CHALLAN
MTR Form Number-6

GRN	MH007621391201920E	BARCODE		Date	22/10/2019-16:58:24	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)	

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

Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332019102214726	237061197
Cheque/DD No.		Bank Date	RBI Date	22/10/2019-16:58:55	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 657218226 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 नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 22-10-2019 05:03:53

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MH007621391201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Oct 2019	Receipt	Receipt no.: 1111639169
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Vela Harishchandr S.No/CTS No/G.No. : 13
	Period of search :	From :2007 To :2019
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH007621391201920E		
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'.		

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SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

44-1920-1951

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 : 23-10-2019

TITLE VERIFICATION REPORT

Under instructions and authority from our client **SHRI. SANJAY PURANMAL AGRAWAL,** (Aadhar Unique Identity No. 6684 7461 8753), Resident of "Spring Villa", R.S. Shukla Marg, Opp. Chief Minister's Secretariat, Civil Lines, Nagpur – 440 001, Tahsil and District – NAGPUR, we have investigated the title relating to the property comprising ALL THAT Piece and parcel of Non Agricultural land bearing Khasra/Survey/Gut No. 13/3 (Old Kh. No. 13), having an area of 3.07 Hectares (i.e. 30700 Sq. Mtrs.), Land Revenue Rs. 16.30/-, (consisting of various Plots of different sizes therein), held in Occupancy Class-1 Rights of Mouza – WELA HARISHCHANDRA, P.S.K. 38, including all other easementary rights appurtenant and belonging thereto, both situated at Village – WELA HARISHCHANDRA, within the limits of Grampanchayat - WELA (HARI) in Tahsil – NAGPUR (RURAL) and District – NAGPUR and our findings are as under :-

(1) THAT, ALL THAT Piece and parcel of land bearing Khasra/Survey/Gut No. 13, having an area of 5.09 Hectares (i.e. 50900 Sq. Mtrs.), Land Revenue Rs. 29.28, held in Occupancy Class-1 Rights of Mouza – WELA HARISHCHANDRA, P.S.K. 38, including all kinds of trees, shrubs, passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – WELA HARISHCHANDRA, within the limits of Grampanchayat - WELA (HARI) in Tahsil – NAGPUR (RURAL) and District – NAGPUR, originally belonged to Shri. Chandrabhan S/o Jagan Kamble, being the recorded owner thereof.

(2) THAT, the aforesaid entire land is converted from Bhogwatdar Class-II Rights into Bhogwatdar Class-1 Rights by the Sub Divisional Officer, Nagpur vide his Order Dated 17-04-1997 passed in Revenue Case No. 166/LND-18/1996-97 of Mouza – Wela Harishchandra.

(3) THAT, the aforesaid Shri. Chandrabhan S/o Jagan Kamble lateron agreed to sell the aforesaid entire property (i.e. Agricultural land bearing Kh./Survey/Gut No. 13) to Shri. Mohan S/o Dayaram Choithani upon the several terms and conditions. The said Shri. Mohan Dayaram Choithani lateron dropped the idea of purchasing the said

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property and further requested the then Owner Shri. Chandrabhan Jagan Kamble to sell the aforesaid property to Shri. Kalayil Joseph Babu S/o T.P. Joseph, (Co-ordinator of Vidarbha Division for Navjeevan Community Development Society, New Delhi).

(4) THAT, considering the request of Shri. Mohan Dayaram Choithani and Shri. Kalayil Joseph Babu S/o T.P. Joseph, (Co-ordinator of Vidarbha Division for Navjeevan Community Development Society, New Delhi) being his nominee, the aforesaid the then Owner Shri. Chandrabhan Jagan Kamble through his Attorney Shri. Mohan Dayaram Choithani transferred/sold All That Piece and Parcel of Agricultural land having an area of 1.32 Hectares comprising the Eastern Portion of the entire land bearing Kh. No. 13 of Mouza – Wela Harishchandra having a total area of 5.09 Hectares, situated at Village – Wela harishchandra, Grampanchayat – Wela (Hari) in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to Shri. Kalayil Joseph Babu S/o T.P. Joseph, (Co-ordinator of Vidarbha Division for Navjeevan Community Development Society, New Delhi) by a Sale Deed Dated 08-10-1998, which is registered at the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 2222 on Pages 148 to 152 at Sr. No. 7762(P) on even date. The said Sale Deed is signed by Shri. Mohan Dayaram Choithani in the capacity of Consentor.

(5) THAT, the aforesaid the then Owner Shri. Chandrabhan Jagan Kamble through his Attorney Shri. Mohan Dayaram Choithani further transferred/sold All That Piece and Parcel of Agricultural land having an area of 1.32 Hectares comprising the Eastern Portion of the entire land bearing Kh. No. 13 of Mouza – Wela Harishchandra having a total area of 5.09 Hectares, situated at Village – Wela harishchandra, Grampanchayat – Wela (Hari) in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to Shri. Kalayil Joseph Babu S/o T.P. Joseph, (Co-ordinator of Vidarbha Division for Navjeevan Community Development Society, New Delhi) by a Sale Deed Dated 08-10-1998, which is registered at the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 2222 on Pages 153 to 157 at Sr. No. 7763(P) on even date. The said Sale Deed is signed by Shri. Mohan Dayaram Choithani in the capacity of Consentor.

(6) THAT, the aforesaid the then Owner Shri. Chandrabhan Jagan Kamble through his Attorney Shri. Mohan Dayaram Choithani through his Attorney Shri. Mohan Dayaram Choithani further transferred/sold All That Piece and Parcel of Agricultural land having an area of 1.32 Hectares comprising the Eastern Portion of the entire land bearing Kh. No. 13 of Mouza – Wela Harishchandra having a total area of 5.09 Hectares, situated at Village – Wela harishchandra, Grampanchayat – Wela (Hari) in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to Shri. Kalayil Joseph Babu S/o T.P. Joseph, (Co-ordinator of Vidarbha Division for Navjeevan Community Development Society, New Delhi) by a Sale Deed Dated 08-10-1998, which is registered at the Office of the Sub Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 2222 on Pages 139 to 143 at Sr. No. 7760(P) on even date. The said Sale Deed is signed by Shri. Mohan Dayaram Choithani in the capacity of Consentor.

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(7) THAT, the aforesaid the then Owner Shri. Chandrabhan Jagan Kamble through his Attorney Shri. Mohan Dayaram Choithani further transferred/sold All That Piece and Parcel of Agricultural land having an area of 1.13 Hectares comprising the Western Portion of the entire land bearing Kh. No. 13 of Mouza – Wela Harishchandra having a total area of 5.09 Hectares, situated at Village – Wela harishchandra, Grampanchayat – Wela (Hari) in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to Shri. Kalayil Joseph Babu S/o T.P. Joseph, (Co-ordinator of Vidarbha Division for Navjeevan Community Development Society, New Delhi) by a Sale Deed Dated 17-03-1999, which is registered at the Office of the Sub Registrar, Nagpur City-1 in Addl. Book No. 1, Volume No. 2345 on Pages 136 to 140 at Sr. No. 2150(P) on even date. The said Sale Deed is signed by Shri. Mohan Dayaram Choithani in the capacity of Consentor.

(8) THAT, the Revenue Authority further allotted new Kh. No. 13/2 to the aforesaid Eastern Portion of Kh. No. 13 (Old) purchased by Shri. Kalayil Joseph Babu S/o T.P. Joseph, (Co-ordinator of Vidarbha Division for Navjeevan Community Development Society, New Delhi) by three different Sale Deeds all Dated 08-10-1998 as mentioned hereinabove, having a total area of 3.96 Hectares (i.e. 1.32 + 1.32 + 1.32 = 3.96 Hectares) and thus the said Eastern Portion now identified as Kh./Survey/Gut No. 13/2 (Old Kh. No. 13), having an area of 3.96 Hectares, situated at Village – Wela Harishchandra in Tahsil – Nagpur (Rural) and District – NAGPUR.

(9) THAT, by an Agreement to Sell Dated 21-08-2001 the aforesaid Shri. Kalayil Joseph Babu S/o T.P. Joseph, (Co-ordinator of Vidarbha Division for Navjeevan Community Development Society, New Delhi) had agreed to sell the aforesaid property alongwith Kh. Nos. 11 and 12 of Mouza – Wela Harishchandra, in Tahsil – Nagpur (Rural) and District – Nagpur to Shri. Subodh S/o Amarnath Arora upon the several terms and conditions contained therein. The said Agreement is un-registered.

(10) THAT, the aforesaid Shri. Subodh Amarnath Arora lateron dropped the idea of purchasing the said Agricultural Land and he has further requested Shri. Kalayil Joseph Babu S/o T.P. Joseph, (Co-ordinator of Vidarbha Division for Navjeevan Community Development Society, New Delhi) to execute the Sale Deeds in respect of the aforesaid property in favour of (i) Shri. Rajesh S/o Gourishankar Kedia, (ii) Smt. Jaya W/o Rajesh Kedia, (iii) Shri. Sanjay S/o Puranmal Agrawal and (iv) Smt. Sarita W/o Sanjay Agrawal, being his nominees.

(11) THAT, considering the request of Shri. Subodh Amarnath Arora and the aforesaid Shri. Rajesh Gourishankar Kedia and others being his nominees, the aforesaid Shri. Kalayil Joseph Babu S/o T.P. Joseph, (Co-ordinator of Vidarbha Division for Navjeevan Community Development Society, New Delhi) lateron transferred/sold All That Piece and Parcel of land containing by admeasurement 3.07 Hectares comprising the Eastern Portion of the entire land bearing Kh./Survey/Gut No. 13/2 having a total area of 3.96 Hectares, Land Revenue Rs. 21/- yearly, held in Occupancy Class-I Rights of Mouza – Wela Harishchandra, Grampanchayat – Wela (Hari), situated at Village – Wela Harishchandra, in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to

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(i) Shri. Rajesh Gourishankar Kedia, (ii) Smt. Jaya Rajesh Kedia, (iii) Shri. Sanjay Puranmal Agrawal and (iv) Smt. Sarita Sanjay Agrawal jointly by a Sale Deed Dated 03-02-2003, which is registered at the Office of the Sub Registrar, Nagpur Rural (10) in Book No. 1 at Sr. No. 507 on even date. The said Sale Deed is signed by Shri. Subodh Amarnath Arora in the capacity of Consentor. The said portion is allotted new Khasra No. 13/3 by the Revenue Authority.

(12) THAT, in the like manner the aforesaid Shri. Kalayil Joseph Babu S/o T.P. Joseph, (Co-ordinator of Vidarbha Division for Navjeevan Community Development Society, New Delhi) further transferred/sold All That Piece and Parcel of land containing by admeasurement 0.89 Hectare comprising the remaining part of Eastern Portion of the entire land bearing Kh./Survey/Gut No. 13/2 having a total area of 3.96 Hectares, Land Revenue Rs. 4.70/- yearly, held in Occupancy Class-I Rights of Mouza – Wela Harishchandra, Grampanchayat – Wela (Hari), situated at Village – Wela Harishchandra, in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to Smt. Nira Wd/o Late Shri Subodh Arora, by a Sale Deed Dated 09-03-2004, which is registered at the Office of the Sub Registrar, Nagpur Rural (10) in Book No. 1 at Sr. No. 1485/04 on even date. The said portion is allotted new Khasra No. 13/2 by the Revenue Authority.

(13) THAT, the aforesaid Smt. Nira Wd/o Late Shri Subodh Arora lateron in her turn transferred/sold the aforesaid property comprising All That Piece and Parcel of land containing by admeasurement 0.89 Hectare comprising the remaining part of Eastern Portion of the entire land bearing Kh./Survey/Gut No. 13/2 having a total area of 3.96 Hectares, Land Revenue Rs. 4.70/- yearly, held in Occupancy Class-I Rights of Mouza – Wela Harishchandra, Grampanchayat – Wela (Hari), situated at Village – Wela Harishchandra, in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to (i) Shri. Rajesh Gourishankar Kedia, (ii) Smt. Jaya Rajesh Kedia, (iii) Shri. Sanjay Puranmal Agrawal and (iv) Smt. Sarita Sanjay Agrawal jointly by a Sale Deed Dated 13-04-2004, which is registered at the Office of the Sub Registrar, Nagpur Rural (10) in Book No. 1 at Sr. No. 2289/04 on even date. As a result therefore the said (i) Shri. Rajesh Gourishankar Kedia, (ii) Smt. Jaya Rajesh Kedia, (iii) Shri. Sanjay Puranmal Agrawal and (iv) Smt. Sarita Sanjay Agrawal became the Joint/Co-Owners of the aforesaid property bearing Kh./Survey No. 13/2, having an area of 3.96 Hectares (i.e. 3.07 + 0.89 = 3.96 Hectares), situated at Village – Wela Harishchandra, Grampanchayat – Wela (Hari) in Tahsil – Nagpur (Rural) and District – NAGPUR, each of them having Undivided 1/4th share and interest in the said property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records as also in 7/12 extract.

(14) THAT, the aforesaid Shri. Rajesh Gourishankar Kedia & Smt. Jaya Rajesh Kedia, further transferred/sold their Undivided 50% (Fifty Percent) share and interest in the aforesaid Piece of land containing by admeasurement 3.07 Hectares out of Kh./Survey/Gut No. 13/3 having a total area of 3.96 Hectares, Land Revenue Rs. 16.30

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held in Occupancy Class-I Rights of Mouza – Wela Harishchandra in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to Shri. Sanjay S/o Puranmal Agrawal, by a Sale Deed Dated 17-07-2019, which is registered at the Office of the Joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 6501 on even date. The said Sale Deed is signed by the remaining Co-owner namely Smt. Sarita Sanjay Agrawal in the capacity of Consentor.

(15) THAT, in the like manner the aforesaid Shri. Rajesh Gourishankar Kedia & Smt. Jaya Rajesh Kedia, further transferred/sold their Undivided 50% (Fifty Percent) share and interest in the aforesaid Piece of land containing by admeasurement 0.89 Hectare out of Kh./Survey/Gut No. 13/2 having a total area of 3.96 Hectares, Land Revenue Rs. 4.70 held in Occupancy Class-I Rights of Mouza – Wela Harishchandra in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to Shri. Sanjay S/o Puranmal Agrawal, by a Sale Deed Dated 17-07-2019, which is registered at the Office of the Joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 6499 on even date. The said Sale Deed is signed by the remaining Co-owner namely Smt. Sarita Sanjay Agrawal in the capacity of Consentor.

(16) THAT, the aforesaid Smt. Sarita Sanjay Agrawal lateron by a Gift Deed Dated 03-10-2019 Gifted her 1/4th OR 25 Percent share and interest in All Those Pieces and Parcel of land containing by admeasurement 3.07 Hectares and 0.89 Hectare thus total area of 3.96 Hectares out of the entire land bearing Kh./Survey/Gut Nos. 13/3 & 13/2 respectively, Land Revenue Rs. 21/- Yearly, held in Occupancy Class-I Rights of Mouza – Wela Harishchandra, Grampanchayat – Wela (Hari) in Tahsil – Nagpur (Rural) and District – Nagpur in favour of Shri Sanjay Puranmal Agrawal and the said Gift Deed is registered at the Office of the Joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 8185 on 03-10-2019. As a result therefore the said Shri Sanjay Puranmal Agrawal has now become an exclusive, absolute and full Owner of the aforesaid Agricultural land bearing Kh./Survey/Gut No. 13/3 having an area of 3.07 Hectare, situated at Village – Wela Harishchandra in Tahsil – Nagpur (Rural) and District – Nagpur with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records and also in 7/12 Extract. As a result therefore the said Shri. Sanjay Puranmal Agrawal is now fully entitled to deal with the said property and also acquired absolute and full right to prepare the Layout on the said Piece of land by carving out various Plots of different sizes therein.

(17) THAT, the aforesaid Shri. Sanjay Puranmal Agrawal lateron decided to develop the said entire land into a Layout by carving out various Plots of different sizes therein as per Rules and Regulations.

(18) THAT, accordingly the said Shri. Sanjay Puranmal Agrawal has prepared a layout of the aforesaid entire land by carving out various Plots of different sizes and known and styled as "BHAKTI PARK" and the said layout is sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its sanctioned Order No. EE/NMRDA/2750 Dated 21-09-2019.

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(19) 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 aforesaid Project is an ongoing Project and therefore the provisions of the said Act, Rules, Regulations and Bye-laws thereof are applicable to the said Project. At present the said Proposed Project is not registered with RERA.

(20) THAT, for the purpose of verification of title, the following documents relating to the property comprising Non Agricultural land bearing Khasra/Survey/Gut No. 13/3, having an area of 3.07 Hectares, Land Revenue Rs. 16.30/-, (consisting of various Plots of different sizes therein), held in Occupancy Class-1 Rights of Mouza – WELA HARISHCHANDRA, P.S.K. 38, situated at Village – WELA HARISHCHANDRA, within the limits of Grampanchayat - WELA (HARI) in Tahsil – NAGPUR (RURAL) and District – NAGPUR are provided to us :-

(i) Sketch of Kh./Survey No. 13/3.

(ii) Sale Deed for Part of Kh. No. 13 Dated 08-10-1998 between Shri Chandrabhan Jagan Kamble, Shri. Kalayil Joseph Babu and Shri. Mohan Dayaram Choithani.

(iii) Sale Deed for Part of Kh. No. 13 Dated 08-10-1998 between Shri Chandrabhan Jagan Kamble, Shri. Kalayil Joseph Babu and Shri. Mohan Dayaram Choithani.

(iv) Sale Deed for Part of Kh. No. 13 Dated 08-10-1998 between Shri Chandrabhan Jagan Kamble, Shri. Kalayil Joseph Babu and Shri. Mohan Dayaram Choithani.

(v) Sale Deed for Part of Kh. No. 13 Dated 08-10-1998 between Shri Chandrabhan Jagan Kamble, Shri. Kalayil Joseph Babu and Shri. Mohan Dayaram Choithani.

(vi) Agreement to Sell Dated 21-08-2001 for Kh. No. 13/3 between Shri. Kalyal Joseph Babu and Shri Subodh Amarnath Arora.

(vii) Sale Deed for Part of Kh./Survey No. 13/3 Dated 03-02-2003 between Shri Rajesh Gourishankar Kedia and others, Shri Kalayil Joseph Babu & Shri Subodh Amarnath Arora.

(viii) Sale Deed for Part of Kh./Survey No. 13/3 Dated 09-03-2004 between Shri Kalayil Joseph Babu & Smt. Nira Subodh Arora.

(ix) Sale Deed for Part of Kh./Survey No. 13/3 Dated 13-04-2004 between Shri Rajesh Gourishankar Kedia and others and Smt. Nira Subodh Arora.

(x) Sale Deed for 50% share of Kh./Survey No. 13/3 Dated 17-07-2019 between Smt. Jaya Devi Rajeshkumar Kedia and 1, Shri Sanjay Puranmal Agrawal and Smt. Sarita Sanjay Agrawal.

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(xi) Sale Deed for 50% share of Kh./Survey No. 13/3 Dated 17-07-2019 between Smt. Jaya Devi Rajeshkumar Kedia and 1, Shri Sanjay Puranmal Agrawal and Smt. Sarita Sanjay Agrawal.

(xii) Gift Deed for 25% share in Part of Kh./Survey No. 13/3 Dated 03-10-2019 between Smt. Sarita Sanjay Agrawal and Shri Sanjay Puranmal Agrawal.

(xiii) 7/12 Extract of Kh./Survey No. 13.

(xiv) 7/12 Extract of Kh./Survey No. 13/3.

(xv) Grmpanchayat Tax Receipt.

(21) 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 namely Shri. Sanjay Puranmal Agrawal . In the Like manner it is further necessary to obtain an Affidavit from the said owner Shri. Sanjay Puranmal Agrawal that he has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or a third party interest is created.

(22) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Kh. No. 13/3 of Mouza – Wela Harishchandra 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. MH007621391201920E Dated 22-10-2019. The Original Challan Copy of the same is enclosed herewith.

(23) 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. Sanjay Puranmal Agrawal holds a good, valid and marketable title in respect of the aforesaid property and he is fully entitled to develop and deal with the said property with prospective buyers in the capacity of Owner / Developer.

(24) THAT, naturally therefore any prospective buyer/purchaser, who desires to purchase a Plot(s) in the said sanctioned Layout carved out on Khasra/Survey/Gut No. 13/3, having a total area of 3.07 Hectare (i.e. 30700 Sq. Mtrs.), of Mouza – WELA HARISHCHANDRA, P.S.K. 38, situated at Village – WELA HARISHCHADNRA, within the limits of Grampanchayat - WELA (HARI) in Tahsil – NAGPUR (RURAL) and District – NAGPUR shall also acquire equally good, valid and marketable title thereto on obtaining a proper and registered Sale Deed from the present Owner Shri. Sanjay Puranmal Agrawal in the capacity of Land Owner and Developer.

(25) 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 (i.e. Open Plot(s) to any Financial Institution by way of security for the repayment of loan, if any advanced to her/him/them/it.

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SCHEDULE OF PROPERTY

ALL THAT Piece and parcel of Non Agricultural land bearing Khasra/Survey/Gut No. 13/3 (Old Kh. No. 13), having an area of 3.07 Hectares (i.e. 30700 Sq. Mtrs.), Land Revenue Rs. 16.30/-, (consisting of various Plots of different sizes therein), held in Occupancy Class-1 Rights of Mouza – WELA HARISHCHANDRA, P.S.K. 38, including all other easementary rights appurtenant and belonging thereto, both situated at Village – WELA HARISHCHANDRA, within the limits of Grampanchayat - WELA (HARI) in Tahsil – NAGPUR (RURAL) and District – NAGPUR and bounded as under :-

ON THE EAST	-	**LAND OF SURVEY KH. NO. 12,**
ON THE WEST	-	**LAND OF SURVEY KH. NO. 13/2,**
ON THE NORTH	-	**GOTAL-PANJRI SHIV,**
ON THE SOUTH	-	**ROAD.**

Hence this report.

SANDEEP SHASTRI
ADVOCATE

SANDEEP SHASTRI & ASSOCIATES NAGPUR

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