CHALLAN
MTR Form Number-6

GRN	MH004669861201920E	BARCODE		Date	30/07/2019-16:26:13	Form ID	

Department	Inspector General Of Registration
Type of Payment	Search Fee Other Items
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN
Location	PUNE
Year	2019-2020 One Time

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

Payer Details

TAX ID (If Any)	
PAN No.(If Applicable)	
Full Name	SANDEEP ANANT SHASTRI
Flat/Block No. Premises/Building	
Road/Street	
Area/Locality Town/City/District	
PIN	
Remarks (If Any)	
Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	IDBI BANK
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	69103332019073016621	225365443
Bank Date	RBI Date	30/07/2019-16:27:40	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Department ID : 159660580 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 चलाण "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Print Date 30-07-2019 04:34:08

MH004669861201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 Jul 2019	Receipt	Receipt no.: 1111588916
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Belatarodi S.No/CTS No/G.No. : 31
	Period of search :	From :2007 To :2019
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH004669861201920E		
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

DATE : 01-08-2019

TITLE VERIFICATION REPORT

Under instructions and authority from our client GALAXY ASSOCIATES, a Partnership Firm, having its Office at 120, Shriman Palace, Dhantoli, Nagpur, Tahsil and District NAGPUR and acting through its Authorised Partners (1) SHRI. RAMESH S/o PREMJIBHAI PATEL, Resident of 206, Vyankatesh Nagar Phase-II, Nandanvan, Nagpur, Tahsil and District - NAGPUR AND (2) SHRI. PRAVIN S/o KANUBHAI BAJARIYA, Resident of 39, Patil Layout, Swawlambi Nagar, Bhamti, Nagpur, Tahsil and District – NAGPUR, we have investigated the title relating to the property comprising ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 6-7 containing by admeasurement 464.25 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 31/2 of MOUZA – BELTARODI, P.S.K. No. 38 including all other easementary rights appurtenant and belonging thereto, situated at Village – Beltarodi, within the limits of Gram Panchayat Besa in Tahsil - Nagpur (Rural) and District – NAGPUR and our findings are as under :-

(1) THAT, ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 31/2 of Mouza – Beltarodi having an area of 1.25 Hectors, Rental Rs. 5.25 Yearly, held in Bhogwatdar Class – 1 Rights, situated at Village – Beltarodi within the limits of Gram Panchayat – Besa, P.S.K. 38 in Tahsil – NAGPUR (RURAL) and District – NAGPUR, Originally belonged to Shri. Ramesh Tukaram Atkare, Smt. Kusum Balchandra Pardhi and Smt. Chandrakala Antaram Choudhari, being their ancestral property.

(2) THAT, the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 the said Shri. Ramesh Tukaram Atkare & others had filed a Statement/Return Under Section 6(i) of the said Act before the Additional Collector and Competent Authority, U.L.C., Nagpur and on completion of his enquiry, the said authority vide its Order passed in ULC Case No. 137/2004 Dated 12-03-2004 declared 6000 Sq. Mtrs. of land out of the aforesaid Kh. No. 31/2 of Mouza – Beltarodi as a Retainable land and the remaining land of 6500 Sq. Mtrs. as a Surplus vacant land within the meaning of the said Act.

(3) THAT, the said Shri. Ramesh Tukaram Atkare & others later on applied for exemption to the aforesaid surplus vacant land containing by admeasurement 6500 Sq. Mtrs. under the Talegaon Dabhade Scheme.

(4) THAT, considering the application of the said Shri. Ramesh Tukaram Atkare & others, the Government of Maharashtra through Competent Authority, (U.L.C.), Nagpur vide his Order Dated 15-06-2004 passed in Case No. ATP/ULC/TD(418)/2004/795 exempted the said surplus vacant land Under Section 20(1)(a) of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and/or Construction of Tenements thereon in accordance with the Special Dispensation issued by The Government Resolution, Housing and Special Assistance Department, Mantralaya, Mumbai in Resolution No. CSC/ULC/1091/5(3977)D-III Dated 15-1-1992 upon the several terms and conditions contained therein.

(5) THAT, the aforesaid entire land bearing Kh. No. 31/2 of Mouza – Beltarodi is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 02-12-2004 passed in Revenue Case No. 39/NAP-34/2004-2005.

(6) THAT, the aforesaid Shri. Ramesh Tukaram Atkare & others later on jointly decided to develop the aforesaid property into a Residential Estate by carving out various Plots of different sizes therein. And accordingly by an Agreement of Development and Sale Dated 13-04-2004, they jointly entrusted the entire work of development of the said property to M/s Satyam Gruha Nirman Builders and Land Developers, A Partnership Firm, having its Registered Office at Reshimbag, Nagpur upon the several terms and conditions contained therein. The said Shri. Ramesh Tukaram Atkare & others later on executed a General Power of Attorney in favour of M/s Satyam Gruha Nirman Builders and Land Developers on 13-04-2004, which is registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 4 at Sr. No. 2266 on even date and a Deed of Correction to the said General Power of Attorney is also registered at the Office of the Joint Sub-Registrar Nagpur-Rural in Book No. 4 at Sr. No. 4520 on 21-08-2008.

(7) THAT, by the same Agreement they have allowed and permitted the M/s Satyam Gruha Nirman Builders and Land Developers to develop the said property into a layout. They have further jointly agreed to execute various Sale Deeds each relating and individual plot in favour of each such individual buyer as may be nominated by the M/s Satyam Gruha Nirman Builders and Land Developers.

(8) THAT, in pursuance of the said Agreement the aforesaid M/s Satyam Gruha Nirman Builders and Land Developers prepared a Plan of the layout for the said Kh. No. 31/2 consisting of various Plots of different sizes therein and the said layout is sanctioned and approved by the Asst. Director, Town Planning, Nagpur vide Permit No. Akrushi/Mouza-Beltarodi/S.No.31/2/Sasanag/626 Dated 10-02-2006.

(9) THAT, the aforesaid Shri. Ramesh Tukaram Atkare & others through their power of Attorney Holder M/s Satyam Gruha Nirman Builders and Land Developers later on jointly transferred the aforesaid Plot No. 6 containing by admeasurement 224.25 Sq. Mtrs. (OR 2413.82 Sq. Ft.) being a portion of the entire land bearing Kh. No. 31/2 of Mouza – BELTARODI, P. S.K. No. 38, situated at Village – Beltarodi within the limits of the Grampanchayat Besa in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Mrs. Tarana Ashish Zodey, by a Sale Deed dated 31-10-2011, which is registered at the Office of the Joint Sub-Registrar, Nagpur-Rural in Book No. 1 at Sr. No. 4895 on 01-11-2011.

(10) THAT, in the like manner the aforesaid Shri. Ramesh Tukaram Atkare & others through their power of Attorney Holder M/s Satyam Gruha Nirman Builders and Land Developers later on jointly transferred the aforesaid Plot No. 7 containing by admeasurement 240 Sq. Mtrs. (OR 2583.36 Sq. Ft.) being a portion of the entire land bearing Kh. No. 31/2 of Mouza – BELTARODI, P. S.K. No. 38, situated at Village – Beltarodi within the limits of the Grampanchayat Besa in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Mrs. Komal Vinod Rahti, by a Sale Deed dated 31-10-2011, which is registered at the Office of the Joint Sub-Registrar, Nagpur-Rural in Book No. 1 at Sr. No. 4885 on 01-11-2011.

(11) THAT, the said Plot No. 6 is Release by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Letter No. AE-01/Metro/612 Dated 01-04-2015. As Per Release Letter the area of Plot No. 6 admeasuring 224.25 Sq. Mtrs.

(12) THAT, the said Plot No. 7 is Release by the Assistant Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his Letter No. AE-01/Metro/611 Dated 01-04-2015. As Per Release Letter the area of Plot No. 7 admeasuring 240 Sq. Mtrs.

(13) THAT the aforesaid Mrs. Tarana Ashish Zodey lateron transfered the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Plot No. 6 containing by admeasurement 224.25 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 31/2 of MOUZA – BELTARODI, P.S.K. No. 38 including all other easementary rights appurtenant and belonging thereto, situated at Village – Beltarodi, within the limits of Gram Panchayat Besa in Tahsil - Nagpur (Rural) and District – NAGPUR by way of Sale to Galaxy Associates, by a Sale Deed dated 16-04-2015, which is Registered at the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 2839 on even date.

(14) THAT in the like manner the aforesaid Mrs. Komal Vinod Rahti lateron transferd the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Plot No. 7 containing by admeasurement 240.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 31/2 of MOUZA – BELTARODI, P.S.K. No. 38 including all other easementary rights appurtenant and belonging thereto, situated at Village – Beltarodi, within the limits of Gram Panchayat Besa in Tahsil - Nagpur (Rural) and District – NAGPUR by way of Sale to Galaxy Associates, by a Sale Deed dated 16-04-2015, which is Registered at the

Office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 2840 on even date. As a result therefore the said Galaxy Associates has now become an exclusive, absolute and full Owner of Plot No. 6 and 7 containing by total admeasurement 464.25 Sq. Mtrs. situated at Village – Beltarodi in Tahsil – Nagpur (Rural) and District – Nagpur and the same is also accordingly mutated in her name in all relevant records and also on 7/12 extract.

(15) THAT the aforesaid Plot Nos. 6 & 7 amalgamated by the Nagpur Improvement Trust, Nagpur into a single unit and accordingly an Amalgamated Letter to that effect is also issued by the Nagpur Improvement Trust, Nagpur in favour of the Grantor vide its Amalgamation Letter No. AE(M-1)/1116(6 & 7) Dated 15-12-2016

(16) THAT, the aforesaid M/s. Galaxy Associates has now decided to develop the said Amalgamated Plot No. 6-7, situated at Village Beltarodi in Tahsil – Nagpur (Rural) and District – NAGPUR into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.

(17) THAT, accordingly the said M/s. Galaxy Associates has prepared the Plan of the Multistoried Building proposed to be constructed on the said Amalgamated Plot No. 6-7 and to be known and styled as **"GALAXY MANSION-IX"** and the same is sanctioned and approved by the Assistant Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide his Building Permit No. B.E.(NMRDA)/South/Nagpur (Rural)/Case No. MB-7413/2019022534/1708 Dated 20-05-2019.

(18) THAT, the aforesaid entire property comprising ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 6-7 containing by admeasurement 464.25 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 31/2 of MOUZA – BELTARODI, P.S.K. No. 38 TOGETHERWITH the Multistoried Building proposed to be constructed thereon and to be known and styled as **"GALAXY MANSION-IX"**, including all other easementary rights appurtenant and belonging thereto, situated at Village Beltarodi, within the limits of Nagpur Metro Region in Tahsil – Nagpur Rural and District – NAGPUR is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on 20/06/2019 and the same is registered at the Office of the Sub Registrar, Nagpur - 7 in Book No. 1 at Sr. No. 5944 on even date.

(19) THAT, for the purpose of verification of title, the following documents relating to the property comprising ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 6-7 containing by admeasurement 464.25 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 31/2 of MOUZA – BELTARODI, P.S.K. No. 38 including all other easementary rights appurtenant and belonging thereto, situated at Village – Beltarodi, within the limits of Gram Panchayat Besa in Tahsil - Nagpur (Rural) and District – NAGPUR, are provided to us :-

(i) Copy of Order of U.L.C. Dated 15-06-2004.
(ii) Copy of N.A. Order for Kh. No. 31/2 Dated 02-12-2004.
(iii) Copy of Agreement of Development and Sale Dated 13-04-2004
(iv) Copy of General Power of Attorney Dated 13-04-2004
(v) Copy of Sanctioned Layout Plan Dated 10-02-2006
(vi) Copy of Sale Deed Dated 31-10-2011.
(vii) Copy of Sale Deed Dated 16-04-2015 for Plot No. 6
(viii) Copy of Sale Deed Dated 16-04-2015 for Plot No. 7
(ix) Copy of Release Letter Dated 01-04-2015
(x) Copy of Release Letter Dated 01-04-2015
(xi) Copy of Amalgamation Letter Dated 05-12-2016
(xii) Copy of Sanctioned Building Plan Dated 20-05-2019
(xiii) Copy of 7/12 Extract of Amalgameted Plot No. 6-7 of M/s. Galaxy Associates.
(xiv) Copy of Grampanchayat Besa Tax Receipt of Amalgamated Plot No. 6-7.

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

(21) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Amalgamated Kh. No. 31/2 for the period of 13 (Thirteen) Years (i.e. from 2008 to 2019) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH004669861201920E Dated 30-07-2019.

(22) THAT, during our online search we did not came across any adverse entry recorded relating to the aforesaid property and therefore the aforesaid present Owner namely M/S. Galaxy Associates holds a good, valid and marketable title in respect of the said entire property.

(23) THAT, with the result we are of the Opinion that the aforesaid present Owner holds a good, valid and marketable title in respect of its aforesaid property and has fully entitled to develop the said property into a Residential Estate by constructing Multistoried Building thereon as per the sanctioned Building Map Dated 20-05-2019 and also deal with the said property as per its own wish, choice and desire and can very well execute various Agreements to Sell and Sale Deeds relating to the aforesaid property out of the aforesaid entire Project known and styled as **"GALAXY MANSION-VII"**, in favour of the prospective Purchasers/Buyers.

(24) 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.

(25) THAT, naturally therefore any prospective buyer/purchaser who desires to purchase a Built-up premises in the Scheme/Complex proposed to be constructed on Amalgamated Plot No. 6-7 containing by admeasurement 464.25 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 31/2 of Mouza – BELTARODI, P.S.K 38-A TOGETHERWITH the Multistoried Building proposed to be constructed thereon and to be known and styled as **"GALAXY MANSION-IX"**, situated at Village Beltarodi, within the limits of Nagpur Metro Region in Tahsil – Nagpur Rural 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 in the capacity of Land Owner and Developer.

(26) 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.

SANDEEP SHASTRI & ASSOCIATES NAGPUR

SANDEEP A. SHASTRI
ADVOCATE