CHALLAN

MTR Form Number-6

GRN	MH003388189201718E	BARCODE		Date	11/07/2017-14:55:36	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	194479654
		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.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	325.00	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.	691033320170711130l9	129282716
Cheque/DD No.		Date		11/07/2017-14:56:27	
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 कारणासाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 11-07-2017 02:59:07

Print Back

State Bank of India

7/11/2017

MH003388189201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Jul 2017	Receipt	Receipt no.: 1111215921
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Belatarodi S.No/CTS No/G.No. : 20
	Period of search :	From :2005 To :2017
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH003388189201718E		
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'.		

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

44-1718-0968

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

DATE : 13-10-2017

To,
M/s. Galaxy Associates,
F-2 and F-3, Galaxy Mansion-IV,
Raghvendra Society,
Omkar Nagar Main Road,
NAGPUR.

TITLE VERIFICATION REPORT

Under your instructions and authority, We have investigated the title relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 1D, containing by admeasurement 1109.98 Sq. Mtrs. (OR 11947.82 Sq. Ft.), being a portion of the entire land bearing Kh. No. 20/4 of Mouza – BELTARODI, P.S.K. 38-A, including all other easementary rights appurtenant and belonging thereto, situated at Village – Beltarodi, within the limits of Nagpur Metro Region in Tahsil – Nagpur Rural and District – NAGPUR and our findings are as under :-

(1) THAT, ALL THAT Piece and Parcel of Agricultural Land bearing Kh. No. 20 (Old No. 49/2) of MOUZA – BELTAORDI, P.H. No. 38, containing by admeasurement 4.80 Acres (i.e. 1.94 Hectares), Land Revenue Rs. 8.70, held in Occupancy Class-2 Rights, situated within the limits of Nagpur Metro Region and Grampanchayat – Besa, in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to (i) Shri Prabhakar Shravanji Dhage, (ii) Shri Khushal Shravanji Dhage, (iii) Shri Ashok Shravanji Dhage, (iv) Smt. Sumanbai Vitthalrao Itankar, (v) Smt. Shashikala Sheshrao Mahajan and (vi) Smt. Mandabai Ghanshyam Bawankar jointly, being their ancestral property having devolved the same upon them consequent to the demise of their father Late Shri Shravanji Dhage and Mother Late Smt. Chandrabhagabai Shravanji Dhage.

(2) THAT, the aforementioned Joint/Co-Owners later on Partitioned the aforesaid property amongst themselves by a Deed of Partition Dated 11-01-1993, which is duly registered at the Office of the Sub-Registrar, Nagpur (Rural) in Book No. 1 at Sr. No. 20 on 11-01-1993. In terms of the said Deed of Partition (i) Smt. Sumanbai Vitthalrao

Itankar, (ii) Smt. Shashikala Sheshrao Mahajan and (iii) Smt. Mandabai Ghanshyam Bawankar jointly acquired a portion of land admeasuring 1.40 Acres and the remaining portions were allotted to other Co-owners namely (i) Shri Prabhakar Shravanji Dhage, (ii) Shri Khushal Shravanuji Dhage and (iii) Shri Ashok Shravanji Dhage jointly.

(3) THAT, during the course of time the said Mrs. Sumanbai Vitthalrao Itankar left for heavenly abode on 10-12-1993 and consequent upon her death/demise, her share in the said property devolved upon her two daughters namely (i) Mrs. Malutai W/o Bhaskarrao Talmale and (ii) Ms. Shalutai D/o Vitthalrao Itankar, being the only legal heirs of the deceased.

(4) THAT, though the said land was partitioned amongst the family members, separate 7/12 extracts were not prepared for their individual holdings and the Revenue Department continued to record the names of Owners in the said Khasra No. 20/1.

(5) THAT, the aforesaid the then Owners namely Smt. Shashikala Sheshrao Mahajan and others lateron by an Agreement of Development Dated 20-10-2005 have jointly entrusted the entire work of Development of the aforesaid land admeasuring 0.566 Hectare (OR 1.40 Acres) to M/s. Bhusampada Builders and Developers, a Partnership Firm having its Office at Plot No. 181, Ram Nagar, Nagpur upon the several terms and conditions contained therein and the said Agreement is registered at the Office of the Sub-Registrar, Nagpur (Rural) at Sr. No. 6298 on even date.

(6) THAT, Smt. Shashikala Sheshrao Mahajan and others along with the other Co-owners of entire land bearing Khasra No. 20/1 filed a return under Section 6(2) of the Urban Land (Ceiling and Regulation) Act, 1976 for the aforesaid land bearing Khasra No. 20/1, total land admeasuring 18900 Sq. Mtrs. of MOUZA – BELTARODI, P.H. No. 38, situated within the limits of Nagpur Metro Region and Grampanchayat Besa in Tahsil – Nagpur (Rural) and District – NAGPUR on 30-01-2006, the return filed by them was registered as U.L.C. Case No. 21/2006 and after scrutiny of the returns filed by the Original Land Owners and other Landowners, the Competent Authority U.L.C. Nagpur vide its Order Under Section 8(4) passed on dated 02-02-2006 allowed 6000 Sq. Mtrs. Retainable Land i.e. 4 retainable shares in the name of (1) Mrs. Shashikala W/o Sheshrao Mahajan, (2) Mrs. Manda W/o Ghanshyam Bawankar, (3) Mrs. Malutai W/o Bhaskarrao Talmale and (4) Ms. Shalutai D/o Vitthalrao Itankar and an area admeasuring 12900 Sq. Mtrs. was declared as Surplus Vacant Land and directed the Original Land Owners to file a Scheme on the Surplus Vacant Land Under Section 20(1)(a) of the Urban Land (Ceiling and Regulation) Act, 1976, on the patter of Talegaon – Dabhade Scheme within a period of 60 days from the date of passing of the Order Under Section 8(4).

(7) THAT, the said Smt. Shashikala Sheshrao Mahajan and others accordingly submitted a scheme Under Section 20(1)(a) of the Urban Land (Ceiling and Regulation) Act, 1976, on the Surplus land on 18-01-2006, for providing Plots and/or construction of tenements and considering the same Additional Collector and Competent Authority U.L.C., Nagpur by his Order passed in Case No. ATP/ULC/TD(670)/Beltarodi/2006/29

Dated 08-02-2006 and granted exemption to the said Vacant Surplus Land from the provision of Chapter-III of the said Act.

(8) THAT, aforesaid entire land admeasuring 1.89 Hectares bearing Khasra No. 20/1 of MOUZA – BELTARODI, P.H. No. 38, situated within the limits of Nagpur Metro Region and Grampanchayat – Besa in Tahsil – Nagpur (Rural) and District – NAGPUR has been converted for Non Agricultural (Residential) use by the Hon'ble Collector, Nagpur vide his Order Dated 25-04-2006 passed in Revenue Case No. 244/NAP-34/2005-2006 of Mouza – Beltarodi.

(9) THAT, the then Original Land Owners with the consent of the aforesaid M/s. Bhusampada Builders and Developer sold the entire retainable land admeasuring 6000.00 Sq. Mtrs., situated at Beltarodi in Tahsil – Nagpur (Rural) and District - Nagpur to (i) Sai-Sangam Gruhanirman Sahakari Sanstha Maryadit and (ii) Sai-Kalpa Gruhanirman Sahakari Sanstha Maryadit jointly, by a Sale Deed dated 18-12-2006, which is Registered at the Office of Sub-Registered Nagpur (Rural) at Serial No. 991/2006 on 18-12-2006.

(10) THAT, the aforesaid (i) Sai-Sangam Gruhanirman Sahakari Sanstha Maryadit, and (ii) Sai-Kalpa Gruhanirman Sahakari Sanstha Maryadit Nagpur alongwith (i) M/s. Bhusampada Builders and Developer and (ii) M/s. Sai-Sankalp Builders and Developers later on jointly transferred/sold the aforesaid Retainable land admeasuring 6000 Sq. Mtrs. in favour of (1) Shri. Dilip Jaisukhlal Doshi, (2) Shri. Sunit Jamnadas Unadkat jointly, by a Sale Deed dated 21-10-2009, which is registered at the Office of the Joint Sub-Registrar Nagpur in Book No. 1 at Sr. No. 7066 on even date.

(11) THAT, the lay-out carved out on the said land is also duly sanctioned and approved by the Asstt. Director, Town Planning, Nagpur vide its Order No. Sasnag/ 3445 Dated 20-6-2008 and the Collector, Nagpur.

(12) THAT, the aforesaid (1) Shri. Dilip Jaisukhlal Doshi (2) Shri. Sunit Jamnadas Unadkat later on Partitioned the aforesaid Property in between them by a Deed of Partition dated 12-08-2011 and in term of which the land admeasuring 2219.96 Sq. Mtrs. came in the share of Shri. Dilip Jaisukhlal Doshi, and land admeasuring 2219.96 Sq. Mtrs. alongwith Amenity space admeasuring 616.22 Sq. Mtrs. came in the share of Shri. Sunit Jamnadas Unadkat absolutely forever with heritable and transferable rights therein and the same is registered at the office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 5763 on even date.

(13) THAT, the said Shri. Dilip Jaisukhlal Doshi with the consent of Shri. Sunit Jamnadas Unadkat later on transferred/sold the land admeasuring 2219.98 Sq. Mtrs. being the Eastern Half Portion of Plot No. 1 of Kh. No. 20/4 of Mouza – BELTARODI, situated at Village - Beltarodi, within the limits of Nagpur Metro Region in Tahsil – Nagpur Rural and District – NAGPUR by way of Sale to M/s. V4 Developers, by a Sale Deed dated 12-08-2011, which is registered at the Office of the Sub-Registrar, Nagpur-Rural in Book No. 1 at Sr. No. 3904 on even date; AND

(14) THAT, the Nagpur Improvement Trust has sanctioned and released the said Plot No. 1 vide its Letter No. EE(South)/350 Dated 17-07-2012 and as per the said Release Letter the area of the said Plot No. 1 is admeasures 4439.92 Sq. Mtrs.

(15) THAT, considering the request of the then Owners for Sub-division of said Plot No. 1 into 4 Sub-Plots. Considering their request, the Assistant Engineer (Metro-I), Nagpur Improvement Trust, sub-divided Plot No. 1 into 4 sub-plots and were given separate identity as Plot Nos. 1A, 1B, 1C and 1D, each containing by admeasurement 1109.98 Sq. Mtrs. vide his Letter No. A.E./Metro-1/4473 dated 16-08-2012.

(16) THAT, the said M/s. V4 Developers later on in its turn transferred the said property comprising ALL THAT Piece and parcel of land bearing Plot No. 1D containing by admeasurement 1109.98 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 20/4 of Mouza – BELTARODI, P.S.K. 38-A including all other easementary rights appurtenant and belonging thereto, situated at Village Beltarodi, within the limits of Nagpur Metro Region in Tahsil – Nagpur Rural and District – NAGPUR by way of Sale to M/s. Nikunj Builders, a Partnership Firm, having its Registered Office at UG-1, "Pushpkunj", Ramdaspeth, Nagpur by a Sale Deed dated 07-09-2012, which is registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4569 on even date and a Deed of Correction to said Sale Deed is duly registered at the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 5051 on 10-10-2013.

(17) THAT, the said M/s. Nikunj Builders lateron in its turn transferred/sold the aforesaid property by way of sale to M/s. Galaxy Associates, a Partnership Firm having its Office at F-2 & F-3, "Galaxy Mansion-IV", Raghvendra Society, Omkar Nagar Main Road, Nagpur and the same is Registered at the Office of the Joint Sub Registrar, Nagpur City No. 7 in Book No. 1 at Sr. No. 5052 on even date. As a result therefore the said M/s. Galaxy Associates has now become an exclusive, absolute and full owner of the property comprising Plot No. 1D containing by admeasurement 1109.98 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 20/4 of Mouza – BELTARODI, P.S.K 38-A, situated at Village Beltarodi, within the limits of Nagpur Metro Region in Tahsil – Nagpur Rural and District – NAGPUR and the same is also accordingly mutated in its name in all relevant records as also on 7/12 Extract.

(18) THAT, the aforesaid M/s. Galaxy Associates has now decided to develop the said Plot No. 1D, situated at Village Beltarodi in Tahsil – Nagpur (Rural) and District – NAGPUR into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.

(19) THAT, accordingly the said M/s. Galaxy Associates has prepared the Plan of the Multistoried Building proposed to be constructed on the said Plot No. 1D and to be known and styled as **"GALAXY MANSION-VII"** and the same is sanctioned and approved by the Building Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide his Building Permit No. B.E.(NMRDA)/South/Nagpur (Rural)/Case No. AB-3772/2016111961/1028 Dated 15-07-2017.

(20) THAT, the aforesaid entire property comprising Plot No. 1D containing by admeasurement 1109.98 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 20/4 of Mouza – BELTARODI, P.S.K 38-A TOGETHERWITH the Multistoried Building proposed to be constructed thereon and to be known and styled as **"GALAXY MANSION-VII"**, including all other easementary rights appurtenant and belonging thereto, situated at Village Beltarodi, within the limits of Nagpur Metro Region in Tahsil – Nagpur Rural and District – NAGPUR is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on 12/10/2017 and the same is registered at the Office of the Sub Registrar, Nagpur -4 in Book No. 1 at Sr. No. 8387 on even date

(21) THAT, for the purpose of verification of title, the following documents relating to the property comprising Plot No. 1D containing by admeasurement 1109.98 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 20/4 of Mouza – BELTARODI, P.S.K 38-A, situated at Village Beltarodi, within the limits of Nagpur Metro Region in Tahsil – Nagpur Rural and District – NAGPUR, are provided to us :-

(i) Copy of Partition Deed Dated 11-01-1993 of Dhage Family.

(ii) Copy of General Power of Attorney Dated 07-09-2001.

(iii) Copy of Agreement of Development Dated 20-10-2005 of M/s. Bhusampada Builders & Developers.

(iv) Copy of General Power of Attorney Dated 20-10-2005.

(v) Copy of Provisional Order of U.L.C. Dated 08-02-2006.

(vi) Copy of Sale Deed Dated 16-02-2006 of M/s. Bhusampada Builders & Developers.

(vii) Copy of N.A. Order for Kh. No. 20 Dated 25-04-2006.

(viii) Copy of Sale Deed Dated 21-10-2009 of Shri Dilip Jaisukhlal Doshi and 1 other.

(ix) Copy of General Power of Attorney Dated 22-06-2010 of Shri Anil Babarao Walgaokar.

(x) Copy of Sale Deed Dated 12-08-2011 of M/s. V4 Developers.

(xi) Copy of Deed of Partition Dated 12-08-2011 of Shri Sunit Jamnadas Unadkat.

(xii) Copy of Deed of Partition Dated 12-08-2011 of Shri Sunit Jamnadas Unadkat.

(xiii) Copy of No Objection Certificate for Development of land Dated 23-09-2011.

(xiv) Copy of Agreement for Development with N.I.T. Dated 04-02-2012.

(xv) Copy of Release of Plot No. 01 by NIT Dated 17-07-2012.

(xvi) Copy of Sale Deed for Plot No. 1D Dated 07-09-2012 of M/s. Nikunj Builders.

(xvii) Copy of sanctioned of Sub-Division of Plot No. 01 Dated 08-10-2013 of NIT.

(xviii) Copy of Sale Deed for Plot No. 1D Dated 10-10-2013 of M/s. Galaxy Associates.

(xix) Copy of Correction Deed for Plot No. 1D Dated 10-10-2013 of M/s. Nikunj Builders.

(xx) Copy of Layout Plan of sub-division of Plot No. 1.

(xxi) Copy of 7/12 Extract of Kh. No. 20/1.

(xxii) Copy of 7/12 Extract of Plot No. 1 of Shri Sunit Jamnadas Undkar.

(xxiii) Copy of 7/12 Extract of Plot No. 1D of M/s. V4 Developers.

(xxiv) Copy of 7/12 Extract of Plot No. 1D of M/s. Nikunj Builders.

(xxv) Copy of 7/12 Extract of Plot No. 1D of M/s. Galaxy Associates.

(xxvi) Copy of Grampanchayat Besa Tax Receipt of Plot No. 1D.

(22) THAT, all these aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owner. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owner that it has not executed any unregistered Deed or document whereby his/their ownership rights are affected, diluted or a third party interest is created.

(23) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Nagpur Improvement Trust Leasehold Plot No. 92 (NINETY TWO) 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. MH003388189201718E Dated 11-07-2017.

(24) THAT, during our online search we did not came across any adverse entry recorded relating to the aforesaid property and therefore the aforesaid present Owner namely M/s. Galaxy Associates holds a good, valid and marketable title in respect of the said entire property.

(25) THAT, with the result we are of the Opinion that the aforesaid present Owner holds a good, valid and marketable title in respect of its aforesaid property and has fully entitled to develop the said property into a Residential Estate by constructing Multistoried Building thereon as per the sanctioned Building Map Dated 15-07-2017 and also deal with the said property as per its own wish, choice and desire and can very well execute various Agreements to Sell and Sale Deeds relating to the aforesaid property out of the aforesaid entire Project known and styled as **"GALAXY MANSION-VII"**, in favour of the prospective Purchasers/Buyers.

(26) THAT, the Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The aforesaid Project is an ongoing Project and the provisions of said Act, Rules and Regulations thereof are applicable to the said Project.

(27) THAT, any prospective buyer/purchaser who desires to purchase a Built-up premises in the Scheme/Complex proposed to be constructed on Plot No. 1D containing by admeasurement 1109.98 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 20/4 of Mouza – BELTARODI, P.S.K 38-A TOGETHERWITH the Multistoried Building proposed to be constructed thereon and to be known and styled as **"GALAXY MANSION-VII"**, situated at Village Beltarodi, within the limits of Nagpur Metro Region in Tahsil – Nagpur Rural 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.

(28) THAT, it is needless to mention here that on obtaining a proper Sale Deed, the said prospective purchaser/buyer 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 report.

SANDEEP SHASTRI & ASSOCIATES NAGPUR

SANDEEP A. SHASTRI
ADVOCATE