CHALLAN

MTR Form Number-6

GRN	MH003151260201718E	BARCODE		Date	04/07/2017-21:35:53	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	509356514
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2017-2018 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332017070510211	128505973
Cheque/DD No.		Date		04/07/2017-21:36:16	
Name of Bank		Bank-Branch		IDBI BANK	
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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 04-07-2017 09:38:58

MH003151260201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 Jul 2017	Receipt	Receipt no.: 1111214268
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Bhamati S.No/CTS No/G.No. : 209
	Period of search :	From :2005 To :2017
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH003151260201718E		
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'.		

ceipt.asp

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
Fax : +91 712 2220384
Email : **shastriassociates@gmail.com**

NAGPUR

Dated - 12-07-2017

TITLE VERIFICATION REPORT

UNDER instructions and authority from our Client M/S. KRISHNA CONSTRUCTION, a Partnership Firm, having its Office at 205, 4th Floor, Golden Palace, W.H.C. Road, Dharampeth, Nagpur and acting through its Authorised Partner SHRI. SANJAY S/o KRISHNARAO BARAPATRE, Resident of 105, Arihant Kohinoor Apartment, Trimurty Nagar, Nelco Society, Nagpur We have investigated the title relating to the property comprising ALL THAT piece and parcel of land bearing Plot No. 77 (SEVENTY SEVEN), out of the lay-out of Perfect Co-operative Housing Society Limited, Nagpur, containing by admeasurement 549.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 129 & 130 of MOUZA – BHAMTI, P.S.K. 44 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 209, Sheet No. 290/52 of Mouza - Bhamti, situated at Pannase Layout, Bhamti, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 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. 77 out of the lay-out of Perfect Co-operative Housing Society Limited, Nagpur, containing by admeasurement 549 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 129 & 130 of MOUZA – BHAMTI, P.S.K. 44 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 209, Sheet No. 290/52 of Mouza - Bhamti, situated at Pannase Layout, Bhamti, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Shri. Lankesh Bhanudas Moon having purchased the same by him from Perfect Co-operative Housing Society Limited, Nagpur, by a Sale Deed dated 19-07-1994.

(2) THAT, the said Shri. Lankesh Bhanudas Moon lateron constructed a Residential House on the said Plot No. 77 bearing Corporation House No. 4254/77, City Survey No. 209, Sheet No. 290/52 of Mouza – Bhamti.

(3) THAT, the aforesaid Plot No. 77 is covered under the scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur.

(4) THAT, for Regularisation and Development of the said Plot No. 77 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the said Shri. Lankesh Bhanudas Moon had applied to the Nagpur Improvement Trust, Nagpur for the same. He also paid/deposited the Development Charges for Regularisation and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it.

(5) THAT, consideration the application of the said Shri. Lankesh Bhanudas Moon and also on receipt of the Development charges as demanded by it from him, the Nagpur Improvement Trust, Nagpur lateron regularised the said Plot No. 77 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)/1900/(U/L)/6951/407 Dated 29-11-2007 in Case No. 20030225581 and Layout No. 1900/W/Bha/35 in favour of Shri. Lankesh Bhanudas Moon. As per the regularisation Letter Dated 29-11-2007 the area of the said Plot No. 77 is shown and declared as 517.73 Sq. Mtrs. As per the same letter the Built-up area regularized the area of Built-up area of 240.54 Sq. Mtrs.

(6) THAT, the aforesaid Plot No. 77 out of Kh. Nos. 129 and 130 of Mouza – Bhamti converted for Non-Agricultural (Residential) use as per the letter of the Additional Tahsildar, Nagpur vide his Order Dated 11-02-2008 in the Revenue Case No. 7/3050/NAP-34/2007-2008.

(7) THAT, the aforesaid Shri. Lankesh Bhanudas Moon lateron transferred the aforesaid property by way of Sale to M/s. Aditya Narayan Enterprises, Nagpur, by a Sale Deed Dated 01-07-2008, which is registered at the Office of the Sub-Registrar, Nagpur-2 in Book No. 1 at Sr. No. 3675 on 01-07-2008.

(8) THAT, the said M/s. Aditya Narayan Enterprises, Nagpur later on constructed a Building on the said Plot of land covering a total Built-up area of 240.54 Sq. Mtrs. in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. BE(W)/1900/407/2739 Dated 04-12-2008, bearing Corporation House No. 4254/77, City Survey No. 209, Sheet No. 290/52 of Mouza – Bhamti.

(9) THAT, the M/s. Aditya Narayan Enterprises, Nagpur lateron transferred the property by way of Sale to Shri. Hemant Suresh Sadafale by a Sale Deed Dated 11-06-2009, which is registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2300 on even date.

(10) THAT, Shri. Hemant Suresh Sadafale lateron transferred the property comprising ALL THAT piece and parcel of land bearing Plot No. 77 out of the lay-out of Perfect Co-operative Housing Society Limited, Nagpur, containing by admeasurement 517.73 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 129 & 130 of MOUZA – BHAMTI, P.S.K. 44 TOGETHERWITH the existing Building standing thereon covering a Built-up area of 240.54 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 4254/77, City Survey No. 209, Sheet No. 290/52 of Mouza - Bhamti, situated at Pannase Layout, Bhamti, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to M/s. Krishna Constructions, by a Sale Deed Dated 25-11-2016, which is registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6144 on even date. A Correction Deed to the aforesaid Sale Deed Dated 25-11-2016 is also executed by Shri Hemant Suresh Sadafale in favour of M/s. Krishna Construction on 16-01-2017 and the same is also duly registered at the Office of the Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 229 on even date.

(11) THAT, the aforesaid M/s. Krishna Construction has sought the Loan from Arvind Sahakari Bank Limited, Nagpur and by a Deed of Mortgage Dated 25-11-2016 it has mortgaged the aforesaid property to it by way of security for the repayment of Loan and the said Deed of Mortgage is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No 6153 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon. As a result therefore the aforesaid property is presently mortgaged with Arvind Sahakari Bank Limited, Nagpur.

(12) THAT, the said M/s. Krishna Construction later on decided to develop the aforesaid property comprising Plot No. 77 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon, consisting of various self contained separate Apartments therein.

(13) THAT, the aforesaid M/s. Krishna Construction has prepared the Plan of the Multistoreyed Building proposed to be constructed on the said Plot No. 77 and to be known and styled as "KRISHNA ANANDAM-2" and the same is sanctioned and approved by Building Engineer (West) Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE(West)/Case No. AB3165/Tracking No. 20161024194/9545/739 dated 07-04-2017.

(14) THAT, the aforesaid entire property is submitted to the provisions of the Maharashtra Apartment Ownership act, 1970 by executing a Deed of Declaration and the same is registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2097 Dated 21-04-2017.

(15) THAT, for the purpose of verification of title the following documents relating to ALL THAT piece and parcel of land bearing Plot No. 77 out of the lay-out of Perfect Co-operative Housing Society Limited, Nagpur, containing by admeasurement 549.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 129 & 130 of MOUZA – BHAMTI, P.S.K. 44 and bearing City Survey No. 209, Sheet No. 290/52 of Mouza - Bhamti, situated at Pannase Layout, Bhamti, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR are provided to us :-

(i) Copy of Sale Deed dated 19-07-1994
(ii) Copy of Regularisation Letter Dated 29-11-2007
(iii) Copy of N.A. Order Dated 11-02-2008
(iv) Copy of Sale Deed Dated 01-07-2008
(v) Copy of Sale Deed Dated 11-06-2009
(vi) Copy of Sale Deed Dated 25-11-2016
(vii) Copy of Deed of Mortgage Dated 25-11-2016.
(viii) Copy of Correction Deed Dated 16-01-2017
(ix) Copy of Building Permit and Sanctioned Plan Dated 07-04-2017
(x) Copy of Deed of Declaration Dated 21-04-2017
(xi) Copy of Property card.

(16) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Survey Numbers 129 & 130 (Plot No. 77) for the period of 13 (Thirteen) Years (i.e. from 2005 to 2017) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH003151260201718E Dated 04-07-2017. The Original Receipt of the same is enclosed herewith.

(17) THAT, the said M/s. Krishna Construction has decided to develop the said property and sell the various Apartments to prospective buyers. Thus the transaction of Sale in respect of the various Apartments shall be subject to obtaining Consent Letter and/or reconveyance of Mortgage from the said Arvind Sahakari Bank Limited, Nagpur.

Hence this Title Verification Report.

(SANDEEP SHASTRI)
ADVOCATE

SANDEEP SHASTRI & ASSOCIATES
NAGPUR