PDF Compressor Free Version

CHALLAN

MTR Form Number-6

GRN MH004029761201718E	BARCODE	Date 31/07/2017-11:32:07	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	ADV RITESH MAHENDRA
Location	NAGPUR		
Year	2017-2018 From 31/07/2005 To 31/07/2017	Flat/Block No.	LAXMI NAGAR
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	MOUZA BESA PH NO 38-A HOUSE NO 1 AND 73 WARD NO 5 SEARCH FOR 13 YEARS 2005 TO 2017
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017073135738	IK00GMLLV9
Cheque/DD No.		Bank Date	RBI Date	31/07/2017-11:32:35	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

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

सदरचे चलन टाइप ऑफ पेमेंट मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

PDF Compressor Free Version

RITESH C. MAHENDRA
ADVOCATE
O-5, BHAKTI APARTMENT,
LAXMI NAGAR,
NAGPUR,
MOB : 9860902292

TITLE VERIFICATION REPORT

Under instructions from my client - **M/s. SANYOG CONSTRUCTION CO.**, A Partnership Firm, having its office at Shop No. G1, Rajas Vighnaharta, Near Hotchips, Gayatri Nagar, Besa Main Road, Besa, Nagpur-440034, Acting through its **Authorised Partners – (1) SHRI. HITENDRA S/o KAILASHNATH MOON**, Aged about

PDF Compressor Free Version

District – NAGPUR, **(2) SHRI. GANESH S/o ANANDRAO AMBONE**, Aged about 42 Years, Occupation – Business, Resident of Plot No. 65, Unnati Park, Pipla-Besa Road, Besa, Nagpur - 440034, Tahsil – Nagpur (Rural), District – NAGPUR, I have investigated the title relating to **ALL THOSE** Pieces and Parcel of land bearing **Grampanchayat House Nos. 1 & 73**, containing by **total admeasurements about 512 Sq. Mtrs., (OR 5511.168 Sq. Ft.)**, bearing P.H. No. 38-A of **MOUZA – BESA**, situated at Village – Besa within the limits of the Gat Grampanchayat - Besa (Beltarodi), Ward No. 5, in Tahsil – Nagpur (Rural), District – NAGPUR and my findings are as under :-

(1) **THAT**, ALL THAT Piece and Parcel of land bearing Grampanchayat House No. 1 (Southern Part), containing by admeasurements about 167.28 Sq. Mtrs., (OR 1800 Sq. Ft.), bearing P.H. No. 38-A of MOUZA – BESA, situated at Village – Besa within the limits of the Gat Grampanchayat - Besa (Beltarodi), Ward No. 5, in Tahsil – Nagpur (Rural), District – NAGPUR, belongs to Shri. Ramrao Bapuraoji Khelkar, having purchased the same by him from Shri. Vasanta Morbaji Wankhede, by a Sale Deed Dated 30/4/2014, which is duly registered in the office of the Joint Sub Registrar Nagpur Gramin-10, in Book No. 1, at Sr. No. 4441 on even date.

(2) **THAT**, ALL THAT Piece and Parcel of land bearing Grampanchayat House No. 1 (Northern Part), containing by

PDF Compressor Free Version

limits of the Gat Grampanchayat - Besa (Beltarodi), Ward No. 5, in Tahsil – Nagpur (Rural), District – NAGPUR, belongs to Shri. Pradip Vasantraoji Wankhede, having purchased the same by him from Shri. Vasanta Morbaji Wankhede, by a Sale Deed Dated 30/4/2014, which is duly registered in the office of the Joint Sub Registrar Nagpur Gramin-10, in Book No. 1, at Sr. No. 4442 on even date.

(3) **THAT,** ALL THAT Piece and Parcel of land bearing Grampanchayat House No. 73 (New) {18 (Old)}, containing by admeasurements about 183.01 Sq. Mtrs., (OR 1800 Sq. Ft.), bearing P.H. No. 38-A of MOUZA – BESA, situated at Village – Besa within the limits of the Gat Grampanchayat - Besa (Beltarodi), Ward No. 5, in Tahsil – Nagpur (Rural), District – NAGPUR, belongs to Shri. Anil Shrihari Dhone & Mrs. Vaishali Anil Dhone, having purchased the same by them from Shri. Shriramji Nagorao Zade & Smt. Shantabai Dashrath Zade, by a Sale Deed Dated 9/11/2015, which is duly registered in the office of the Joint Sub Registrar Nagpur Gramin-7, in Book No. 1, at Sr. No. 7508 on even date.

(4) **THAT,** as a result therefore, (1) Shri. Ramrao Bapuraoji Khelkar, (2) Shri. Pradip Vasantraoji Wankhede, (3) Shri. Anil Shrihari Dhone & (4) Mrs. Vaishali Anil Dhone have now become an exclusive, absolute and full Owners of their aforesaid respective property with heritable and transferable rights therein and accordingly their names are respectively mutated in revenue records.

PDF Compressor Free Version

(5) **THAT**, thereafter, (1) Shri. Ramrao Bapuraoji Khelkar, (2) Shri. Pradip Vasantraoji Wankhede, (3) Shri. Anil Shrihari Dhone & (4) Mrs. Vaishali Anil Dhone jointly decided to develop their respective aforesaid properties into a **RESIDENTIAL-CUM-COMMERCIAL ESTATE** by constructing a Multistoried Building thereon consisting of various self contained separate Apartments, Office Chambers and Shops therein.

(6) **THAT**, accordingly by an Agreement of Development Dated 7/4/2017, Shri. Ramrao Bapuraoji Khelkar has entrusted the entire work of Development of his aforesaid property to the M/s. Sanyog Construction CO., upon several terms and conditions contained therein. The said Agreement of Development Dated 7/4/2017 is duly registered in the office of the Joint Sub Registrar Nagpur Gramin-7, in Book No. 1, at Sr. No. 2887 on even date. Accordingly, Shri. Ramrao Bapuraoji Khelkar has also executed General Power of Attorney in respect of his aforesaid property in favour of M/s. SANYOG CONSTRUCTION CO., Acting through its Authorised Partners – (1) Shri. Hitendra Kailashnath Moon & (2) Shri. Ganesh Anandrao Ambone on 7/4/2017, which is also duly registered in the office of the Joint Sub Registrar Nagpur Gramin-7, in Book No. 4, at Sr. No. 2888 on even date.

(7) **THAT**, accordingly in the like manner, by an Agreement of Development Dated 7/4/2017, Shri. Pradip Vasantraoji Wankhede

PDF Compressor Free Version

and conditions contained therein. The said Agreement of Development Dated 7/4/2017 is duly registered in the office of the Joint Sub Registrar Nagpur Gramin-7, in Book No. 1, at Sr. No. 2889 on even date. Accordingly, Shri. Pradip Vasantraoji Wankhede has also executed General Power of Attorney in respect of his aforesaid property in favour of M/s. SANYOG CONSTRUCTION CO., Acting through its Authorised Partners – (1) Shri. Hitendra Kailashnath Moon & (2) Shri. Ganesh Anandrao Ambone on 7/4/2017, which is also duly registered in the office of the Joint Sub Registrar Nagpur Gramin-7, in Book No. 4, at Sr. No. 2890 on even date.

(8) THAT, accordingly in the like manner, by an Agreement of Development Dated 7/4/2017, Shri. Anil Shrihari Dhone & Mrs. Vaishali Anil Dhone have entrusted the entire work of Development of their aforesaid property to the M/s. Sanyog Construction CO., upon several terms and conditions contained therein. The said Agreement of Development Dated 7/4/2017 is duly registered in the office of the Joint Sub Registrar Nagpur Gramin-7, in Book No. 1, at Sr. No. 2891 on even date. Accordingly, Shri. Anil Shrihari Dhone & Mrs. Vaishali Anil Dhone have also executed General Power of Attorney in respect of his aforesaid property in favour of M/s. SANYOG CONSTRUCTION CO., Acting through its Authorised Partners – (1) Shri. Hitendra Kailashnath Moon & (2) Shri. Ganesh Anandrao Ambone on 7/4/2017, which is also duly registered in the office of the Joint Sub Registrar Nagpur Gramin-7, in Book No. 4, at

PDF Compressor Free Version

(9) THAT, in pursuance of the aforesaid circumstances, M/s. SANYOG CONSTRUCTION CO., has accordingly prepared a plan of a Multistoried building proposed to be constructed on the said Plot and to be known and styled as **"BALAJI SANYOG"** and the same is duly sanctioned and approved by the Grampanchayat – Besa (Beltarodi), bearing its Resolution No. 4/28, Dated 29/9/2016.

(10) THAT, before the aforesaid sanction, (1) Shri. Ramrao Bapuraoji Khelkar, (2) Shri. Pradip Vasantraoji Wankhede, (3) Shri. Anil Shrihari Dhone & (4) Mrs. Vaishali Anil Dhone had applied to the Building Engineer (Metro-1), Nagpur Improvement Trust on 12/9/2016 for getting the said building plan sanctioned. In pursuance of the said application Dt. 12/9/2016, Building Engineer (Metro-1), Nagpur Improvement Trust, Nagpur issued Letter bearing No. 674, Dated 14/9/2016 intimating that the aforesaid properties comes within limit of Besa Gaothan and as such the Planning Authority for the same is Grampanchayat Besa and suggested to file application for sanction of the Building Plan to Grampanchayat Besa.

(11) THAT, for the purpose of giving clear title over the Office Chambers/Apartments proposed to be constructed to the prospective Purchasers in the said building the Owner acting through their Attorney have executed a **DEED OF DECLARATION** Under Section 2 of the Maharashtra Apartment Ownership Act, 1970, which is also duly registered in the office of the Joint Sub-

PDF Compressor Free Version

(12) **THAT,** I have verified all the relevant index entries from the books and records kept and maintained in the Offices of the Joint Sub-Registrar, Nagpur for the period of last 13 Years by depositing necessary fees vide GRN No. MH004029761201718E Dated 31/7/2017 and found that the aforesaid entire property is absolutely free from encumbrance of all kinds whatsoever. The said **M/s. SANYOG CONSTRUCTION CO.,** has a valid right to develop and sale the aforesaid property.

(13) **THAT,** 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.

(14) **THAT,** it is needless to mention here that on obtaining such Sale Deed, the 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 report.

NAGPUR

DATED: 31/7/2017

Ritesh C. Mahendra
ADVOCATE