CHALLAN
MTR Form Number-6

GRN	MH009606990201920E	BARCODE		Date	17/12/2019-17:29:02	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	2019-2020 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
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	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	09103332019121715932	244924953
Cheque/DD No.		Bank Date	RBI Date	17/12/2019-17:30:05	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 547051378 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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Print Date 17-12-2019 05:32:11

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
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NAGPUR

DATE : 21-12-2019

TITLE VERIFICATION REPORT

Under instructions from our client **M/S. VANSHIKA DEVELOPERS AND PROMOTERS**, A Proprietory Concern, having its Office at 61, Rani Indirabai Bhonsle, Vihar Colony, Tulsibag Road, Mahal, Nagpur, Tahsil and District – NAGPUR-440032 and acting through its Proprietress **MRS. SONAL W/o SHASHIKANT KALAMBE**, Resident of 61, Rani Indirabai Bhonsle, Vihar Colony, Tulsibag Road, Mahal, Nagpur, Tahsil and District – NAGPUR. We have investigated the title relating to ALL THOSE Pieces and parcel of land bearing Plot Nos. 16 (SIXTEEN) & 17 (SEVENTEEN), out of the layout of Aishwari Sahakari Gruha Nirman Sanstha Maryadit, Nagpur, containing by total admeasurement 476.888 Sq. Mtrs. (OR 5133.222 Sq. Ft.) (As per NIT Release Letter), being a portion of the entire land bearing Kh. Nos. 9 and 9/3 of Mouza – SONEGAON, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4, both situated in the layout of Aishwari Sahakari Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and our findings are as under :-

(1) THAT the said Shri. Pradeep Dharnikant Ganguly is a Serviceman and an absolute owner and in possession of Plot No. 16 and Plot No. 17, admeasuring combinedly, an area of 5133 Sq. Ft. or 476.888 Sq. Mtrs bearing City Survey No. 24 Sheet No. 257/4, situated in the layout of Aishwari Sahakari Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR

(2) THAT the said Shri. Pradeep Dharnikant Ganguly owns the Plot No. 16, situated in the layout of AishwariSahakari Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by a Sale Deed Dated 14-12-2010 duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 6726 on even date.

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(3) THAT the said the said Shri. Pradeep Dharnikant Ganguly owns the Plot No. 17, situated in the layout of AishwariSahakari Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR by the LAST WILL AND TESTAMENT document executed by Shri Dhurjati Prasad S/o Dharanikant Ganguly on 31-10-2008 and by which he gifted the Plot No. 17 (Sixteen) to his brother, Shri. Pradeep Dharanikant Ganguly and bestowed the absolute right of ownership with heritable and transferable rights of aforesaid plot for forever upon the said the said Shri. Pradeep Dharnikant Ganguly, being the beneficiary of his property and accordingly necessary amendment / change in the name was made in the records of City Survey and the copy of such record of dated 30-04-2016 was issued by the Competent Authority of City Survey, which shows the Plot No. 17 in name of Shri. Pradeep Dharanikant Ganguly

(4) THAT the said the said Shri. Pradeep Dharnikant Ganguly being an absolute owner of the said Property has applied to the Nagpur Improvement Trust, Nagpur for regularization and development of the said Property under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001 by depositing the required Development Charges with the Nagpur Improvement Trust, Nagpur. Subsequently, the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur has regularized the said property and issued a Regularization Letter dated 26.08.2011 having a Permit No. BE(W)/1900(U/L)/18692/1748 Dated 26-08-2011, in Case No. 2006041810 and Layout No. 1900/W/Son/538 in favor of the said Shri. Pradeep Dharnikant Ganguly. As per the said Regularization Letter Dated 26-08-2011 the combined area of the Plot 16 & Plot 17 is shown as 5133 Sq. Ft. or 476.888 Sq. Mtrs.,

(5) THAT, the aforesaid Shri. Pradeep Dharnikant Ganguly later on decided to develop the aforesaid property into a Residential Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development and Sale dated 11-12-2017, he has entrusted the entire work of Development of the said Plot of land to M/S. VANSHIKA DEVELOPERS AND PROMOTERS upon the several terms and conditions contained therein and the said Agreement of Development is Registered at the Office of the Joint Sub-Registrar Nagpur-8 in Book No. 1 at Sr. No. 3226 on 11-12-2017.

(6) THAT, by the same Agreement the aforesaid Shri. Pradeep Dharnikant Ganguly has further specifically agreed 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 the said M/S. VANSHIKA DEVELOPERS AND PROMOTERS.

(7) THAT, the said M/S. VANSHIKA DEVELOPERS AND PROMOTERS has accordingly prepared the plan of a Multistoried building proposed to be constructed on the said Plot Nos. 16 & 17 and to be known and styled as "SONAL ENCLAVE" and the same is sanctioned and approved by the Building Engineer(W), Nagpur Improvement Trust, Nagpur

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vide his Building Permit No. B.E.(WEST)/Case No. AB-120170912115/Tracking No. 2017091482/1139/1259 Dated 16-01-2018.

(8) THAT for the purpose of giving clear title over the Apartments proposed to be constructed to the prospective Purchasers in the said building Owner has executed a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 which is registered in the Office of the Sub-Registrar, Nagpur-4 in Book No.1 at Sr. No. 8232 on 04-12-2019.

(9) THAT, for the purpose of verification of title, the following documents relating to the property comprising ALL THOSE Pieces and parcel of land bearing Plot Nos. 16 (SIXTEEN) & 17 (SEVENTEEN), out of the layout of Aishwari Sahakari Gruha Nirman Sanstha Maryadit, Nagpur, containing by total admeasurement 476.888 Sq. Mtrs. (OR 5133.222 Sq. Ft.) (As per NIT Release Letter), being a portion of the entire land bearing Kh. Nos. 9 and 9/3 of Mouza – SONEGAON, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 24 and Sheet No. 257/4, both situated in the layout of Aishwari Sahakari Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR are provided to us :-

(i) Sale Deed Dated 14-12-2010
(ii) Regularization Letter Dated 26-08-2011
(iii) Agreement of Development and Sale dated 11-12-2017
(iv) Power of Attorney Dated 11-12-2017
(v) Sanctioned Building Plan Dated 16-01-2018
(vi) Deed of Declaration Dated 04-12-2019
(vii) City Survey Property Card
(viii) N.M.C. Tax Receipt.

(10) 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 he has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or a third party interest is created.

(11) 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. 24 of Mouza – SONEGAON 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. MH009606990201920E Dated 17-12-2019. The Receipt of the same is enclosed herewith.

(12) THAT, during our online search we did not came across any adverse entry recorded relating to the aforesaid property.

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(13) THAT, with the result we are of the Opinion that the aforesaid present Owner Shri. Pradeep Dharnikant Ganguly holds a good, valid and marketable title in respect of his aforesaid property and the aforesaid M/S. VANSHIKA DEVELOPERS AND PROMOTERS has fully entitled to develop the said property into a Residential Estate by constructing Multistoried Building thereon and sell the various Apartments proposed to be constructed thereon to the prospective buyers.

(14) THAT, any prospective buyer/purchaser who desires to purchase a Built-up premises in the Scheme proposed to be constructed on said Plot of land shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from the present Owner.

(15) 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

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MH009606990201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
17 Dec 2019	Receipt	Receipt no.: 1111677485
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Sonegaon S.No/CTS No/G.No. : 24
	Period of search :	From :2007 To :2019
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH009606990201920E		
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'.		