CHALLAN

MTR Form Number-6

GRN	MH003897843201718E	BARCODE		Date	27/07/2017-11:44:00	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	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

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Remarks (If Any)

13 YRS SEARCH Plot No. E Kh No 33 35/3 Mouza SOMALWADA Survey No. 492/2 Sheet No. 671 672 Ward No. 5

Amount In Words: Three Hundred Twenty Five Rupees Only

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172017072700226	101732272
Cheque/DD No.		Bank Date	RBI Date	27/07/2017-11:43:06	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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

A. S. LULAY
AJINKYA A. LULAY
ADVOCATES

Ph. No. 2293781(O)
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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 Client M/S. UNIQUE DEVELOPERS, A Partnership Firm having its Office at Chhatrapatinagar, Nagpur and acting through its Authorised Partner SHRI. MILIND S/o MADHUKARRAO KULKARNI, Aged 50 Years, Occupation – Business, Resident of 168, Chhatrapatinagar, Nagpur-440015, Tahsil and District – NAGPUR, I have investigated the Title relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot No. E, situate at Chhatrapatinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District – NAGPUR and my findings are as under :-

(1) THAT ALL THAT Agricultural land bearing Kh. No. 33-35/3 of Mouza - SOMALWADA, having an area of 10.14 Acres, held in Bhogwatdar Class-I Rights, situate at Chhatrapatinagar, Nagpur in Tahsil and District - NAGPUR, Originally belonged to Shri. Balaji S/o Raghobaji Borkute, Resident of Nagpur.

(2) THAT the said Shri. Balaji S/o Raghobaji Borkute left for heavenly abode some time in the Year 1974 and consequent upon his death his legal heirs effected a Family Partition of the properties left by him and in terms of which a Piece of the said Agricultural land having an area of 3.00 Acres comprising Kh. No. 33-35/3 of Mouza – SOMALWADA was allotted to the exclusive share of Mrs. Anasuya W/o Shri. Namdeorao Khode.

(3) THAT the aforesaid entire land comprising Kh. No. 33-35/3 is converted for Non-Agricultural use vide Order Dated 30-4-1966 passed by the Sub-Divisional Officer, Nagpur in Revenue Case No. 73/A-2 of 1964-65 R.R.No. 10/1970-71.

(4) THAT the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 the aforesaid Mrs. Anasuya W/o Shri. Namdeorao Khode alongwith her daughters and sons namely Ku. Lata D/o Namdeorao Khode, Ku. Mukta D/o Namdeorao Khode, Mrs. Meera W/o Suryabhan Dhoble, Mrs. Mala W/o Shyamrao Falke, Mrs. Usha W/o Vijay Ghormade, Shri. Dattatraya S/o Namdeorao Khode, Shri. Sanjay S/o Namdeorao Khode and Shri. Vijay S/o Namdeorao Khode had filed a Statement/return under Section 6(i) of the said Act before the Deputy Collector and Competent Authority U.L.C., Nagpur and on completion of his enquiry, the said Authority vide his Order passed in ULC Case No. 931/76 declared 8679.50 Sq. Mtrs. of land out of the said Kh. No. 33-35/3 as a retainable land and the remaining 3481.50 Sq. Mtrs. as a surplus vacant land within the meaning of the said Act.

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

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(5) THAT the said Mrs. Anasuya W/o Shri. Namdeorao Khode alongwith Ku. Lata D/o Namdeorao Khode, Ku. Mukta D/o Namdeorao Khode, Mrs. Meera W/o Suryabhan Dhoble, Mrs. Mala W/o Shyamrao Falke, Mrs. Usha W/o Vijay Ghormade, Shri. Dattatraya S/o Namdeorao Khode, Shri. Sanjay S/o Namdeorao Khode and Shri. Vijay S/o Namdeorao Khode lateron prepared a layout of the said entire land by carving out various Plots of different sizes therein. The said Layout known and styled as "KHODE LAYOUT" is duly sanctioned and approved by the Nagpur Improvement Trust vide its Permit No. BE(W)572/23/01 of 2001/5536 Dated 18-10-2001.

(6) THAT by an Agreement Dated 26-11-1997 made between Mrs. Anasuya W/o Shri. Namdeorao Khode alongwith Ku. Lata D/o Namdeorao Khode, Ku. Mukta D/o Namdeorao Khode, Mrs. Meera W/o Suryabhan Dhoble, Mrs. Mala W/o Shyamrao Falke, Mrs. Usha W/o Vijay Ghormade, Shri. Dattatraya S/o Namdeorao Khode, Shri. Sanjay S/o Namdeorao Khode and Shri. Vijay S/o Namdeorao Khode and M/s. Unique Developers, the former have jointly agreed to Sell 5882.38 Sq. Mtrs. of land out of the said retainable land to the latter upon the several terms and conditions contained therein. By the same Agreement the said Mrs. Anasuya W/o Shri. Namdeorao Khode and others had also allowed and permitted M/s. Unique Developers to develop the aforesaid land into a COMMERCIAL/RESIDENTIAL ESTATE by laying out various Plots and by constructing independent houses and Multistoreyed Buildings thereon consisting of various Shops/Chambers and self contained separate Apartments therein.

(7) THAT during the course of time the said Mrs. Usha W/o Vijay Ghormade left for heavenly abode on 4-11-2005 leaving behind her daughter Miss. Amruta and Son Shri. Sanket as her heirs, who inherited her share in the said property by way of intestate succession. The terms and conditions contained in the said Agreement Dated 26-11-1997 executed by Late Mrs. Usha W/o Vijay Ghormade and others in favour of M/s. Unique Developers are binding upon Miss. Amruta D/o Vijay Ghormade and Shri. Sanket S/o Vijay Ghormade and they have also accepted it as binding upon them.

(8) THAT in the like manner the aforesaid Mrs. Anasuya W/o Shri. Namdeorao Khode breathed her last on 31-10-2011 and consequent upon her death/demise her share in the aforesaid property devolved upon her surviving legal heirs i.e. Ku. Lata D/o Namdeorao Khode, Ku. Mukta D/o Namdeorao Khode, Mrs. Meera W/o Suryabhan Dhoble, Mrs. Mala W/o Shyamrao Falke, Shri. Dattatraya S/o Namdeorao Khode, Shri. Sanjay S/o Namdeorao Khode, Shri. Vijay S/o Namdeorao Khode, Miss. Amruta D/o Vijay Ghormade and Shri. Sanket S/o Vijay Ghormade by way of intestate succession. As a result therefore the said Ku. Mukta D/o Namdeorao Khode, Mrs. Meera W/o Suryabhan Dhoble, Mrs. Mala W/o Shyamrao Falke, Shri. Dattatraya S/o Namdeorao Khode, Shri. Sanjay S/o Namdeorao Khode, Shri. Vijay S/o Namdeorao Khode, Miss. Amruta D/o Vijay Ghormade and Shri. Sanket S/o Vijay Ghormade alongwith Ku. Lata D/o Namdeorao Khode became the Joint/Co-owners of the aforesaid property. The said Owners have executed a General Power of Attorney regarding the development of the said property in favour of Shri. Milind S/o Madhukar Kulkarni.

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(9) THAT M/s. Unique Developers lateron applied to the Nagpur Municipal Corporation for releasing the remaining land out of the land involved in Agreement Dated 26-11-1997. Considering the application of M/s. Unique Developers, the Nagpur Municipal Corporation has pleased to release 2254.700 Sq. Mtrs. of land bearing Plot No. E in favour of Ku. Mukta D/o Namdeorao Khode, Mrs. Meera W/o Suryabhan Dhoble, Mrs. Mala W/o Shyamrao Falke, Shri. Dattatraya S/o Namdeorao Khode, Shri. Sanjay S/o Namdeorao Khode, Shri. Vijay S/o Namdeorao Khode, Miss. Amruta D/o Vijay Ghormade and Shri. Sanket S/o Vijay Ghormade alongwith Ku. Lata D/o Namdeorao Khode.

(10) THAT M/s. Unique Developers is fully entitled and authorized to develop the aforesaid Plot No. E into a RESIDENTIAL ESTATE by constructing a Multistoreyed building thereon consisting of various self contained separate Apartments therein in terms of Agreement Dated 26-11-1997.

(11) THAT by the same Agreement Dated 26-11-1997, the said M/s. Unique Developers is fully entitled to execute various Agreements to Sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favour of each such individual buyer as may be nominated by it.

(12) THAT in pursuance of the said Agreement the said M/s. Unique Developers has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plot No. E and to be known and styled as "JANAI BALAJI APARTMENTS" and the same is duly sanctioned by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 38/BP/SOMALWADA/TP/NMC/09 Dated 14-8-2015. The M/s. Unique Developers has decided to load the Transit Oriented Development Right (FSI) of 3946 Sq. Mtrs. on the proposed Multistoreyed Building.

(13) THAT the said Ku. Lata D/o Namdeorao Khode left for heavenly abode on 10-7-2017 (she died unmarried) and consequent upon her death/demise her share in the aforesaid property devolved upon Ku. Mukta D/o Namdeorao Khode, Mrs. Meera W/o Suryabhan Dhoble, Mrs. Mala W/o Shyamrao Falke, Shri. Dattatraya S/o Namdeorao Khode, Shri. Sanjay S/o Namdeorao Khode, Shri. Vijay S/o Namdeorao Khode, Miss. Amruta D/o Vijay Ghormade and Shri. Sanket S/o Vijay Ghormade, by way of intestate succession. As a result therefore the said Ku. Mukta D/o Namdeorao Khode, Mrs. Meera W/o Suryabhan Dhoble, Mrs. Mala W/o Shyamrao Falke, Shri. Dattatraya S/o Namdeorao Khode, Shri. Sanjay S/o Namdeorao Khode, Shri. Vijay S/o Namdeorao Khode, Miss. Amruta D/o Vijay Ghormade and Shri. Sanket S/o Vijay Ghormade have now become the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein.

(14) 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

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Advocate
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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. 308 on 14-1-2016.

(15) 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. MH003897843201718E Dated 27-7-2017.

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

(17) 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 : 27-7-2017.

(A.S. LULAY)
Advocate

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