



CHALLAN
MTR Form Number-6

GRN MH004026545201718E		BARCODE 		Date 31/07/2017-10:48:35		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		ADV A S LULAY	
Location NAGPUR							
Year 2017-2018 One Time				Flat/Block No.		34	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			325.00		Road/Street KHAMLA		
					Area/Locality NAGPUR		
					Town/City/District		
					PIN 4 4 0 0 2 5		
					Remarks (If Any)		
					13 YRS SEARCH Kh. Nos. 87/8 87/7 Mouza GOREWADA P.S.K. 8/A		
Total			325.00		Amount In Words Three Hundred Twenty Five Rupees Only		
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No. 03006172017073100140 102087383	
Cheque/DD No.				Bank Date		RBI Date 31/07/2017-10:47:29 Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

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 दस्त्यासाठी लागू नाही.

Mobile No. : 9730414589

A. S. LULAY
AJINKYA A. LULAY
ADVOCATES

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TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

UNDER instructions from my Clients (1) SHRI. AMIR VALI S/o ZOEB VALI, Resident of Mount Road, Sadar, Nagpur-440001, Tahsil and District - NAGPUR; (2) SHRI. SHABBIR VALI S/o ZOEB VALI, Resident of Mount Road, Sadar, Nagpur-440001, Tahsil and District - NAGPUR; (3) SHRI. ABHAY S/o LATE SHRI. SHRIDHAR JOSHI, Resident of Tikekar Road, Dhantoli, Nagpur-440012, Tahsil and District - NAGPUR; AND (4) SHRI. AKASH S/o AJAY RAMTEKE, Resident of Dhantoli, Nagpur-440012, Tahsil and District - NAGPUR, working in name and style as Impressa Ventures, an Association of Persons, I have investigated the Title relating to the property comprising ALL THAT Piece and Parcel of land bearing Kh. Nos. 87/8 and 87/7 of Mouza - GOREWADA, situate at Gorewada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District - NAGPUR and my findings are as under :-

(1) THAT ALL THAT Piece and Parcel of land bearing Kh. Nos. 87/8 and 87/7 of Mouza - GOREWADA, situate at Village - Gorewada, P.S.K. 8/A in Tahsil and District - NAGPUR, Originally belonged to Shri. Ganpatrao S/o Bhiwaji Ingole, Resident of Gittikhadan, Borgaon - Gorewada Road, Nagpur, being his self acquired property.

(2) THAT the said Shri. Ganpatrao S/o Bhiwaji Ingole and his family members namely Shri. Anant S/o Ganpatrao Ingole, Shri. Dnyaneshwar S/o Ganpatrao Ingole, Mrs. Vimal W/o Dnyaneshwar Ingole and Mrs. Saraswati W/o Ganpatrao Ingole lateron effected a Partition of the said property in between them on 7-3-1994 and thereby a Piece of land having an area of 0.12 Hectors comprising the Southern Portion of Kh. No. 87/2 was allotted to the exclusive share of Mrs. Saraswati W/o Ganpatrao Ingole absolutely forever with heritable and transferable rights therein. The said Southern Portion of Kh. No. 87/2 having an area of 0.12 Hectors is now renumbered as Kh. No. 87/8 of Mouza - GOREWADA. By the same Partition a Piece of land having an area of 0.14 Hectors comprising the Middle Portion of Kh. No. 87/2 was allotted to the exclusive share of Mrs. Vimal W/o Dnyaneshwar Ingole absolutely forever with heritable and transferable rights therein. The said Middle Portion of Kh. No. 87/2 having an area of 0.14 Hectors is now renumbered as Kh. No. 87/7 of Mouza - GOREWADA. In the like manner a Piece of land having an area of 867.00 Sq. Mtrs. comprising the Northern Portion of Kh. No. 87/2 was acquired by Government of Maharashtra for Ring Road.

Mtrs.) to Mrs. Geeta W/o Anant Ingole absolutely forever with heritable and transferable rights therein. The said Will Dated 16-12-2004 is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 3 at Sr. No. 7504 on even date.

(4) THAT the said Mrs. Saraswati W/o Ganpatrao Ingole breathed her last on 2-5-2008 (her husband Shri. Ganpatrao S/o Bhiwaji Ingole pre-deceased her on 2-1-2006) and consequent upon her death/demise the said Mrs. Geeta W/o Anant Ingole became the owner of Kh. No. 87/8 in terms of the said Will Dated 16-12-2004.

(5) THAT the said Mrs. Geeta W/o Anant Ingole and Mrs. Vimal W/o Dnyaneshwar Ingole lateron jointly transferred the said Kh. Nos. 87/8 containing by admeasurement 1200.00 Sq. Mtrs. and a Piece of land containing by admeasurement 533.00 Sq. Mtrs. comprising the Southern Portion of Kh. No. 87/7 thus totaling 1733.00 Sq. Mtrs. bearing Corporation House No. 1656/C, City Survey No. 251 and Sheet No. 114/80 of Mouza – GOREWADA, situate at Gorewada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR by way of Sale to Shri. Amir Vali S/o Zueb Vali, Shri. Shabbir Vali S/o Zueb Vali, Shri. Abhay S/o Late Shri. Shridhar Joshi and Shri. Akash S/o Ajay Ramteke jointly, by a Sale Deed Dated 18-7-2011, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4940 on even date. As a result therefore the said Shri. Amir Vali S/o Zueb Vali, Shri. Shabbir Vali S/o Zueb Vali, Shri. Abhay S/o Late Shri. Shridhar Joshi and Shri. Akash S/o Ajay Ramteke have now become the Joint/Co-owners of the aforesaid Piece of land with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

(6) THAT the said Shri. Amir Vali S/o Zueb Vali, Shri. Shabbir Vali S/o Zueb Vali, Shri. Abhay S/o Late Shri. Shridhar Joshi and Shri. Akash S/o Ajay Ramteke lateron jointly decided to develop the aforesaid Piece of land containing by admeasurement 1733.00 Sq. Mtrs. into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(7) THAT the said Shri. Amir Vali S/o Zueb Vali, Shri. Shabbir Vali S/o Zueb Vali, Shri. Abhay S/o Late Shri. Shridhar Joshi and Shri. Akash S/o Ajay Ramteke have accordingly prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Piece of land and to be known and styled as "IMPRESSA GLORY HOMES" and the same is duly sanctioned by the Building Engineer (W) of the Nagpur Improvement Trust vide his Building Permit No. B.E.(West)/Case No. AB 1492/Tracking No. 201311207/7988/3356 Dated 22-8-2014.

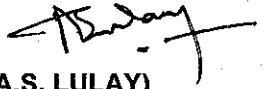
(8) THAT the aforesaid Owners have jointly submitted the said entire property to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a

Limited, Nagpur and mortgaged the aforesaid entire property to it by way of security for the repayment of Loan.

(10) 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 property belongs to Shri. Amir Vali S/o Zueb Vali, Shri. Shabbir Vali S/o Zueb Vali, Shri. Abhay S/o Late Shri. Shridhar Joshi and Shri. Akash S/o Ajay Ramteke with heritable and transferable rights therein. I have also found that the said property is presently mortgaged by the said Owners to H.D.F.C. Bank Limited, Nagpur by way of security for the repayment of Project Loan. The necessary Search fees for the Period commencing from 2004 to 2017 is deposited in the Office of the Sub-Registrar, Nagpur-1 vide Receipt No. MH004026545201718E Dated 31-7-2017.

NAGPUR

DATED : 31-7-2017.


(A.S. LULAY)

Advocate

A. S. LULAY

Advocate

Reg. No. MAH/1220/1986

"Prarabdha", Plot No. 34,

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