a Deed of Mortgage Dated 18-12-1974, which is duly Registered in the Office of the Joint Sub-Registrar – Nagpur-III, Nagpur, in Book No. 1, at Sr. No. 5080 on even date. During the course of time the Members through said Society repaid the entire



amount of Loan together with the interest accrued thereon and got the aforesaid property freed and discharged from the said Mortgage. A Deed of Reconveyance to that effect was executed by the Life Insurance Corporation of India in favour of the Society on 13-07-2004, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1, in Additional Book No.1, at Serial No. 4019 on even date.

(ix) THAT, the Society after completion of the construction delivered possession of allotted Apartments to its Members. Subsequently the Society executed various Sale Deeds in favour of its Members in the following manner:

Sr. No.	Flat No.	Floor	Name of Member
01	G-1	Ground	Shri. Laxmikant Bhimanwar
02	G-2	Ground	Shri. Kamalakar Muley
03	G-3	Ground	Mrs. Sushila Rao
04	G-4	Ground	Shri. Bhalchandra Deshpande
05	G-5	Ground	Shri. Dattatraya Chivane
06	F-1	First	Shri. Madhukar Deo
07	F-2	First	Shri. Yeshwant Mene
08	F-3	First	Shri. Manohar Moharir
09	F-4	First	Shri. Pradipkumar Dhekal Parate
10	F-5	First	Shri. Ratnakar Gadgil

FLAT / APARTMENT NO. G-1

THAT, the aforesaid Owner Society transferred/sold the Undivided 10.00 Percent share and interest in Plot No. 26 Togetherwith Apartment No. G-1 on the Ground Floor by way of sale to Shri. Laxmikant Bhimanwar, by a Sale Deed Dated 23-11-2004, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 6941 on even date;

FLAT / APARTMENT NO. G-2

THAT, the aforesaid Owner Society transferred/sold the Undivided 10.00 Percent share and interest in Plot No. 26 Togetherwith Apartment No. G-2 on the Ground Floor by way of sale to Shri. Kamalakar Muley by a Sale Deed Dated 23-11-2004, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 6935 on even date;



FLAT / APARTMENT NO. G-3

THAT, the aforesaid Owner Society transferred/sold the Undivided 10.00 Percent share and interest in Plot No. 26 Togetherwith Apartment No. G-3 on the Ground Floor by way of sale to Mrs. Sushila Rao by a Sale Deed Dated 23-11-2004, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 6936 on even date;

FLAT / APARTMENT NO. G-4

THAT, the aforesaid Owner Society transferred/sold the Undivided 10.00 Percent share and interest in Plot No. 26 Togetherwith Apartment No. G-4 on the Ground Floor by way of sale to Shri. Bhalchandra Deshpande by a Sale Deed Dated 23-11-2004, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 6942 on even date;

THAT, out of the aforesaid Members Shri. Bhalchandra Deshpande left for his heavenly abode on dt.03-05-2007 and consequent upon his demise the aforesaid property comprising Apartment No. G-1 on Ground Floor devolved upon his widow Smt. Archana Bhalchandra Deshpande as per the Release Deed executed on dt. 21-08-2013.

FLAT / APARTMENT NO. G-5

THAT, the aforesaid Owner Society transferred/sold the Undivided 10.00 Percent share and interest in Plot No. 26 Togetherwith Apartment No. G-5 on the Ground Floor by way of sale to Shri. Dattatraya Chivane by a Sale Deed Dated 23-11-2004, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 6940 on even date;

FLAT / APARTMENT NO. F-1

THAT, the aforesaid Owner Society transferred/sold the Undivided 10.00 Percent share and interest in Plot No. 26 Togetherwith Apartment No. F-1 on the First Floor by way of sale to Shri. Madhukar Deo by a Sale Deed Dated 21-12-2004, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 7583 on even date; That, Shri. Madhukar Deo transferred/sold the Undivided 10.00 Percent share and interest in Plot No. 26 Togetherwith Apartment No. F-1 on the First Floor by way of sale to Shri. Shyam Vinayak Huddar and Mrs. Pradakhina ShyamHuddar by a Sale Deed



Dated 10-05-2006, which is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2608 on even date.

FLAT / APARTMENT NO. F-2

THAT, the aforesaid Owner Society transferred/sold the Undivided 10.00 Percent share and interest in Plot No. 26 Togetherwith Apartment No. F-2 on the First Floor by way of sale to Shri. YeshwantMene by a Sale Deed Dated 23-11-2004, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 6938 on even date;

FLAT / APARTMENT NO. F-3

THAT, the aforesaid Owner Society transferred/sold the Undivided 10.00 Percent share and interest in Plot No. 26 Togetherwith Apartment No. F-3 on the First Floor by way of sale to Shri. Manohar Moharir by a Sale Deed Dated 15-12-2004, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 7427 on even date;

THAT, Shri. Manohar Moharir executed his LAST WILL AND TESTAMENT on dt. 29-10-2013 and thereby he bequeathed the aforesaid property comprising Apartment No. F-3 on First Floor to his daughter-in-law Smt. ShyamlaSadandMoharir absolutely forever with heritable and transferable rights therein. Said Shri. Manohar Moharir left for heavenly abode on dt. 07-10-2007 and consequent upon his demise, Smt. Shyamla Sadanand Moharir became an exclusive, absolute and full Owner of the Apartment No. F-3 on First Floor.

FLAT / APARTMENT NO. F-4

THAT, the aforesaid Owner Society transferred/sold the Undivided 10.00 Percent share and interest in Plot No. 26 Togetherwith Apartment No. F-4 on the First Floor by way of sale to Shri. Pradipkumar DhekalParate, being nominee/assignee of Shri. Devendra Kumar Verma by a Sale Deed Dated 23-08-2004, which is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4981 on even date;



FLAT / APARTMENT NO. F-5

THAT, the aforesaid Owner Society transferred/sold the Undivided 10.00 Percent share and interest in Plot No. 26 Togetherwith Apartment No. F-5 on the First Floor by way of sale to Shri. Ratnakar Gadgil by a Sale Deed Dated 23-11-2004, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 6939 on even date.

(x) THAT, the nature of the said Society being "Tenant Co-Partnership", disposition of the undivided share was not permitted. Thus in terms of the Order passed by the Registrar, Co-operative Societies, Nagpur vide its Order No. Dy. Registrar City-1/Housing Order/3434/13 Dated 04-09-2013 it was declared that the entire property shall continue to belong to the said The THE JIVAN Vihar Co-operative Housing (Apartment) Society Limited and the existing Members will continue to hold and possess the said Allotted Apartments exclusively being the share holder members. Accordingly the records of City Survey was duly corrected and the name of The THE JIVAN Vihar Co-operative Housing (Apartment) Society was restored and recorded therein.

(xi) THAT, the said The THE JIVAN Vihar Co-operative Housing (Apartment) Society Limited owned Two separate buildings one on Plot No. 26 and another on Plot Nos. 27 and 28. Both the building being independent and separate properties, in pursuance to the order passed by District Deputy Registrar, Co-operative Societies, Nagpur City-1, bifurcation/subdivision of The THE JIVAN Vihar Co-operative Housing (Apartment) Society Limited was approved vide Order No. **उपनिश-१/नियमन/जिवन विहारगृह/क. १८/४३८८/२०** dated 30/12/2020.

Accordingly the management of the Building on the Plot No. 26 is vested with the aforesaid bifurcated/subdivided new Society known and styled as JIVAN VIHAR SAMADHAN CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR bearing Registration No. NGP/CTY-1/H.S.G/T.C./655/2020-21 Dated 10-02-2021. Accordingly the said Society issued Share Certificates to the Allottees of the aforesaid 10 (TEN) Flats.

(xii) THAT, the aforesaid building is too old and required major repairs thereon and consequently therefore the Members of the aforesaid JIVAN Vihar Samadhan Co-operative Housing Society Limited, Nagpur have now jointly decided to demolish the existing Double Storeyed Building standing on the said Plot of land and REDEVELOP the said Plot of land into a RESIDENTIAL ESTATE by



constructing New Multistoreyed Building thereon, consisting of various self contained separate Apartments therein. And accordingly, they jointly submitted a Requisition for Redevelopment of the said Society's Building and the same was unanimously passed in the Special General Body Meeting of the Society held on 06-04-2021.

(xiii) THAT, the Society vide another Resolution adopted on the same Special General Meeting held on 06-04-2021 unanimously approved the proposal of Redevelopment of the said property by demolition of the existing Buildings.

(xiv) THAT, the Individual Members of the said Society (i.e. present Apartment/Flat Owners) have given their Consent letters to the said Society whereby they have approved an appointment of suitable Developer for demolishing and Redevelopment of the Society's existing Building.

(xv) THAT, M/s. Valuable Project Consultants Private Limited, having office at Plot No. 83, Nalode Layout, Gopal Nagar, Nagpur-440 022 acting through its Director Shri. Shrinivas Shridharrao Warnekar, is appointed as Project Management Consultant (PMC) for the said Redevelopment Work/Scheme by the Society and the Members have also accord their consent for the same.

(xvi) THAT, the Society has decided to select a suitable Developer through a Competitive bidding process and pursuant of such selection have decided to assign the Development rights for the project of residential redevelopment on the said Plot Nos. 26 (TWENTY SIX) (hereinafter referred to as "**THE SAID REDEVELOPMENT PROJECT**") to a suitable Developer.

(xvii) THAT, the Society had in its Special General Meeting held on 20-09-2021 unanimously resolved to accept the Bid of M/s. PRIME RESIDENCES, A Proprietary Firm, having its Registered Office at Plot No. 22, Income Tax Colony, Main Road, Pratapnagar, Nagpur and further resolved to grant redevelopment rights in respect of the said property to the Developer hereinabove named as specified in the Tender document and relevant modifications thereof.

(xviii) THAT, accordingly in terms of the Agreement of Development dated 09-12-2021, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur- 4 in Book No. 1 at Sr. No. 9916 on even date and the said JIVAN Vihar Samadhan Co-operative Housing (Apartment) Society, Limited Nagpur and existing Society Members have entrusted



the entire work of Development of the aforesaid Property to M/s. PRIME RESIDENCES upon the several terms and conditions contained therein.

(xix) THAT, the said JIVAN Vihar Samadhan Co-operative Housing (Apartment) Society, Limited Nagpur and existing Society Members have executed Irrevocable General Power of Attorney in favour of the said M/s. PRIME RESIDENCES on 09-12-2021 and the same is also duly registered at the Office of the Joint Sub Registrar, Nagpur – 4 in Book No. 4 at Sr. No. 9917 on even date.

(xx) THAT, the said **M/s. PRIME RESIDENCES** later on decided to develop the aforesaid property into RESIDENTIAL ESTATE by constructing a Multistoried Building consisting of various self contained separate Apartments therein and shall be known and styled as **"PRIME RESIDENCES-JIVAN VIHAR"** is sanctioned by the Deputy Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 261/BP/Ambazari/TP/NMC/425 Dated 20-12-2022.

(xxi) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-

- a) City Survey Property Card.
- b) Sale Deed Dated 15-02-1973 executed by Shri Mukund S/o Purnachandrarao Buty, H.U.F. in favour of THE JIVAN Vihar Co-operative Housing (Apartment) Society, Limited Nagpur, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Book No. 1, at Sr. No. 653 on 22-02-1973, for Plot No. 26.
- c) Order of District Deputy Registrar, Co-operative Societies, Nagpur Dated 30-12-2020.
- d) Agreement of Development Dated 09-12-2021.
- e) General Power of Attorney dated 09-12-2021.
- f) Copy of Building Sanction Plan dated 20-12-2022.
- g) Tax Receipt.

(xxii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owner. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owner that he has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or a third party interest is created.



(xxii) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 2270 of MOUZA – AMBAZARI for the period of 30 (Thirty) Years (i.e. from 1992 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH010046934202122E dated 13-12-2021, for the period of 1992 to 2003 and GRN No. MH010050012202122E dated 13-12-2021 for the period of 2004 to 2021 and GRN No. MH012997098202223E, dated 30-12-2022, for the period of 2021 to 2022. The Receipts of the same are enclosed herewith.

(xxiii) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4} Any other relevant Title: - N. A.

5} Litigations if any: - N. A.

Date: 30-12-2022



(SANDEEP SHASTRI)
ADVOCATE



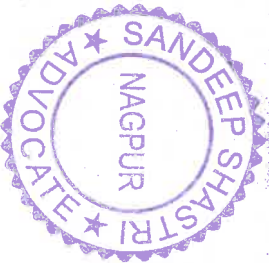
CHALLAN
MTR Form Number-6



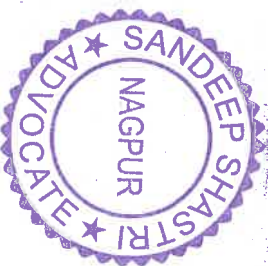
GRN MH012997098202223E		BARCODE		Date 30/12/2022-12:55:32		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		SANDEEP ANANT SHASTRI	
Location PUNE							
Year 2022-2023 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			300.00	Road/Street			
				Areal/Locality			
				Town/City/District			
				PIN			
			Remarks (If Any)				
Total			Amount In 300.00	Three Hundred Rupees Only			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		Ref. No.	69103332022123015536		2784925210
		Bank Date		RBI Date	30/12/2022-12:56:39		Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

Department ID : 289089353
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चालान "दाइय ऑफ पेमेंट" भरण्यास कारणासाठी किंवा जोडणी न करता घ्याव्यात दस्तावेजाची लागू नाही.

Mobile No. : 9850361454



MH012997098202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 Dec 2022	Receipt	Receipt no.: 1112706667
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Ambajhari S.No/CTS No/G.No. : 2270
	Period of search :	From :2021 To :2022
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH012997098202223E		
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/firmSearchChallanWithOutReg.php'.		





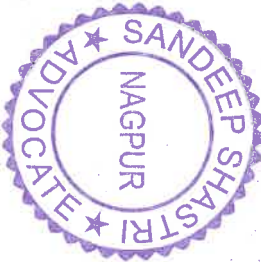
CHALLAN
MTR Form Number-6



GRN	MH010046934202122E	BARCODE											Date	13/12/2021-15:00:12	Form ID		
Department		Inspector General Of Registration		Payer Details													
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)													
				PAN No.(If Applicable)													
Office Name				PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name		SANDEEP ANANT SHASTRI									
Location				PUNE													
Year				2021-2022 One Time		Flat/Block No.											
Account Head Details				Amount In Rs.		Premises/Building											
						Road/Street											
0030072201 SEARCH FEE				450.00		Areal/Locality											
						Town/City/District											
						PIN											
						Remarks (If Any)											
Total				450.00		Amount In Words		Four Hundred Fifty Rupees Only									
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK											
Cheque/DD Details				Bank CIN		Ref. No.		69103332021121316324 2718201376									
				Cheque/DD No.		Bank Date		RBI Date		13/12/2021-15:02:08 Not Verified with RBI							
Name of Bank						Bank-Branch		IDBI BANK									
Name of Branch						Scroll No. , Date		Not Verified with Scroll									

Department ID : 845423239
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
महत्त्वपूर्ण सूचना: यह चालान केवल वही कारणों के लिए ही मान्य है जो कि प्रकार में उल्लेखित है। अन्य कारणों के लिए यह मान्य नहीं है।

Mobile No. : 9850361454



MH010046934202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
13 Dec 2021	Receipt	Receipt no.: 1112231145
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Ambalhari S.No/CTS No/G.No. : 2270
	Period of search :	From :2004 To :2021
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH010046934202122E		
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'.		





GRN	MH01005001220212ZE	BARCODE						Date	13/12/2021-15:27:00	Form ID	
Department	Inspector General Of Registration		Payer Details								
Type of Payment	Search Fee		TAX ID / TAN (if Any)								
	Other Items		PAN No.(If Applicable)								
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name		SANDEEP ANANT SHASTRI						
Location	NAGPUR										
Year	2021-2022 One Time		Flat/Block No.								
	Account Head Details		Amount In Rs.		Premises/Building						
0030072201	SEARCH FEE		300.00		Road/Street						
					MOUZA AMBAZARI						
					Areal/Locality						
					NAGPUR						
					Town/City/District						
					PIN						
					440010						
			Remarks (If Any)								
			SEARCH FEES FOR 12 YEARS 1992 TO 2003 CITY SURVEY NO 2270								
Total			300.00		Amount In Words		Three Hundred Rupees Only				
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque/DD Details					Bank CIN		Ref. No.		69103332021121317018 2718212242		
Cheque/DD No.					Bank Date		RBI Date		13/12/2021-15:41:17 Not Verified with RBI		
Name of Bank					Bank-Branch		IDBI BANK				
Line of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID : Mobile No. : 9850361454
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
महत्त्वपूर्ण सूचना:- यह चालान केवल "सर्च फी" के लिए ही मान्य है। इसका उपयोग अन्य किसी भी कारणों के लिए नहीं किया जा सकता है।

