# CHALLAN

## MTR Form Number-6

| GRN | MH003933681201718E | BARCODE | | Date | 28/07/2017-10:25:43 | Form ID | |
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|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NGP1_HQR SUB REGISTRAR NAGPUR 1 | Full Name | ADV A S LULAY |
| Location | NAGPUR | | |
| Year | 2017-2018 One Time | Flat/Block No. | 34 |
| | | Premises/Building | |
| | | Road/Street | KHAMLA |
| | | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 2 5 |
| | | Remarks (If Any) | 13 YRS SEARCH Plot No. 298A City Survey No. 191 Sheet No. 20/9<br>Mouza AMBAZARI Ward No. 73 |
| 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 | PUNJAB NATIONAL BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 03006172017072800173 | 101822177 |
| Cheque/DD No. | | Bank Date | RBI Date | 28/07/2017-10:24:49 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | PUNJAB NATIONAL BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Mobile No. : 9730414589

**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 दस्तांसाठी लागु नाही.



**Print Date 28-07-2017 10:26:50**

**A. S. LULAY**
**AJINKYA A. LULAY**
**ADVOCATES**

**Ph. No. 2293781(O)**
**2293281(R)**
**Mobile No. 9730414589**
**'PRARABDHA' 34,**
**VYANKATESH NAGAR,**
**KHAMLA ROAD,**
**NAGPUR- 440025 (M.S.)**

# TITLE REPORT
# AND
# NON ENCUMBRANCE CERTIFICATE
# TO WHOMSOEVER IT MAY CONCERN

UNDER instructions from my Clients (1) SHRI. EKLAWYA S/o BABURAOJI WASEKAR, Resident of Plot No. 8, Shraddhanandpeth, Nagpur-440010, Tahsil and District – NAGPUR; AND (2) SHRI. NARENDRA S/o BABURAOJI WASEKAR, Resident of Plot No. 8, Shraddhanandpeth, Nagpur-440010, Tahsil and District – NAGPUR, I have investigated the Title relating to the property comprising ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 298-A in Civil Station Expansion Scheme, situate at Gokulpeth Layout, Gokulpeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR and my findings are as under :-

(1) THAT ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 298-A in Civil Station Expansion Scheme, containing by admeasurement 5377 Sq. Ft. (OR 499.53 Sq. Mtrs.) bearing City Survey No. 191 and Sheet No. 20/9 of Mouza – AMBAZARI, situate at Gokulpeth Layout, Gokulpeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR, Originally belonged to Shri. Chhotelal S/o Ramlal Sonkar having been acquired the same by him from the Nagpur Improvement Trust by a Deed of Allotment Dated 5-11-1958. However an Indenture of Lease regarding the said property could not be executed in his favour by the Nagpur Improvement Trust.

(2) THAT during the course of time the said Shri. Chhotelal S/o Ramlal Sonkar left for heavenly abode on 2-12-1969, leaving behind him his only son Shri. Sonalal S/o Chhotelal Sonkar and only Daughter Mrs. Shantabai W/o Kailashbabu Sonkar as his only legal heirs, who inherited the said entire property by way of intestate succession.

(3) THAT the aforesaid Shri. Sonalal S/o Late Shri. Chhotelal Sonkar left for heavenly abode on 7-9-1996, leaving behind him his widow, Smt. Shakuntalabai, 2 sons namely Shri. Suresh and Shri. Vijay and 2 Daughters namely Mrs. Chanda W/o Shyamrao Koroche and Mrs. Geeta W/o Ravindra Sonkar as his only legal heirs, who inherited his share in the said property by way of intestate succession. In the like manner the aforesaid Shri. Vijay S/o Late Shri. Sonalal Sonkar also left for heavenly abode on 23-8-2000 leaving behind him his widow Smt. Snehlata and 3 Minor Daughters namely Miss. Munmun, Miss. Loveleena and Miss. Bulbul as his only legal heirs, who inherited his share in the said property by way of intestate succession.

(4) THAT the aforesaid Mrs. Shantabai W/o Kailashbabu Sonkar lateron Relinquished all her rights, title and interest in respect of the said property in favour of

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Advocate
Reg. No. MAH/1220/1986

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Smt. Shakuntalabai Wd/o Late Shri. Sonalal Sonkar, Shri. Suresh S/o Late Shri. Sonalal Sonkar, Mrs. Chanda W/o Shyamrao Koroche, Mrs. Geeta W/o Ravindra Sonkar, Smt. Snehlata Wd/o Late Shri. Vijay Sonkar, Miss. Munmun D/o Late Shri. Vijay Sonkar, Miss. Loveleena D/o Late Shri. Vijay Sonkar and Miss. Bulbul D/o Late Shri. Vijay Sonkar, by executing a Deed of Release on 12-8-2002, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 3008 on even date.

(5) THAT the said Smt. Shakuntalabai Wd/o Late Shri. Sonalal Sonkar, Shri. Suresh S/o Late Shri. Sonalal Sonkar, Mrs. Chanda W/o Shyamrao Koroche, Mrs. Geeta W/o Ravindra Sonkar, Smt. Snehlata Wd/o Late Shri. Vijay Sonkar, Miss. Munmun D/o Late Shri. Vijay Sonkar, Miss. Loveleena D/o Late Shri. Vijay Sonkar and Miss. Bulbul D/o Late Shri. Vijay Sonkar lateron jointly transferred the aforesaid entire property by way of Sale to Shri. Narendra S/o Baburaoji Wasekar, Shri. Eklawya S/o Baburaoji Wasekar and Shri. Prabhakar S/o Murlidhar Patil jointly by a Sale Deed Dated 2-6-2004, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 3092 on even date. While purchasing the aforesaid property the said Shri. Narendra S/o Baburaoji Wasekar, Shri. Eklawya S/o Baburaoji Wasekar and Shri. Prabhakar S/o Murlidhar Patil had paid, provided and contributed the agreed sale consideration in equal proportion and consequentially therefore their ownership on the said property was also in the same ratio i.e. Undivided 1/3rd each.

(6) THAT on expiration of the Original term of Lease, the Nagpur Improvement Trust lateron extended the same for a further term commencing from 25-11-1958 and ending on 24-11-2018 by executing a Renewed Indenture of Lease regarding the aforesaid Plot in favour of the earlier owners namely Smt. Shakuntalabai Wd/o Late Shri. Sonalal Sonkar, Shri. Suresh S/o Late Shri. Sonalal Sonkar, Mrs. Chanda W/o Shyamrao Koroche, Mrs. Geeta W/o Ravindra Sonkar, Smt. Snehlata Wd/o Late Shri. Vijay Sonkar, Miss. Munmun D/o Late Shri. Vijay Sonkar, Miss. Loveleena D/o Late Shri. Vijay Sonkar and Miss. Bulbul D/o Late Shri. Vijay Sonkar on 22-9-2004, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 2722 on 24-9-2004.

(7) THAT the said Shri. Prabhakar S/o Murlidhar Patil lateron transferred his Undivided 1/3rd share and interest in the said property by way of Sale to Shri. Eklawya S/o Baburaoji Wasekar by a Sale Deed Dated 28-10-2013 which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 7602 on even date. The said Sale Deed Dated 28-10-2013 is duly Consented by Shri. Narendra S/o Baburaoji Wasekar. As a result therefore the said Shri. Eklawya S/o Baburaoji Wasekar and Shri. Narendra S/o Baburaoji Wasekar have now become the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records. The said Shri. Eklawya S/o Baburaoji Wasekar holds, owns and possesses the Undivided 2/3rd share and interest in the said entire property and the remaining Undivided 1/3rd share and

A. S. LULAY
Advocate
Reg. No. MAH/1220/1986

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interest therein belongs to Shri. Narendra S/o Baburaoji Wasekar with heritable and transferable rights therein.

(8) THAT the said Shri. Eklawya S/o Baburaoji Wasekar and Shri. Narendra S/o Baburaoji Wasekar have now jointly decided to develop the aforesaid Plot No. 298-A into a COMMERCIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various Shop/I.T. Establishment/Chamber therein.

(9) THAT the said Shri. Eklawya S/o Baburaoji Wasekar and Shri. Narendra S/o Baburaoji Wasekar have accordingly prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "TIRUPATI ENCLAVE" and the same is duly sanctioned by the Assistant Commissioner, Dharampeth, Zone No. II, Nagpur Municipal Corporation vide his Building Permit No. 482/D'peth/Z No. II/NMC/2015 Dated 5-10-2015.

(10) THAT the aforesaid Owners have submitted the said entire property to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 of the said Act, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 6233 on 2-11-2015.

(11) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owners thereof hold good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2004 to 2017 is deposited in the Office of the Sub-Registrar, Nagpur-1 vide Receipt No. MH003933681201718E Dated 28-7-2017.

(12) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 298-A Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "TIRUPATI ENCLAVE" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owners.

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

**NAGPUR**
**DATED : 28-7-2017.**

**(A.S. LULAY)**
**Advocate**

**A. S. LULAY**
**Advocate**
**Reg. No. MAH/1220/1986**
**"Prarabdha", Plot No. 34,**
**Vyankatesh Nagar, Khamla Road,**
**Nagpur - 440025.**
**Tel. No.(Off) 2293781 (R) 22932[illegible]**