CHALLAN
MTR Form Number-6

GRN	MH013897313201819E	BARCODE		Date	28/03/2019-17:52:21	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2018-2019 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.	691033320190328191 74	208462858
Cheque/DD No.		Bank Date	RBI Date	28/03/2019-17:53:05	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 527542448 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 नमूद कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही .

Print Date 28-03-2019 05:55:46

MH013897313201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
28 Mar 2019	Receipt	Receipt no.: 1111515840
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Borgaon S.No/CTS No/G.No. : 11
	Period of search :	From :2007 To :2019
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH013897313201819E		
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
DATED : 30-03-2019

TITLE VERIFICATION REPORT

Under instructions and authority from our Client SHRI GAJANAN BUILDERS & DEVELOPERS, A Partnership Firm, having its Office at Plot No. 61A, "Shree Gajanan Apartments", Gokul Housing Society, Gorewada Road, Borgaon, Nagpur-440 013, acting through its Authorised Partner SHRI. DEEPAK BHOLANATH SAHU, Resident of 13, Patel Nagar, Gorewada Road, Borgaon, Gittikhadan, Nagpur, Tahsil and District – NAGPUR, we have investigated the title relating to the property comprising ALL THAT piece and parcel of land bearing Plot No. 71/D out of the lay-out of Gokul co-operative Housing Society Limited, Nagpur, containing by admeasurement 1112.377 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82/1 of MOUZA – BORGAON, P.S.K. 8-A bearing Corporation House No. 808/C/71-D, City Survey No. 11, Sheet Nos. 13 & 14, situated at Borgaon, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District - NAGPUR and my findings are as under :-

(1) THAT, ALL THAT piece and parcel of land bearing Plot No. 71/D out of the lay-out of Gokul co-operative Housing Society Limited, Nagpur, containing by admeasurement 934.7598 Sq. Mtrs. (OR 10062 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82/1 of MOUZA – BORGAON, P.S.K. 8-A bearing City Survey No. 11, Sheet Nos. 13 & 14, situated at Borgaon, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District - NAGPUR, Originally belonged to Shri. Dnyaneshwar Narayan Mahure having purchased the same by him from Gokul Co-operative Housing Society Limited, Nagpur, by a Sale Deed dated 20-04-1995, which is Registered at the Office of the Sub- Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1132 on Pages 75 to 79 at Sr. No. 4097(P) on even date.

(2) THAT the aforesaid Plot No. 71/D is covered under the scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur.

(3) THAT for Regularisation and Development of the said Plot No. 71/D from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the said Shri. Dnyaneshwar Narayan Mahure 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.

(4) THAT consideration the application of the said Shri. Dnyaneshwar Narayan Mahure and also on receipt of the Development charges as demanded by it from him, the Nagpur Improvement Trust, Nagpur later on regularised the said Plot No. 71/D and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (N-E) 1900 Layouts, Nagpur Improvement Trust, Nagpur vide his Permit No. BE(N-E)/1900/2059 Dated 06-10-2006 in Case No. 2003062146 and Layout No. 1900/N/BG/1208 in favour of Shri. Dnyaneshwar Narayan Mahure. As per the regularisation Letter Dated 06-10-2006 the area of the said Plot No. 71/D is shown and declared as 893.49 Sq. Mtrs. instead of 934.7598 Sq. Mtrs. Thus the area of the said Plot is at present 893.49 Sq. Mtrs.

(5) THAT the said Shri. Dnyaneshwar Narayan Mahure lateron in his turn transferred the aforesaid property comprising Plot No. 71/D by way of Sale to Mrs. Maya Ravindra Lashkare, by a Sale Deed dated 05-11-2007, which is registered at the Office of the Sub-Registrar, Nagpur-2 in Book No. 1 at Sr. No. 6336 on even date.

(6) THAT, the adjacent Plot No. 71/A belonged to M/s Raut Developers, Plot Nos. 71/B & 71/C belonged to M/s. Shree Maya Real Estate Private Limited with heritable and transferable rights therein and the same is also accordingly mutated in their respective names in all relevant records.

(7) THAT, one M/s. Om Shivam Buildcon Private Limited entered into an Agreement of Development with M/s. Shree Maya Real Estate Private Limited and started the development on the said Plot No. 71/B and 71/C. Some time in the year 2008 when the adjoining areas including the aforesaid Plot Nos. 71/A and 71/D were totally undeveloped and no relevant and authentic demarcation and boundaries of individual Plots out of the said layout were available at site and as such to locate the boundaries of each individual plot was difficult. The Architect of M/s. Om Shivam Buildcon Private Limited laeron applied a Tape on site and he had given the demarcation of the Plot Nos. 71/B and 71/C to the Developer. Believing and trusting the said boundaries and demarcation of the said Plot Nos. 71/B and 71/C given by the Architect as absolutely true and correct, the said M/s. Om Shivam Buildcon Private Limited constructed a Multstoreyed Building on the said Plots of land consisting of various self contained separate Apartments therein as per the Plan sanctioned by the Building Engineer of the Nagpur Improvement Trust.

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(8) THAT the said M/s. Raut Developers being owner of Plot No. 71/A lateron referred and considered the boundaries of Plot Nos. 71/B and 71/C on site for measurement of its Plot bearing No. 71/A. On actual measurement the area of the said Plot No. 71/A was found to be 747.74 Sq. Mtrs. instead of 966.715 Sq. Mtrs. which was less by 218.975 Sq. Mtrs. on site. Consequentially therefore the aforesaid entire plots bearing Nos. 71/A, 71/B, 71/C and 71/D were jointly and individually measured by the Government Agency empowered in that behalf and it was found that due to inadvertence on the part of Architect of M/s. Om Shivam Buildcon Private Limited the demarcation of Plot Nos. 71/B and 71/C was shifted towards Plot No. 71/A which resulted into the loss of area of Plot No. 71/A by 218.975 Sq. Mtrs. As such the actual area of Plot No. 71/A on site is 747.74 Sq. Mtrs. instead of 966.715 Sq. Mtrs. which was regularized by the Nagpur Improvement Trust vide its Permit No. BE(N-E)/1900/528 Dated 01-07-2005. The area of Plot Nos. 71/B and 71/C which was initially 893.4900 Sq. Mtrs. is increased by 218.975 Sq. Mtrs. thereby making the total plot area as 1112.465 Sq. Mtrs.

(9) THAT, the City Survey Officials later on measurement of the aforesaid Plot Nos. 71/A, 71/B, 71/C and 71/D vide its measurement Case Nos. 773/11 and 747/11 Dated 27-07-2011 and thereby added a vacant land containing by admeasurement 218.975 Sq. Mtrs. with the Plot No. 71/D containing by admeasurement 1112.465 Sq. Mtrs.

(10) THAT, the aforesaid Owners of aforesaid plots mutually settled the issue and agreed to declare, convey and confirm the area of Plot No. 71/D as 1112.465 Sq. Mtrs. Accordingly a Deed of Correction is executed thereby correcting the area and the said Deed of Correction is registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at registered at Sr. No. 6244 on 29-05-2012. Thereafter the Nagpur Improvement Trust has revised the dimensions of the said Plot No. 71/D and issued corrigendum to the Release Letter vide No. 932 Dated 04-12-2012.

(11) THAT, the aforesaid Mrs. Maya Ravindra Lashkare lateron transferred the aforesaid property comprising Plot No. 71/D containing by admeasurement 1112.377 Sq. Mtrs. by way of sale to Shri Gajanan Builders and Developers, by a Sale Deed Dated 11-11-2014, which is registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 5750 on even date. As a result therefore the said Shri Gajanan Builders and Developers has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

(12) THAT, the aforesaid Shri Gajanan Builders and Developers lateron decided to develop the said property comprising Plot No. 71/D, situate at Borgaon, Nagpur in Tahsil and District - NAGPUR into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(13) THAT, the said Shri Gajanan Builders and Developers has accordingly prepared the Plan of a Multistoreyed Building proposed to be constructed on the said Plot No. 71/D

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known and styled as "GAJANAN RESIDENCY" and the same is sanctioned and approved by the Building Engineer(W), Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE (WEST)/Case No. AB-12017082489/Tracking No. 201708286/ 1736/303 Dated 19-11-2018.

(14) THAT, the aforesaid entire land comprising Plot No. 71/D Togetherwith the entire Structure i.e. Multistoreyed Building proposed to be constructed thereon is submitted by the aforesaid Shri Gajanan Builders and Developers to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on 27-12-2018 which is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 7785 on even date.

(15) 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 provisions of said Act, Rules and Regulations thereof shall be applicable to the said Project.

(16) THAT, for the purpose of verification of title, the following documents relating to the property comprising Plot No. 71/D, out of the lay-out of Gokul co-operative Housing Society Limited, Nagpur, containing by admeasurement 1112.377 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82/1 of MOUZA – BORGAON, P.S.K. 8-A TOGETHERWITH the Multistoreyed Building proposed to be constructed thereon and to be known and styled as "GAJANAN RESIDENCY", bearing Corporation House No. 808/C/71-D, City Survey No. 11, Sheet Nos. 13 & 14, situated at Borgaon, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District - NAGPUR are provided to us :-

(i) Copy of Sale Deed dated 20-04-1995
(ii) Copy of Regularisation Letter Dated 06-10-2006
(iii) Copy of Sale Deed Dated 05-11-2007
(iv) Copy of Correction Deed 29-05-2012
(v) Copy of Release Deed Dated 04-12-2012
(vi) Copy of Sale Deed Dated 11-11-2014
(vii) Copy of Building Plan Dated 19-11-2018
(viii) Copy of City Survey Aakhiv Patrika
(ix) Copy of Corporation Tax Receipt

(17) 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 & Developer of Shri Gajanan Builders and Developers. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owner/Developer that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third party interest is created.

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(18) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 11 of Mouza - Borgaon for the period of 13 (Thirteen) Years (i.e. from 2007 to 2019) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH013897313201819E Dated 28-03-2019. The Original Challan Copy of the same is enclosed herewith.

(19) THAT, during our online search we did not came across any adverse entry recorded relating to the aforesaid property. With the result we are of the opinion that the aforesaid present Owner namely Shri Gajanan Builders and Developers holds a good, valid and marketable title in respect of the aforesaid property and it has now become fully entitled to develop and deal with the said property with prospective buyers in the capacity of land Owner & Developer.

(20) THAT, naturally therefore any prospective buyer/purchaser who desires to purchase a Built-up premises (i.e. Apartment) in the said Scheme proposed to be constructed on Plot No. 71/D, out of the lay-out of Gokul co-operative Housing Society Limited, Nagpur, containing by admeasurement 1112.377 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82/1 of MOUZA – BORGAON, P.S.K. 8-A and to be known and styled as "GAJANAN RESIDENCY", bearing Corporation House No. 808/C/71-D, City Survey No. 11, Sheet Nos. 13 & 14, situated at Borgaon, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil 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 Shri Gajanan Builders and Developers in the capacity of Land Owner & Developer.

(21) THAT, it is needless to mention here that on obtaining such 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

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SANDEEP SHASTRI
ADVOCATE

SANDEEP SHASTRI & ASSOCIATES
NAGPUR

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