CHALLAN
MTR Form Number-6

GRN	MH006426801201718E	BARCODE		Date	17/10/2017-20:02:26	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	314227558
		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	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	325.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320171018100O9	139683621
Cheque/DD No.		Bank Date	RBI Date	17/10/2017-20:03:02	Not Verified with RBI
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 नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Print Date 17-10-2017 08:07:32

MH006426601201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
17 Oct 2017	Receipt	Receipt no.: 1111250663
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Hudakeshwar (bu) S.No/CTS No/G.No. : 10
	Period of search :	From :2005 To :2017
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH006426601201718E		
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

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 : 24 -10-2017

To,
RAGHAV ASSOCIATES,
Plot No. 135, Pande Layout, Khamla,
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 Amalgamated Plot No. 21-22-55 containing by admeasurement 978.57 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 10/B of Mouza – HUDKESHWAR (Bz) P.S.K. 37, situated at Village – Hudkeshwar (Bz) 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. 10/B of Mouza – HUDKESHWAR (Bz.) P.S.K. 37, having an area of 3.43 Hectors, held in Bhogwatdar Class-1 Rights, situated at Village – HUDKESHWAR (Bz.), in Tahsil – NAGPUR (Rural) and District - NAGPUR, Originally belonged to Shri. Mohan S/o Dwarkanath Kothekar, being his separate property.

(2) THAT, the said Shri. Mohan Dwarkanath Kothekar and his son Shri. Ashish Mohan Kothekar having held and owned the properties with the limits of the Nagpur Urban/Rural Agglomeration and the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976, they had filed a Statement/Return Under Section 6(i) of the said Act before the Deputy Collector and Competent Authority, U.L.C. NAGPUR which was registered as ULC Case No. 150/2004 and on completion of his enquiry in respect of the aforesaid case the Competent Authority vide his Order Dated 19-3-2004, 3000 Sq. Mtrs. of land was declared as a retainable land and the remaining 31300 Sq. Mtrs. of land out of the said total extend was declare as a surplus vacant land within the meaning of the said Act.

(3) THAT, the said Shri. Mohan Dwarkanath Kothekar and other later on applied for exemption to the aforesaid surplus vacant land containing by admeasurement 31300 Sq. Mtrs. Under Section 20(1)(a) of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and Tenements in accordance with the special dispensation issued by the Government Resolution Housing and Special Assistance No. CSC/ULC/1091/5(3977)/D-III Dated 15-1-1992.

(4) THAT, considering the application of the said Shri. Mohan Dwarkanath Kothekar and other, the Additional Collector and Competent Authority, U.L.C., Nagpur vide his Provisional Order Dated 8-4-2004 passed in Case No. ATP/ULC/TD(387)/2004/534 exempted the aforesaid surplus land from the provisions of the said Act.

(5) THAT, the aforesaid entire land comprising Kh. No. 10/B of Mouza – HUDKESHWAR (Bz) P.S.K. 37 is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order dated 16-06-2004 passed in Revenue Case No. 508/NAP-34/2003-2004.

(6) THAT, the said Shri. Mohan Dwarkanath Kothekar and his son later on prepared a layout of the said entire land by carving out various Plots of different sizes therein and Public Utility Land therein and the said layout is duly sanctioned and approved by the Asst. Director, Town Planning, Nagpur vide Permit No. Akrushi/Mouza-Hudkeshwar(Bu)/S.N. 10/B/Sasanag/1181 Dated 02-03-2006.

(7) THAT, the said Shri. Mohan S/o Dwarkanath Kothekar and Shri. Ashish Mohan Kothekar later on in their turn transferred All That Piece and parcel of Plotable area 14951.70 Sq. Mtrs. and Public Utility Land area 2674.73 Sq. Mtrs. thus total area of 17626.43 Sq. Mtrs. (Plotable surplus land + Public Utility Land) and open space out of the sanctioned layout being a portion of the entire land bearing Kh. No. 10/B of MOUZA-HUDKESHWAR (Bu), P.S.K. 37 situated at Village – HUDKESHWAR (Bz.), in Tahsil – NAGPUR (Rural) and District – NAGPUR by way of Sale to M/s. Raghav Associates, by a Sale Deed dated 15-01-2010, which is registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 514 on even date.

(8) THAT, due to revised layout plan by the Nagpur Improvement Trust, Nagpur the Plotable surplus area increased 15401.599 Sq. Mtrs. and Public Utility Land area 2739.643 Sq. Mtrs. out of Kh. No. 10/B of Mouza – HUDKESHWAR (Bu), therefore the said Shri. Mohan S/o Dwarkanath Kothekar and Shri. Ashish Mohan Kothekar has decided to executed and register proper correction deed to the said Sale Deed Dated 15-01-2010.

(9) THAT, the said Shri. Mohan S/o Dwarkanath Kothekar and Shri. Ashish Mohan Kothekar lateron a Deed of Correction to the said Sale Deed dated 15-01-2010 is executed thereby increased Plotable surplus area and Public Utility Land and the said

Deed of Correction is duly registered in the Office of the Joint Sub-Registrar, Nagpur- 7 in Book No. 1 at Serial No. 100 on 5-1-2013. As a result therefore the said M/s. Raghav Associates has now become an exclusive, absolute and full owner of the aforesaid entire sanctioned layout of Kh. No. 10/B of Mouza – Hudkeshwar (Bu) with heritable and transferable rights therein.

(10) THAT, the said Plot Nos. 21, 22 & 55 are amalgamated by the Executive Engineer (South), Nagpur Improvement Trust, Nagpur vide his Letter No. EE(South)/59 Dated 16-09-2014. As per Amalgamation Letter the Plot No. 21-22- 55 containing by total admeasurement 978.57 Sq. Mtrs.

(11) THAT, the aforesaid M/s. Raghav Associates later on decided to develop its aforesaid property comprising ALL THAT Piece and parcel of land bearing Amalgamated Plot No. 21-22-55 containing by admeasurement 978.57 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 10/B of Mouza – HUDKESHWAR (Bz) P.S.K. 37, situated at Village – Hudkeshwar (Bz) in Tahsil – Nagpur (Rural) and District – NAGPUR, into a RESIDENTIAL ESTATE by constructing Multistoried Building consisting of various self contained separate Apartments therein.

(12) THAT, the said Raghav Associates lateron prepared the Plans of the Multistoried Building proposed to be constructed on the said Piece of land and to be known and styled as "MEGHDOOT ENCLAVE - E WING" and the same is duly sanctioned and approved by the Building Engineer, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 107/BP/Hudkeshwar(Bu)/TP/NMC/296 Dated 06-10-2017.

(13) THAT, for the purpose of verification of title, the following documents relating to the property comprising ALL THAT Piece and parcel of land bearing Amalgamated Plot No. 21-22-55 out of the sanctioned layout containing by admeasurement 978.57 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 10/B of Mouza – HUDKESHWAR (Bz) P.S.K. 37, TOGETHERWITH the Multistoried Buildings proposed to be constructed thereon and to be known and styled as "MEGHDOOT ENCLAVE- E WING", situated at Village – Hudkeshwar (Bz) in Tahsil – Nagpur (Rural) and District – NAGPUR are provided to us :-

(i) Copy of N.A. Order for Kh. No. 10/B dated 16-06-2004.
(ii) Copy of Sanctioned Layout for Kh. No. 10/B dated 02-03-2006
(iii) Copy of Sale Deed dated 15-01-2010 of M/s. Raghav Associates.
(iv) Copy of Correction Deed dated 15-01-2010.
(v) Copy of Amalgamation dated 16-09-2014.
(vi) Copy of Building Permit and sanctioned Map dated 06-10-2017.

(14) 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.

(15) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Amalgamated Plot No. 21-22-55 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. MH006426601201718E Dated 17-10-2017.

(16) 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 Raghav Associates holds a good, valid and marketable title in respect of the said entire property.

(17) 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 06-10-2017 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 "MEGHDOOT ENCLAVE- E WING", in favour of the prospective Purchasers/Buyers.

(18) 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.

(19) THAT, any prospective buyer/purchaser who desires to purchase a Built-up premises in the Scheme/Complex proposed to be constructed on Amalgamated Plot No. 21-22-55 containing by admeasurement 978.57 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 10/B of Mouza – HUDKESHWAR (Bz) P.S.K. 37, TOGETHERWITH the Multistoried Building proposed to be constructed thereon and to be known and styled as "MEGHDOOT ENCLAVE- E WING", situated at Village – Hudkeshwar (Bz) 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.

(20) 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