CHALLAN
MTR Form Number-6

GRN	MH003795486201617E	BARCODE	Date	26/08/2016-20:40:40	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee	TAX ID (If Any)	263559760
	Other Items	PAN No. (If Appliacable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2016-2017 One Time	Flat/Block No.	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	69103332016082710055	98346675
Cheque/DD No		Date		26/08/2016-20:42:21	
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

MH003795486201617E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
26 Aug 2016	Receipt	Receipt no.: 108729
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Borgaon S.No/CTS No/G.No. : 11
	Period of search :	From :2004 To :2016
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH003795486201617E		
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'.		

22-1516-0355
SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
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NAGPUR
Dated – 31-08-2016

TITLE VERIFICATION REPORT

UNDER instructions and authority from our Client M/s. SHRI GAJANAN BUILDERS & DEVELOPERS, A Partnership Firm, having its Office at Plot No. 61A, "Shree Gajanan Apartments", Gokul Housing Society, Gorewada Road, Borgaon, Nagpur, acting through its Authorised Partner SHRI. DEEPAK S/o BHOLANATH SAHU, Resident of 13, Patel Nagar, Gorewada Road, Borgaon, Gittikhadan, Nagpur, Tahsil and District – NAGPUR, We have investigated the title relating to the property comprising ALL THAT Piece and parcel of land bearing Plot No. 51 (FIFTY ONE), out of the lay-out of Gokul Co-operative Housing Society Limited, Nagpur, containing by admeasuement 1088.1760 Sq. Mtrs. (OR 11713.13 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82 of MOUZA – BORGAON, P.S.K. 8, bearing Corporation House No. 808/C/51, City Survey No. 11 and Sheet No. 14, 22 & 23, situated at Katol Road, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written and our findings are as under :-

(1) THAT ALL THAT Piece and parcel of land bearing Plot No. 51 (Fifty One), out of the lay-out of Gokul Co-operative Housing Society Limited, Nagpur, containing by admeasurement 1128.7350 Sq. Mtrs. (OR 12149.70 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82 of MOUZA – BORGAON, P.S.K. 8, bearing Corporation House No. 808/C/51, City Survey No. 11 and Sheet No. 14, 22 & 23, situated at Katol Road, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 and Nagpur Improvement Trust in Tahsil and District – NAGPUR, Originally belonged to Shri. Lalchand S/o Harichand Madane, being his separate and self acquired property, having purchased the same by him from Gokul Co-operative Housing Society Limited, Nagpur, by a Sale Deed Dated 30-05-1990, which is registered at the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1 at Sr. No. 5333 on even date.

(2) THAT the said property is covered under the Scheme of 1900 Lay-outs being regularized and developed by Nagpur Improvement Trust, Nagpur.

(3) THAT while regularization of the said Plot of land it's area came to be revised by the Nagpur Improvement Trust and consequently in accordance with the revised plan approved by the Nagpur Improvement Trust the said Plot No. 51 (Fifty One) is now admeasures 1088.1760 Sq. Mtrs. (OR 11713.13 Sq. Ft.).

(4) THAT the aforesaid Shri. Lalchand Harichand Madane having paid the necessary regularization/development charges to the Nagpur Improvement Trust, the Executive Engineer of the Nagpur Improvement Trust regularised the said Plot No. 51 (Fifty One) vide his Regularisation Permit No. BE(NE)1900(U/N)/1036 Dated 15-09-2005. As per the said Regularisation letter the area of the said Plot No. 51 (Fifty One) is shown and declared as 1088.1760 Sq. Mtrs. instead of 1128.7350 Sq. Mtrs.. Thus the area of the said Plot No. 51 (Fifty One) is at present 1088.1760 Sq. Mtrs. (OR 11713.13 Sq. Ft.).

(5) THAT the said Plot No. 51 (Fifty One) is converted for Non Agricultural (Residential) Use by the Tahsildar, Nagpur vide its Order Dated 25-01-2006 passed in Revenue Case No. 1425/NAP-34/2004-2005 Dated 25-01-2006 of Mouza – Borgaon.

(6) THAT the aforesaid Shri. Lalchand Harichand Madane through his duly Constituted Attorney Shri. Ravindra Virendra Lashkare later on transferred the aforesaid property comprising Plot No. 51 (Fifty One) by way of sale to M/s. Greenwood Agro Forestry Private Limited, a Company duly incorporated under the provisions of the Companies Act, 1956, having its Registered Office at Business Plaza, Ramdaspeth, Nagpur, by a Sale Deed dated 08-04-2005, which is Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1, at Sr. No. 1210 on even date.

(7) THAT the aforesaid M/s Greenwood Agro Forestry Private Limited later on in its turn transferred the aforesaid property in favour of M/s Muniraj Developers, a Registered Partnership Firm, bearing Registration No. NGP/9465/06, having its Office at 75, Gokul/Joras Housing Society, Gorewada Road, Borgaon, Nagpur by a Sale Deed dated 21-11-2009, which is Registered at the Office of the Sub- Registrar, Nagpur-8 in Book No. 1 at Sr. No. 6309 on even date.

(8) THAT the said M/s Muniraj Developers later on in its turn transferred/sold the said Plot No. 51 (Fifty One), situated at Borgaon, Nagpur in Tahsil and District – Nagpur by way of sale to M/s. Vijay Constructions, by a Sale Deed Dated 30-08-2011, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4, in Book No. 1 at Sr. No. 4819 on even date. As a result therefore the said M/s. Vijay Constructions 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.

(9) THAT, the the said M/s. Vijay Constructions lateron decided to develop the said Plot No. 51 (Fifty One) into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development Dated 07-01-2016 it has entrusted the entire work of development of the said property to M/s. Shri Gajanan Builders and Developers upon the several terms and conditions contained therein and the said Agreement is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 142 on even date.

(10) THAT, in pursuance of the said Agreement, the aforesaid M/s. Shri Gajanan Builders and Developers has accordingly prepared a Plan of the said Multistoreyed Building proposed to be constructed on the said plot of land and known and styled as "GAJANAN PALACE" and the same is duly sanctioned and approved by the Building Engineer (W), Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E.(WEST)/Case No. AB-1162/Tracking No. 20160216120/9144/292 Dated 30-07-2016.

(11) THAT, for the purpose of verification of title the following documents relating to the property comprising ALL THAT Piece and parcel of land bearing Plot No. 51 (FIFTY ONE), out of the lay-out of Gokul Co-operative Housing Society Limited, Nagpur, containing by admeasuement 1088.1760 Sq. Mtrs. (OR 11713.13 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82 of MOUZA – BORGAON, P.S.K. 8, bearing Corporation House No. 808/C/51, City Survey No. 11 and Sheet No. 14, 22 & 23, situated at Katol Road, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR are provided to us :-

(i) Copy of Sale Deed Dated 30-05-1990
(ii) Copy of Regularisation Letter Dated 15-09-2005.
(iii) Copy of N. A. Order Dated 25-01-2006
(iv) Copy of Sale Deed dated 08-04-2005
(v) Copy of Sale Deed dated 21-11-2009
(vi) Copy of Sale Deed Dated 30-08-2011
(vii) Copy of Agreement of Development Dated 07-01-2016
(viii) Copy of Building Permit and Sanctioned Plan Dated 30-07-2016
(ix) Copy of Property card.
(x) Copy of Tax Receipt

(12) THAT, we have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur for the period of last 13 (Thirteen) Years by depositing necessary Search Fees in the Office of the Sub-Registrar, Nagpur vide GRN No. MH003795486201617E Dated 26-08-2016 only those available out of the torn and disarrange index and found that No adverse entry is recorded at the Office of Sub-Registrar, Nagpur.

(13) THAT, links in the title history of last 13 years of chain of title have been properly established. All the transactions which have taken place at Nagpur-City have been duly verified from the relevant records of the Registrar, Revenue Department etc. at Nagpur City. We have taken search of records of Registrar's Office from inspection Book No. (I) and day books, which were kept & maintained by the office and made available to us and other relevant records.

(14) While searching the records, it was found that some record was mutilated and torn form. Particularly Index for the year of 2004 and 2005 was totally mutilated. Some Indexes were missing Index for the year of 2004 and 2005 was not available at Nagpur City Office some was incomplete and disorganised lot of jurisdictional changes have taken place during different periods in Registrar Offices. It is informed by the officials that in Sub-Registrar Nagpur indexes are not complied since 2004 it is also informed that recent Indexes are not sort out and complied mouzawise, some indexes are even yet not printed out in the office Nagpur.

(15) In alternative only entry of the registration of the documents can be verified from the Token register/day book. As per procedure adopted in the office of the Sub-Registrar only name of the Purchaser is noted and so also the name of Vendors and details of property is noted in the Token Register/Day book. In Nagpur District Encumbrance Certificate is not issued by the Sub-Registrar offices.

(16) THAT, in view of the searches made by us and subject to aforesaid compliances we are of the opinion that said M/s. Shri Gajanan Builders & Developers has a valid right to develop and sell the aforesaid property. Naturally therefore prospective purchasers of the portion of the aforesaid property shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed.

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

Hence this Title Verification Report.

SANDEEP SHASTRI & ASSOCIATES NAGPUR

(SANDEEP SHASTRI)
ADVOCATE