CHALLAN

MTR Form Number-6

GRN	MH002070062201920E	BARCODE		Date	29/05/2019-19:40:42	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	NGP5_JT NAGPUR NO 5 SUB REGISTRAR	**Full Name**	DWIVEDI AND KHEDKAR ADVOCATES
Location	NAGPUR		
Year	2019-2020 One Time	**Flat/Block No.**	SHRINIWAS CENTRAL AVENUE
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	325.00	**Road/Street**	WARDHAMAN NAGAR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	SEARCH FEES SAHAJANAND ROW HOUSES MZ PUNAPUR KH NO 30 3 NAGPUR CITY WARD NO 21
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019052943189	CKJ5558460
Cheque/DD No.		Bank Date	RBI Date	29/05/2019-19:41:17	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. : 9373103103

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 दस्तासाठी लागु नाही .

Print Date 29-05-2019 07:41:17

S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 29-05-2019

TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have verified the titles of the entire sanctioned Scheme known as "SAHAJANAND ROW HOUSES" developed on ALL THOSE pieces and parcels of Plot bearing No. 7 to 12, jointly admeasuring about 1039.212 Sq. Mtrs. out of sanctioned lay out known as SHAYONA TOWN bearing Kh. No. out of 30/3, (as per Mahabhulekh Record Kh. No. 30/3/2), admeasuring about 1.21 Hectares i.e. about 12100.00 Sq. Mtrs., Mauza : PUNAPUR, bearing City Survey No. 143, Sheet No. 1121/3/16, P. H. No. 34, with Occupant Class - I Bhumiswami Rights, bearing Municipal House No. 3688/07 to 3688/012, Ward No. 21, Nagpur (City), within the limits of Nagpur Municipal Corporation, Tahsil : Nagpur, District : Nagpur owned by SHAYONA CO-OPERANT, a Partnership concern having its registered office at Shri Rushabh Apartments, Azamshah Lay Out, Great Nag Road, Nagpur, 440009. Our Findings are as under:

01. That, the said property being portion of old Kh. No. 30/2, admeasuring about 3.15 Hectares was purchased by Shri Baliram Shyamrao Wath from Narhari Kavdusao, Yamunabai Govindram, Liladhar Kavdusao, Chandrakant Kavdusao by Sale Deed dt. 17.04.1968 as per records of Adhikar Abhilkh Panji.

02. That under the partition held between Hariram Wath, Shreeram Wath, Baliram Wath and Krushna Wath on 20.06.1992, the northern portion of land admeasuring about 1.57 Hectares came in the share of Shri Hariram Shyamrao Wath and the said portion of land was renumbered as New Kh. No. 30/3, admeasuring about 1.57 Hectares and the name of Shri Hariram Shyamrao Wath was mutated in revenue records as the owner of the said land.

M/S. DWIVEDI & KHEDKAR ADVOCATES
SADAR-WARDHAMAN NAGAR, NAGPUR

03. That Shri Hariram Shyamrao Wath sold the eastern portion the land admeasuring about 1.21 Hectares to Sarju Construction Private Limited, by Sale Deed dt. 24.06.2013 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 3209 dt. 24.06.2013 and the name of Sarju Construction Private Limited was mutated in revenue records as the owner of the said land vide Ferfar No. 274 dt. 22.07.2013.

04. That the user of the said entire land was converted into Non agricultural Use i.e. for residential purposes by virtue of Order dt. 17.07.2014 by The Collector, Nagpur in Revenue Case No. 446/NAP-34/2013-2014 and the lay out carved on the said land was also approved by the Assistant Director, Town Planning, Nagpur Improvement Trust, Nagpur vide Letter bearing No. ADTP/PL/6604 dt. 14.10.2016.

05. That Sarju Construction Private Limited into Agreement dt. 10.10.2016 with Nagpur Improvement Trust, Nagpur in respect of development of the said land as per terms and conditions in accordance with Maharashtra Regional and Town Planning Act, as the Development Competent authority.

06. That Sarju Construction Private Limited agreed to sell Plot No. 8, admeasuring about 173.202 Sq. Mtrs. in the layout known as "Hrishita Town" to Shri Sunil Veernarayan Dalela by Agreement To Sell dt. 08.11.2016 registered with Sub Registrar Nagpur - 6 at Book No. 1 at Sr. No. 4760 dt. 08.11.2016 which was further cancelled by Deed Of Cancellation Of Agreement To Sell dt. 26.12.2017 registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 6091 dt. 26.12.2017.

07. That Sarju Construction Private Limited sold the said land to M/s Shayona Co-Operant, a partnership concern having office at Shri Rushabh Apartments, Azamshah Lay Out, Great Nag Road, Nagpur, 440009 by Sale Deed dt. 08.12.2017 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 4184 dt. 08.12.2017.

08. That M/s Shayona Co-Operant, got the sanction of building plans of Residential Family Units / Tenements to be erected on the Plot Nos. 7 to 12 (amalgamated) from the Building Engineer (East), Nagpur Improvement Trust, Nagpur vide Building Permit No. B.E. (EAST)/Case No. AB-E-422/Tracking No. 2018082418/60 dt. 05.10.2018.



09. That, the owner M/s Shayona Co-Operant, is developing said land into a scheme of Residential Row Houses as sanctioned by the Nagpur Improvement Trust, Nagpur and submitted the said entire property to the provisions of The Maharashtra Apartment Ownership Act, 1970, by Deed of Declaration dt. 13.05.2019 registered with Sub - Registrar, Nagpur - 5 in Book No. 1 at Sr. No. 3105 dt. 13.05.2019 and the project is known as "SAHAJANAND ROW HOUSES.

10. We have satisfied that the property is heritable and transferable and the owners and Developer have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

11. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property known as SAHAJANAND ROW HOUSES and the same is now owned by M//s Shayona Co-Operant as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.

(S.M. KHEDKAR)
ADVOCATE

M/S. DWIVEDI & KHEDKAR ADVOCATES
SADAR-
WARDHAMAN
NAGAR,
NAGPUR