



CHALLAN
MTR Form Number-5



GRN	MH010845930201819E	BARCODE	[Barcode]						Date	19/01/2019-19:08:56		Form ID		
Department Inspector General Of Registration							Payer Details							
Search Fee Type of Payment Other Items							TAX ID (If Any)							
							PAN No.(If Applicable)							
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN							Full Name		SANDEEP ANANT SHASTRI					
Location PUNE														
Year 2018-2019 One Time							Flat/Block No.							
Account Head Details					Amount In Rs.		Premises/Buidling							
0030072201 SEARCH FEE					325.00		Road/Street							
							Area/Locality							
							Town/City/District							
							PIN							
							Remarks (If Any)							
					Amount In		Three Hundred Twenty Five Rupees Only							
Total					325.00		Words							
Payment Details IDBI BANK							FOR USE IN RECEIVING BANK							
Cheque-DD Details							Bank CIN		Ref. No.		69103332019011915556		199072062	
Cheque/DD No.							Bank Date		RBI Date		19/01/2019-19:09:38		Not Verified with RBI	
Name of Bank							Bank-Branch		IDBI BANK					
Name of Branch							Scroll No. , Date		Not Verified with Scroll					

Department ID : 67752519

Mobile No. : Not Available

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

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

MH010845930201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
19 Jan 2019	Receipt	Receipt no.: 1111468078
	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. : 597
	Period of search :	From :2018 To :2019
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH010845930201819E		
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'.		

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II
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NAGPUR

DATE : 19-01-2019

REJOINDER TO TITLE VERIFICATION REPORT

In continuation of our earlier Title Report issued by us to M/s. Universal House Private Limited on 25-06-2018 in respect of the property comprising ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 380 (THREE HUNDRED EIGHTY), in Civil Station Expansion Scheme, containing by admeasurement 1004.195 Sq. Mtrs. (i.e. 10808.00 Sq. Ft.) of Mouza – AMBAZARI, TOGETHERWITH the Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as “CROSS WIND”, bearing Corporation House No. 1019, City Survey No. 597 and Sheet No. 58 of Mouza – Ambazari, situated at North Ambazari Road, Gandhi Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR (in the capacity of Owner & Developer), we have further investigated/conducted the verification of the title relating to the said property for the period of 25-06-2018 to 19-01-2019 and our findings are as under :-

(1) THAT, as per our earlier online search it was found that the aforesaid M/s. Universal House Private Limited was obtained Loan from Punjab National Bank Housing Finance Limited and mortgaged the said property to it by way of security for the repayment of Loan and thus we have issued Title Report on the basis that the said property is mortgaged with Punjab National Bank Housing Finance Limited.

(2) THAT, In pursuance of our earlier Title Report, we have clearly intimated that on obtaining a No Objection Certificate from the said Mortgagee Bank i.e. Punjab National Bank Housing Finance Limited by M/s. Universal House Private Limited, it shall acquire a perfectly good, valid and marketable title in respect of its aforesaid property and thereafter only the Prospective buyer(s) who desire to purchase Built-up Premises in the said proposed Multistoreyed Building known and styled as “Cross Wind” shall acquire a good, valid and marketable title in respect of the property as may be purchased by her/him.

Contd. . .

(3) THAT, it is observed from the papers produced before us that the aforesaid M/s. Universal House Private Limited has now repaid the entire outstanding loan amount togetherwith an interest accrued thereon to the aforesaid Mortgagee Bank i.e. Punjab National Bank Housing Finance Limited and got its property freed and discharged from its mortgage. A No Objection/No Dues Certificate to that effect is also issued by the said Mortgagee Bank in favour of M/s. Universal House Private Limited on 11-01-2019 against the Loan Account No. 00266660002065. As a result therefore the said property is now free from encumbrances of all kinds whatsoever and consequentially therefore the aforesaid present Owner M/s. Universal House Private Limited holds a good, valid and marketable title in respect of the said property.

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

- (i) No Objection Certificate of Punjab National Bank Housing Finance Limited Dated 11-01-2019 in favour of M/s. Universal Projects Private Limited.

(5) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property. With the result we are of the opinion that the aforesaid present Owner namely M/s. Universal House Private Limited holds a good, valid and marketable title in respect of the aforesaid property in the capacity of Land Owner and the Developer and it has fully entitled to deal with the said property with prospective buyers in the capacity of Land Owner and Developer.

(6) 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. 597 of Mouza - Ambazari for the period of 1 (ONE) Year (i.e. from 2018 to 2019) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH010845930201819E Dated 19-01-2019. The Original Challan Copy of the same is enclosed herewith.

(7) THAT, naturally therefore any prospective buyers/purchasers who desires to purchase a Built-up premises in the said Scheme/Complex proposed to be constructed on ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 380 (THREE HUNDRED EIGHTY), in Civil Station Expansion Scheme, containing by admeasurement 1004.195 Sq. Mtrs. (i.e. 10808.00 Sq. Ft.) of Mouza - AMBAZARI, TOGETHERWITH the Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "CROSS WIND", bearing Corporation House No. 1019, City Survey No. 597 and Sheet No. 58 of Mouza - Ambazari, situated at North Ambazari Road, Gandhi Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil 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. Universal House Private Limited in the capacity of Land Owner and Developer.

(8) THAT, it is needless to mention here that on obtaining such Sale Deed, the said prospective purchasers/buyers 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.

Hence this Rejoinder Title Verification Report.


SANDEEP SHASTRI
ADVOCATE

