



CHALLAN
MTR Form Number-6



GRN	MH00589422201920E	BARCODE	Date		31/08/2019-18:57:52	Form ID
Department			Inspector General Of Registration			
Search Fee			Payer Details			
Type of Payment			Other Items			
TAX ID (If Any)						
PAN No.(If Applicable)						
Office Name			PND1_JT DISTT REGISTRAR PUNE URBAN			
Location			PUNE			
Year			2019-2020 One Time			
Flat/Block No.						
Premises/Building						
Road/Street						
Area/Locality						
Town/City/District						
PIN						
Remarks (If Any)						
Amount In			Three Hundred Twenty Five Rupees Only			
Words						
Total			325.00			
Payment Details			IDBI BANK			
FOR USE IN RECEIVING BANK						
Cheque-DD Details						
Bank CIN			Ref. No. 69103332019083117222 229843815			
Cheque/DD No.			Bank Date RBI Date 31/08/2019-18:58:31 Not Verified with RBI			
Name of Bank			Bank-Branch IDBI BANK			
Name of Branch			Scroll No. , Date Not Verified with Scroll			

Department ID : 882273558

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : Not Available

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

MH005894222201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
31 Aug 2019	Receipt	Receipt no.: 1111608068
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Belatarodi S.No/CTS No/G.No. : 56
	Period of search :	From :2007 To :2019
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH005894222201920E		
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 '.		

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

44-1920-1317

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Bajaj Nagar,
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NAGPUR

DATE : 03-09-2019

TITLE VERIFICATION REPORT

Under instructions and authority from our client **M/S. MAXX BUILDER AND DEVELOPERS**, a Partnership Firm, having its Registered Office at "SHIRISH", Plot No. 16, South Ambazari Road, Laxmi Nagar, Nagpur (Income Tax Permanent Account No. ABGFM7414D) and acting through its Authorised Partner **SHRI. SANDEEP SINGH S/o SHRI. GIRISH SINGH**, Resident of 36, Abhaynagar Nagar, Near Kasturba Hall, Nagpur, Tahsil and District – NAGPUR, we have investigated the title relating to the property comprising ALL THAT Piece and parcel of Non Agricultural Land bearing Khasra/Survey No. 56/4 (Old Kh. No. 56/1) containing by admeasurement 16200 Sq. Mtrs. of MOUZA – BELTARODI, P. H. No. 38-A TOGETHERWITH the Multistoreyed Building proposed to be constructed on 11210.122 Sq. Mtrs. of land and to be known and styled as "MAXX GLORY", including all other easementary rights appurtenant and belonging thereto, situated at Village – Beltarodi, within the limits of the Grampanchayat - Besa, in Tahsil – Nagpur (Rural) and District – NAGPUR and our findings are as under :-

(1) THAT, ALL THAT Piece and Parcel of Agricultural Land bearing Khasra / Survey / Gut No. 56 (Old Khasra/Survey/Gut No. 45), having an area of 4.05 Hectares (i.e. 10.00 Acres), held in Occupancy Class-I Rights of Mouza – BELTARODI, P.S.K. 38-A, situated at Village – Beltarodi, within the limits of the Grampanchayat – Besa in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Mahaguji Sathawane, being the recorded Owner thereof as per the Revenue records.

(2) THAT, the aforesaid Shri. Mahaguji Sathawane left for heavenly abode on 22-01-1975 and consequent upon his death/demise, his aforesaid property devolved upon his Widow Smt. Dhondabai Mahaguji Sathawane, six sons namely (i) Shri. Bapurao Mahaguji Sathawane, (ii) Shri. Manikrao Mahaguji Sathawane, (iii) Shri. Bhaurao Mahaguji Sathawane, (iv) Shri. Narayanrao Mahaguji Sathawane, (v) Shri. Laxamanrao Mahaguji Sathawane and (vi) Shri. Udaram Mahaguji Sathawane and only daughter namely Mrs. Indubai W/o Hirderam Jivankar (Maiden name Ku. Indubai Mahaguji Sathawane) jointly by way of intestate succession, being the legal heirs of the deceased.

Contd.

(3) THAT, the aforesaid Smt. Dhondabai Mahaguji Sathawane left for heavenly abode on 27-12-1998 and consequent upon her death/demise, her share in the aforesaid property devolved upon her aforesaid six sons and only daughter namely (i) Shri. Bapurao Mahaguji Sathawane, (ii) Shri. Manikrao Mahaguji Sathawane, (iii) Shri. Bhaurao Mahaguji Sathawane, (iv) Shri. Narayanrao Mahaguji Sathawane, (v) Shri. Laxamanrao Mahaguji Sathawane, (vi) Shri. Udaram Mahaguji Sathawane and (vii) Mrs. Indubai Hirderam Jivankar (Maiden name Ku. Indubai Mahaguji Sathawane) jointly by way of Intestate succession, being the legal heirs of the deceased.

(4) THAT, the aforesaid Mrs. Indubai Hirderam Jivankar (Maiden name Ku. Indubai Mahaguji Sathawane) lateron Released/Relinquished all her rights, title and interest in respect of her share in the aforesaid property in favour of her aforesaid six brothers namely (i) Shri. Bapurao Mahaguji Sathawane, (ii) Shri. Manikrao Mahaguji Sathawane, (iii) Shri. Bhaurao Mahaguji Sathawane, (iv) Shri. Narayanrao Mahaguji Sathawane, (v) Shri. Laxamanrao Mahaguji Sathawane and (vi) Shri. Udaram Mahaguji Sathawane jointly by a Release/Relinquishment Deed Dated 16-06-2006, which is registered at the Office of the Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 2925 on even date. As a result therefore the said Sathawane brothers became the Joint/Co-Owners of the aforesaid Agricultural land with heritable and transferable rights therein and the same was also accordingly mutated in their joint names in all relevant records as also in 7/12 Extract.

(5) THAT, the aforesaid Shri. Bapurao Mahaguji Sathawane and 5 others lateron jointly transferred/sold All That Piece and Parcel of Agricultural land having an area of 0.81 Hectare out of the entire land bearing Khasra / Survey / Gut No. 56 having a total area of 4.05 Hectares, situated at Village – Beltarodi in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to (i) Shri. Rakesh Babulal Patni, (ii) Shri. Ramdeo Pralhadrai Agrawal, (iii) Shri. Lokesh Gangaprasad Mishra, (iv) Shri. Pravin Amrutlal Wasani, (v) Shri. Gopal Pralhadrai Agrawal and (vi) Shri. Sunil Gangasahay Sharma jointly by a Sale Deed Dated 15-06-2006, which is registered at the Office of the Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 2927 on even date. The said Portion of Agricultural Land having an area of 0.81 Hectare was further renumbered as Khasra / Survey / Gut No. 56/2 by the Revenue Authority.

(6) THAT, the aforesaid Shri. Bapurao Mahaguji Sathawane and 5 others further jointly transferred/sold All That Piece and Parcel of Agricultural land having an area of 0.81 Hectare out of the entire land bearing Khasra / Survey / Gut No. 56 having a total area of 4.05 Hectares, situated at Village – Beltarodi in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to (i) Shri. Pravin Shishual Turate, (ii) Shri. Pradeep Mangtaram Goyal, (iii) Shri. Harshad Himmatbhai Dawada, (iv) Shri. Dilip Pralhadrai Agrawal, (v) Shri. Laxminarayan Dwarkadas Agrawal and (vi) Shri. Suresh Vehromal Balani jointly by a Sale Deed Dated 15/07/2007, which is registered at the Office of the Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 2914 on even date. The said Portion of

Agricultural Land having an area of 0.81 Hectare was further renumbered as Khasra / Survey / Gut No. 56/3 by the Revenue Authority.

(7) THAT, in view of the said Sale Deed relating to the aforesaid Pieces of Agricultural land having a total area of 1.62 Hectares (i.e. $0.81 + 0.81 = 1.62$) as mentioned above, the then Owners Shri. Bapurao Mahaguji Sathawane and others become the owner of remaining portion of Khasra/Survey/Gut No. 56 having an area of 2.43 Hectares for their exclusive use and occupation and the said Portion of Agricultural Land having an area of 2.43 Hectares is subsequently renumbered as Khasra / Survey / Gut No. 56/1 by the Revenue Authority.

(8) THAT, by an Agreement to Sell Dated 06-12-2013, the aforesaid (i) Shri. Bapurao Mahaguji Sathawane, (ii) Shri. Manikrao Mahaguji Sathawane, (iii) Shri. Bhaurao Mahaguji Sathawane, (iv) Shri. Narayanrao Mahaguji Sathawane, (v) Shri. Laxamanrao Mahaguji Sathawane and (vi) Shri. Udaram Mahaguji Sathawane have jointly agreed to sell ALL THAT Piece and Parcel of Agricultural land having an area of 1.62 Hectares comprising the SOUTHERN PORTION of the entire land bearing Khasra / Survey / Gut No. 56/1 having a total area of 2.43 Hectares, Rental Rs. 15.90 held in Bhogwatdar Class-1 Rights of Mouza – Beltarodi, situated at Village – Beltarodi within the limits of the Grampanchayat – Besa in Tahsil – Nagpur (Rural) and District – NAGPUR to (i) Sandesh Infrastructures Private Limited, a Company duly incorporated under the Companies Act, 1956 having its Registered Office at Landmark, Ramdaspath, Nagpur, (ii) Jackpot Dealer Private Limited, a Company duly incorporated under the Companies Act, 1956 having its Office at S/7, Besides Hotel Eskimo Point, Ujjawal Nagar, Wardha Road, Nagpur, (iii) Shri. Amit S/o Govindprasad Agrawal, (iv) Sarju Tradelink Private Limited, a Company duly incorporated under the Companies Act, 1956 having its Office at Nagpur and (v) Shri. Rakesh Babulal Patni jointly upon the several terms and conditions contained therein and the said Agreement is registered at the Office of the Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 6140 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(9) THAT, out of the aforesaid the then Purchasers namely (i) Sarju Tradelink Private Limited and (ii) Shri. Rakesh Babulal Patni lateron dropped the idea of purchasing the said property alongwith the remaining aforesaid purchasers and further requested the then Owners to execute a proper and registered Sale Deed in respect of the property mentioned in the aforesaid registered Agreement Dated 06-12-2013 in favour of (i) Sandesh Infrastructures Private Limited, (ii) Jackpot Dealer Private Limited and (iii) Shri. Amit Govindprasad Agrawal, only.

(10) THAT, considering the request of the said Sarju Tradelink Private Limited and Shri. Rakesh Babulal Patni, the aforesaid (i) Shri. Bapurao Mahaguji Sathawane, (ii) Shri. Manikrao Mahaguji Sathawane, (iii) Shri. Bhaurao Mahaguji Sathawane, (iv) Shri. Narayanrao Mahaguji Sathawane, (v) Shri. Laxamanrao Mahaguji Sathawane and (vi)

Shri. Udaram Mahaguji Sathawane lateron jointly transferred/sold ALL THAT Piece and parcel of Agricultural land having an area of 1.62 Hectares comprising the SOUTHERN PORTION of the entire land bearing Khasra / Survey / Gut No. 56/1 having a total area of 2.43 Hectares, Land Revenue Rs. 15.90 held in Bhogwatdar Class-1 Rights of Mouza – BELTARODI, P.H. No. 38-A, situated at Village – Beltarodi, within the limits of the Grampanchayat – Besa in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to (i) Sandesh Infrastructures Private Limited, (ii) Jackpot Dealer Private Limited and (iii) Shri. Amit Govindprasad Agrawal, jointly by a Sale Deed Dated 13-06-2016, which is registered at the Office of the Joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 4490 on even date. The said Sale Deed is signed by (i) Sarju Tradelink Private Limited and (ii) Shri. Rakesh Babulal Patni in the capacity of Consentors. As a result therefore the aforesaid (i) Sandesh Infrastructures Private Limited, (ii) Jackpot Dealer Private Limited and (iii) Shri Amit Govindprasad Agrawal have now become the Joint/Co-Owners of the aforesaid property more particularly described in the schedule hereunder written with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records as also in 7/12 Extract vide Ferfar Entry No. 2622 Dated 20-07-2017.

(11) THAT, the aforesaid (i) Sandesh Infrastructures Private Limited, (ii) Jackpot Dealer Private Limited and (iii) Shri. Amit Govindprasad Agrawal lateron in their turn jointly transferred/sold ALL THAT Piece and Parcel of Agricultural Land admeasuring 1.62 Hectares comprising the SOUTHERN PORTION of the entire land bearing Khasra/Survey/Gut No. 56/1 of MOUZA – BELTARODI, P.H. No. 38-A, having a total area of 2.43 Hectares, Rental Rs. 15.90 Yearly, held in Occupancy Class-1 Rights, including all types of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Beltarodi, within the limits of the Grampanchayat – Besa, in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s. MAXX BUILDER AND DEVELOPERS, by a Sale Deed Dated 11-05-2018, which is registered at the Office of the Joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 3715 on even date. As a result therefore the said M/s. Maxx Builder and Developers has now become an exclusive, absolute and full Owner of the said property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records as also in the 7/12 Extract. Subsequently the said Piece of land is now renumbered as Khasra / Survey / Gut No. 56/4 by the Revenue Authority.

(12) THAT, the aforesaid entire land bearing Kh. No. 56/4 is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 02-05-2019 passed in Revenue Case No. 5/NAP-34/Mouza-Beltarodi/18-19 of Mouza – Beltarodi. As per the said Order Dated 02-05-2019, an area of 1620 Sq. Mtrs. under Amenity Space, 1744.836 Sq. Mtrs. area under Internal Road, 50.305 Sq. Mtrs. area under W.T.P. & E.S. and an area of 14574.958 under Plotable Area.

(13) THAT, the Vendor/Developer lateron prepared a layout of the said land bearing Khasra/Survey No. 56/4 and the same is also sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. EE/NMRDA/1746 Dated 08/02/2019. As per the said layout Plotable area is shown and declared as 14574.958 Sq. Mtrs.

(14) THAT, the aforesaid M/s. Maxx Builder and Developers lateron decided to develop ALL THAT Piece and parcel of Non Agricultural Land containing by admeasurement 11210.122 Sq. Mtrs., out of the entire land bearing Khasra/Survey No. 56/4 (Old No. 56/1), containing by total admeasurement 16200 Sq. Mtrs. of MOUZA – BELTARODI, P. H. No. 38-A, situated at Village – Beltarodi, within the limits of the Grampanchayat - Besa, in Tahsil – Nagpur (Rural) and District – NAGPUR into a Residential Estate (i.e. Group Housing Scheme) by constructing a Multistoreyed Building thereon, consisting of various self contained separate Apartments therein.

(15) THAT, accordingly the said M/s. Maxx Builder and Developers has prepared the Plans of the Multistoreyed Building proposed to be constructed on the said Piece of land and to be known and styled as "MAXX GLORY" and the same is sanctioned and approved by the Assistant Engineer of the Nagpur Metropolitan Region Development Authority, Nagpur vide his Building Permit No. B.E.(NMRDA)/South/Nagpur (Rural)/No. MB-54/2019042971/1773 Dated 22-08-2019.

(16) THAT, the Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The aforesaid ongoing Project is under the said RERA Act and therefore all the provisions of said Act, Rules and Regulations thereof are applicable to the said Project.

(17) THAT, for the purpose of verification of title, the following documents relating to the property comprising ALL THAT Piece and parcel of Non Agricultural Land bearing Khasra/Survey No. 56/4 (Old No. 56/1) containing by admeasurement 16200 Sq. Mtrs. of MOUZA – BELTARODI, P. H. No. 38-A, situated at Village – Beltarodi, within the limits of the Grampanchayat - Besa, in Tahsil – Nagpur (Rural) and District – NAGPUR are provided to us :-

- (i) Sale Deed Dated 15/06/2006 for Northern Portion of Kh. No. 56 between Shri Bapurao Mahagu Sathawane & others and Shri Rakesh Babulal Patni and others.
- (ii) Release/Relinquishment Deed Dated 16/06/2006 between Smt. Indubai Hirdevram Jewankar and Shri Bapurao Mahaguji Sathawane & others.
- (iii) Sale Deed Dated 15/05/2007 for Northern Portion of Kh. No. 56 between Shri Bapurao Mahaguji Sathawane & others and Shri Pravin Shishupal Turate & others.

- (iv) Agreement to Sell Dated 06/12/2013 for Kh. No. 56/1 between Shri Bapurao Mahaguji Sathawane & others and Sandesh Infrastructures private Limited & others.
- (v) Sale Deed Dated 13/06/2016 for Southern Portion of Kh. No. 56/1 between Shri Bapurao Mahaguji Sathawane & others and Sandesh Infrastructures Private Limited & others.
- (vi) Sale Deed Dated 19/06/2016 for Kh. No. 56/1 between Shri Bapurao Mahaguji Sathawane & others and Sandesh Infrastructures Private Limited & others.
- (vii) Consent Letter for Issue of Public Notice issued by Sandesh Infrastructures Pvt. Ltd. Dated 09/03/2018.
- (viii) Sale Deed Dated 11-05-2018 of M/s. Maxx Builder and Developers.
- (ix) N.A. Order for Kh. No. 56/4 Dated 02-05-2019.
- (x) Building Permit and sanctioned Map Dated 28-08-2019.
- (xi) 7/12 Extract for Kh. No. 56 of Shri Bapurao Mahagu Sathawane & others.
- (xii) 7/12 Extract for Kh. No. 56/1 of Shri Bapurao Mahagu Sathawane and others.
- (xiii) 7/12 Extract for Kh. No. 56/1 of Sandesh Infrastructures Pvt. Ltd. & others.
- (xiv) 7/12 Extract for Kh. No. 56/1 of M/s. Maxx Builder and Developers.
- (xv) Khasra Map for Kh. No. 56 of Mouza – Beltarodi.

(18) THAT, all these 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 it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third party interest is created.

(19) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Kh. No. 56/4 of Mouza - Beltarodi for the period of 13 (Thirteen) Years (i.e. from 2007 to 2019) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH005894222201920E Dated 31/08/2019. The Original Challan Copy of the same is enclosed herewith.

(20) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property and therefore the aforesaid present Owner namely M/s. Maxx Builder and Developers holds a good, valid and marketable title in respect of the said entire property.

(21) THAT, naturally therefore any prospective buyer/purchaser who desires to purchase a Built-up premises (i.e. Apartment) in the said Group Housing Scheme/Complex proposed to be constructed on ALL THAT Piece and parcel of Non Agricultural Land containing by admeasurement 11210.122 Sq. Mtrs., out of the entire land bearing Khasra/Survey No. 56/4 (Old No. 56/1), containing by total admeasurement 16200 Sq. Mtrs. of MOUZA – BELTARODI, P. H. No. 38-A TOGETHERWITH the Multistoreyed Building proposed to be constructed thereon and to be known and styled

as "MAXX GLORY", situated at Village – Beltarodi, within the limits of the Grampanchayat - Besa, in Tahsil – Nagpur (Rural) and District – NAGPUR shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from the present Owner M/s. Maxx Builder and Developers in the capacity of Land Owner and Developer.

(22) THAT, it is needless to mention here that on obtaining such Sale Deed, the said prospective purchaser/buyer can very well mortgage her/his/their/it property to any Financial Institution by way of security for the repayment of housing loan, if any advanced to her/him/them/it.

SCHEDULE OF PROPERTY
(RESIDENTIAL)

ALL THAT Piece and parcel of Non Agricultural Land containing by admeasurement 11210.122 Sq. Mtrs., out of the entire land bearing Khasra/Survey No. 56/4 (Old No. 56/1), containing by total admeasurement 16200 Sq. Mtrs. of MOUZA – BELTARODI, P. H. No. 38-A, TOGETHERWITH the Multistoreyed Building proposed to be constructed thereon and to be known and styled as "MAXX GLORY", including all other easementary rights appurtenant and belonging thereto, situated at Village – Beltarodi, within the limits of the Grampanchayat - Besa, in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

ON THE EAST	:	KHASRA/SURVEY NOS. 55, 46,
ON THE WEST	:	KHASRA/SURVEY NO. 57,
ON THE NORTH	:	KHASRA/SURVEY NO. 56/2,
ON THE SOUTH	:	KHASRA/SURVEY NO. 44.

Hence this report.


SANDEEP SHASTRI
ADVOCATE

