CHALLAN
MTR Form Number-6

GRN MH003639216201920E	**BARCODE**	**Date** 04/07/2019-14:52:15	**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 NGP4_JT NAGPUR NO 4 SUB REGISTRAR		**Full Name**	ADV MADHAV M PATHAK
Location NAGPUR			
Year 2019-2020 From 01/01/2005 To 04/07/2019		**Flat/Block No.**	9 DEENDAYAL NAGAR
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	375.00	**Road/Street**	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	MOUZA- SOMALWADA PLOT NO. 3 KH. NO. 89 CTS. NO. 579/1 MANISH NAGAR AREA 563.71 SQ. MTRS.
		Amount In Words	Three Hundred Seventy Five Rupees Only
Total	375.00		

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019070400155	CKJ8937692
Cheque/DD No.		Bank Date	RBI Date	04/07/2019-14:53:51	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9890641398

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.

Print Date 04-07-2019 02:53:49

MADHAV M. PATHAK,
ADVOCATE
Flat No.9, Deendayal Sadanika, Deendayal Nagar,
Nagpur – 440 22. Mobile No.9890641398.

DATE: 04.07.2019.

TO WHOMSOEVER IT MAY CONCERN

TITLE VERIFICATION AND SEARCH REPORT

On behalf and under the instructions and authority of my client M/s. Maharshree Builders through its Partner Shri Avinash Manoharrao Tarpe, R/o. Shankar Nagar, Nagpur to verify and ascertain the Title of Shri Rajendra Chandrakant Kulkarni and Mrs. Ragini Rajendra Kulkarni over the property situated at Mouza – Somalwada, bearing Plot No.3 in the layout of Shubhangi Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, having City Survey No.579/1 and Sheet No.717, Ward No.15, Tahsil and District – Nagpur (More particularly described in Schedule and hereinafter referred as 'The Said Property').

That, as per the instructions, I have applied for the search in the office of Sub Registrar, Nagpur-4, by depositing necessary Search Fee of Rs.375/- dated 04.07.2019 vide Challan No.GRN-MH0036392167201920E for the period of 15 years.

That, I have taken online search available and maintain by the Sub Registrar Office, Nagpur.

That, the following documents are placed before me.

1. Copy of Sale-Deed dated 04.06.1987.
2. Copy of Sale-Deed dated 06.10.2007.
3. Copy of Development Agreement dated 19.06.2019.
4. Copy of Registered Power of Attorney dated 19.06.2019.
5. Copy of Akhiv Patrika dated 20.02.2019.
6. Copy of building permit issued by Nagpur Improvement Trust dated 14.05.2019.
7. Copy of latest Tax Receipt dated 08.05.2019.
8. Copy of correction letter dated 26.02.2019.

On the basis of the said documents the change and events observed in the said property as follows.

i. That, initially said property belongs to the Court of Wards. Vide order dated 23.05.2009 said property was released and accordingly was transferred in the name of Shubhangi Gruha Nirman Sahakari Sanstha Maryadit, Nagpur.

The said society drawn a layout over the said property and sold to its various members and

accordingly Plot No.3, admeasuring 6151 sq. ft. (as per Sale-Deed dated 04.06.1987) to Mrs. Anjali Arvind Ghate vide Sale-Deed dated 04.06.1987 duly registered in the office of Sub Registrar, Nagpur-I at Sr. No.2684 (Cha).

ii. After purchase of the said plot from the society, the initial owner had applied for regularization of the said plot under the provisions of Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Act, 2001. The said owner has paid development charges for the regularization of the said plot No.3 and accordingly regularized on 28.01.2004 and as per the said regularization letter, the area was corrected as 563.710 sq. meter, subsequently it was corrected as 544.479 sq. meter.

iii. After receipt of the regularization letter Mrs. Anjali Arvind Ghate, later on transferred the said plot to the present owner vide registered sale-deed dated 06.10.2007 duly registered in the office of Sub Registrar-II, Nagpur at Sr. No.5792. Thus, by virtue of sale-deed the present owner has become

the absolute owner of the said property and they are in possession of the said property.

iv. That, the present owner thereafter decided to develop the said property and accordingly they approached to M/s. Maharashree Builder for development of the said property and after detail negotiations and agreement of development was registered on 19.06.2019 with the office of Sub Registrar, Nagpur – 4, at Sr. No.4171-2019. They also executed Deed of Declaration as per the provisions of Maharashtra Apartment Ownership Act on even date at Sr. No.4174-2019. They have also executed a Registered Power of Attorney in favour of the present developer duly registered in the office of Sub Registrar, Nagpur-4, at Sr. no.4173-2019. Thus, by virtue of Registered Agreement of Development and Power of Attorney, the present developer have right to develop the said property. The present owner have also got sanctioned map from the Nagpur Improvement Trust vide Building Permit No.BE(West)/Case No.AB-W-SO-57878, Tracking No.2019030666-2092/668 on 14.05.2019.

2. That, I have taken online search available and maintained by the Sub Registrar Office, Nagpur-4, by paying necessary search fee. That, during the course of search I have came across the registration of sale-deed by Smt. Anjali Arvind Ghate in favour of the present owner on 06.10.2007 at Sr. No.5792/2007 in the office of Sub Registrar, Nagpur-2. On bare perusal of the entry it shows that there is no proper description of the property mentioned in the Index-2.

3. I have also gone through the development agreement duly executed by the present owner in favour of the developer. The entry to the said Development Agreement is duly reflect in the records of Sub Registrar, Nagpur – 4, at Sr. No.4171/2019 on 19.06.2019. During the search, I came and cross the registration entry of the Deed of declaration in the office of Sub Registrar, Nagpur – 4 at Sr. No.4174/2019 on 19.06.2019. Apart from the aforesaid entries I have gone through the mutation entry in the record of City Survey as well as Nagpur Municipal Corporation.

4. During the online search for the aforesaid period of 15 years i.e. from 2005 to 2019, I have not came across

any adverse entry in respect of the title of the owner. On perusal of the record available and maintained by the Sub Registrar Office No.4, Nagpur, no adverse entry found in respect of the title of the present owner over the said property. Thus, I am of the opinion that the title of the present owner on the basis of online data available with the Sub Registrar Office, Nagpur is clear and marketable.

From the aforesaid discussion and on the basis of the data available with the Sub Registrar Office and after verifying the said data from 2005 to 2019, no adverse entry in respect of the title over the said property of the present owner is found, hence I am of the opinion that the title is clear and marketable.

Hence this Title Verification and Search Report.

SCHEDULE REFERRED TO ABOVE (RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No.3 (Three) out of the layout of SHUBHANGI GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, NAGPUR containing by admeasuring 544.479 sq. meter (OR

5860.77 sq.ft.) being a portion of the entire land bearing Kh.No.89 of Mouza – SOMALWADA, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No.3531/3, City Survey No.579/1 and Sheet No.717 of Mouza – Somalwada, situated in Shubhangi Society's Layout, New Manish Nagar, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward no.15, in Tahsil and District – NAGPUR and bounded as under :

On the East	:	9.00 mtr. Road.
On the West	:	6.00 mtr. Road.
On the North	:	By Survey No.88,
On the South	:	7.62 mtr. Road.

NAGPUR:
DATE: 04.07.2019.

Madhav M. Pathak,
Advocate.

MADHAV M. PATHAK
ADVOCATE
Flat No. 9, Deendayal Sadnika
Deendayal Nagar, Nagpur.
Mob. 9890641398