

office of the Joint Sub Registrar, Nagpur Rural No. 10 in Book No. 1 at Sr. No. 5412 on even date.

- (vii) **THAT**, during the course of time the aforesaid M/S. JP & Sons Constructions Private Limited has changed the Title/Banner of its Company as JPK Sons Constructions Private Limited by incorporating necessary changes in a Company incorporated under Companies Act, 1956 bearing Incorporation Certificate No. U45400MH2008PTC179792 and also transferred all the Assets and liabilities of the previous Company herein above named. As a result, therefore the Vendor Company herein above named has become an exclusive, absolute and full Owner of the same is also accordingly mutated in its name in all relevant records and also in 7/12 Extract.
- (viii) **THAT**, for various cogent reasons and good causes the aforesaid JPK Sons Constructions Private Limited lateron decided to sell the aforesaid property bearing Khasra/ Survey/ Gat Nos. 135/1 & 135/2, having an area of 1.77 Hectares and 2.00 Hectares respectively, thus total area of 3.77 Hectares, of MOUZA - BHOKARA, P.S.K. 12-A, both situated at Village- Bhokara, within the limits of the Grampanchayat - Bhokara in Tahsil- Nagpur (Rural) and District- NAGPUR.
- (ix) **THAT**, the aforesaid JPK Sons Constructions Private Limited had passed the Resolution in its General Body Meeting of its Board of Directors held on 06-01-2020 at 11.00 a.m. at its Registered office at Plot No. 48, Near Raj Bhawan, Residency Road, Sadar, Nagpur and thereby decided to sell the aforesaid property bearing Kh. No. 135/1 and 135/2 to Iosis Capital Private Limited, a Company registered under the Indian Companies Act, 1956.
- (x) **THAT**, the aforesaid JPK Sons Constructions Private Limited, later on in its turn transferred/sold the said property comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra/Gat Nos. 135/1 & 135/2, having an area of 1.77 Hectares and 2.00 Hectares respectively, thus total area of



3.77 Hectares, of MOUZA - BHOKARA, P.S.K. 12-A, both held in Occupancy Class - 1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village - Bhokara, within the limits of the Grampanchayat - Bhokara in Tahsil - Nagpur (Rural) and District - NAGPUR, in favour of **IOSIS CAPITAL PRIVATE LIMITED**, by a Sale Deed dated 06-11-2020, which is Registered at the office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 9673 on even date and the same is also accordingly mutated in its name in Revenue Records vide Ferfar Entry No. 2437 dated 02-02-2021.

(xi) **THAT**, the aforesaid **IOSIS CAPITAL PRIVATE LIMITED**, later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as "**IOSIS GOLD**" and the said layout is tentatively sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur has recommended and approved the layout Plan of said land vide its Letter No. NMRDA/LT/2023/APL/00066 Dated 19-04-2023.

(xii) **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us

- (a) 7/12 Extract of Khasra Nos. 135/1 & 135/2.
- (b) Sale Deed of Khasra Nos. 135/1 and 150/1, dated 30-08-2006, executed by Shri. Laxman Sampatrao Dukre (Mahajan) and 5 others in favour of M/s. Om Developers, Registration No. 4484, SRO-7, Nagpur.
- (h) Sale Deed of khasra Nos. 135/2 & 150/2 dated 07-10-2006, executed by Shri. Dadarao Jagannathrao Dukre (Mahajan) and 5 others, Registration No. 5509, SRO-7, Nagpur.
- (i) Sale Deed of Khasra. Nos. 135/1, 150/1, 135/2 and 150/2, dated 25-08-2008, executed by M/s. Om Developers in favour of Shri. Y.V.S.S. Raju, Registration No. 5328 SRO-7, Nagpur.
- (j) Sale Deed of Khasra No. 135/1, 150/1, 135/2 and 150/2, dated 07-12-2011, executed by Shri. Y.V.S.S. Raju in



favour of JP & Sons Construction Private Limited,
Registration No. 5412, SRO-10, Nagpur.

(k) Sale Deed of Khasra No. 135/1 and 135/2, dated 06-11-2020, executed by JPK Sons Constructions Private Limited in favour of Iosis Capital Private Limited Registration No. 9673, SRO-10, Nagpur.

(l) Tentative Sanctioned layout plan dated 19-04-2023.

(viii) **THAT**, all the aforesaid documents produced before by **IOSIS CAPITAL PRIVATE LIMITED** to me for scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owner. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or third party interest is created.

(ix) **THAT**, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra /Survey No. 135 MOUZA : BHOKARA, NAGPUR – RURAL for the period of 30 (Thirty) years (i.e. from 1994 to 2023 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH004219183202324E, dated 26-06-2023, i.e. for the period of 1994 to 2005 and GRN No. MH004089933202324E, dated 23-06-2023, Receipt No. 1112963576 i.e. for the period of 2006 to 2023. The receipts of the same are enclosed herewith.

(x) **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: 24-07-2023




(SANDEEP SHASTRI)
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH004089933202324E	BARCODE			Date	23/06/2023-12:27:48	Form ID		
Department	Inspector General Of Registration				Payer Details				
	Search Fee				TAX ID / TAN (If Any)				
Type of Payment	Other Items				PAN No.(If Applicable)				
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name	SANDEEP ANANT SHASTRI			
Location	PUNE								
Year	2023-2024 One Time				Flat/Block No.				
Account Head Details		Amount In Rs.		Premises/Building					
0030072201 SEARCH FEE		450.00		Road/Street					
				Area/Locality					
				Town/City/District					
				PIN					
				Remarks (If Any)					
				Amount In	Four Hundred Fifty Rupees Only				
Total			450.00	Words					
Payment Details				FOR USE IN RECEIVING BANK					
IDBI BANK									
Cheque-DD Details				Bank CIN	Ref. No.	69103332023062314004		2814714802	
Cheque/DD No.				Bank Date	RBI Date	23/06/2023-12:28:32		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : 175928293

Mobile No. : 9850361454

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 करावयाच्या दस्तांसाठी लागू नाही.



MH004089933202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
26 Jun 2023	Receipt	Receipt no.: 1112963576
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Bhokara S.No/CTS No/G.No. : 135
	Period of search :	From :2006 To :2023
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH004089933202324E		
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'.		





CHALLAN
MTR Form Number-6



GRN	MH004219183202324E	BARCODE	Date 26/06/2023-14:08:05		Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID / TAN (If Any)		
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR			Full Name		SANDEEP ANANT SHASTRI
Location NAGPUR			Flat/Block No.		
Year 2023-2024 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030072201 SEARCH FEE		300.00	MOUZA BHOKARA		
			Area/Locality		
			NAGPUR		
			Town/City/District		
			PIN		
			4 4 1 1 0 8		
			Remarks (If Any)		
			SEARCH FEES FOR 12 YEARS 1994 TO 2005 KHASRA NO 135		
			Amount In		
			Three Hundred Rupees Only		
Total		300.00	Words		
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332023062612636 2815053184
Cheque/DD No.			Bank Date	RBI Date	26/06/2023-14:09:11 Not Verified with RBI
Name of Bank			Bank-Branch		IDBI BANK
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Department ID :

Mobile No. : 9850361454

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