CHALLAN
MTR Form Number-6

GRN	MH010334861201920E	BARCODE		Date	03/01/2020-17:45:30	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)	
		Amount In Words	Three Hundred Twenty Five Rupees Only

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

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020010315586	247177255
Cheque/DD No.		Bank Date	RBI Date	03/01/2020-17:46:37	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 542885640 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 कारणासाठी वैध आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

SANDEEP SHASTRI & ASSOCIATES NAGPUR

Print Date 03-01-2020 05:48:31

MH010334861201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
03 Jan 2020	Receipt	Receipt no.: 1111692124
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Khamala S.No/CTS No/G.No. : 2040
	Period of search :	From :2008 To :2020
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010334861201920E		
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 & ASSOCIATES
NAGPUR

22-1920-2350

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

DATED : 13-01-2020

TITLE VERIFICATION REPORT

Under instructions and authority from our Client GOVIND URBAN CREDIT CO-OPERATIVE SOCIETY, A Society duly registered under the Maharashtra Co-Operative Societies Act 1960 (XDV) of 1960 (Act No. XXIV of 1961), bearing Registration No. 356/87-88 having its Registered Office at Plot No. 101 & 102, "Maharaja Tower", Krida Chowk, Hanuman Nagar, Nagpur and acting through it's Hon'ble President SHRI. ABHIJIT S/o GOVINDRAO WANJARI, Resident of Plot No. 138, Dattatraya Nagar, Nagpur, Tahsil and District – NAGPUR, we have investigated the title relating to the property comprising ALL THAT Piece and parcel of land containing by admeasurements 1132.50 Sq. Mtrs. (OR 12190.23 Sq. Ft.) (i.e. 537 Sq. Mtrs. + 595.50 Sq. Mtrs. = 1132.50 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 76, 77 and 80/1 of MOUZA – KHAMLA, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 3646, City Survey No. 2040 and Sheet Nos. 242/33 of Mouza - Khamla, situated at Khamla Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, and my findings are as under :-

(1) THAT, ALL THOSE Pieces and parcel of lands bearing Kh./Survey Nos. 76, 77 and 80/1 (Old No. 80), having a total area of 29.96 Acres of MOUZA – KHAMLA, P.S.K. 44, Togetherwith the then existing various Structures standing thereon, including all other easementary rights appurtenant and belonging thereto, all situated at Khamla Road, Nagpur in Tahsil and District – NAGPUR, Originally belonged to Shri Keshavprasad Awasthi, who lateron in his turn transferred the same by way of sale to one Shri Ganpatrao Pande, by a registered Sale Deed Dated 29-07-1930. Some time in the year 1965-1970 Survey was taken in the Nagpur City and thereby constructed portion was allotted different Survey Numbers and Open lands were given different Survey Numbers by the City Survey Department.

(2) THAT, after completed survey of the aforesaid land of Shri Ganpatrao Pande, the constructed portion was given City Survey No. 2040 and Sheet No. 242/33 of Mouza – Khamla and the adjacent open land was given City Survey No. 2041 and Sheet No.

242/33 of Mouza – Khamla. However the City Survey Records of Survey No. 2040 shows an area of 537.00 Sq. Mtrs. instead of 1132.50 Sq. Mtrs. of Mouza –Khamla.

(3) THAT, some time in the year 1950 the aforesaid Shri Ganpatrao Pande executed a Family Partition in between himself, his two sons namely (1) Shri Raghuvirprasad Pande and (ii) Shri Ishwariprasad Pande and his wife Smt. Chandramohini Pande and thereby they Partitioned their various properties including the aforesaid Khamla Property and in terms of which the aforesaid property situated at Khamla was allotted to the exclusive share of Shri Raghuvirprasad S/o Ganpatrao Pande absolutely forever with heritable and transferable rights therein and the same was also accordingly mutated in his sole name in all relevant records.

(4) THAT, the aforesaid Shri Raghuvirprasad Ganpatrao Pande left for heavenly abode some time in the year 1974 and consequent upon his death/demise, his aforesaid property devolved upon his Widow Smt. Vimladevi Pande and four sons namely (i) Shri Manoharprasad Pande, (ii) Shri Maheshprasad Pande, (iii) Shri Narayanprasad Pande and (iv) Shri Amleshprasad Pande and three married daughters namely (i) Smt. Pratima Madanmohan Dubey, (ii) Smt. Usha Girish Shukla and (iii) Smt. Veena Jagdish Mishra jointly by way of intestate succession, being the only legal heirs of the deceased.

(5) THAT, during the course of time the aforesaid Shri Narayanprasad Raghuvirprasad Pande left for heavenly abode on 14-09-2000 and consequent upon his death/demise, his share in the aforesaid property devolved upon his Widow Smt. Jyoti Pande and only son Shri Abhishek Pande jointly by way of intestate succession, being the only legal heirs of the deceased.

(6) THAT, the aforesaid Shri Amleshprasad S/o Late Shri Raghuvirprasad Pande also left for heavenly abode on 01-09-2001 and consequent upon his death/demise, his share in the aforesaid property devolved upon his Widow Smt. Manjushree Pande and 2 sons namely (I) Shri Lavkesh Pande and (ii) Shri Vaiubhav Pande jointly by way of intestate succession, being the only legal heirs of the deceased.

(7) THAT, during her life time the aforesaid Smt. Vimladevi Raghuvirprasad Pande executed her LAST WILL AND TESTAMENT on 26-03-2000 and thereby she gave and bequeathed her share in the aforesaid property to her four sons namely (i) Shri Manoharprasad Pande, (ii) Shri Maheshprasad Pande, (iii) Shri Narayanprasad Pande and (iv) Shri Amleshprasad Pande jointly absolutely forever with heritable and transferable rights therein.

(8) THAT, as the aforesaid Will of Late Smt. Vimaldevi Raghuvirprasad Pande was in the Custody of Addl. District Registrar Class-1, Nagpur and the same was opened on 18-04-2006 after the death of Late Smt. Vimladevi Pande and by the said Will the said Late Smt. Vimladevi Raghuvirprasad Pande had given her share of Khamla property to her aforesaid four sons namely (i) Shri Manoharprasad Pande, (ii) Shri Maheshprasad

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Pande, (iii) Shri Narayanprasad Pande and (iv) Shri Amleshprasad Pande jointly absolutely forever with heritable and transferable rights therein.

(9) THAT, in the aforesaid circumstances and as per legal position, the aforesaid (1) Shri Manohar Prasad S/o Late Shri Raghuvir Prasad Pande, (2) Shri Mahesh Prasad S/o Late Shri Raghuvir Prasad Pande, (3) Smt. Jyoti W/o Late Shri Narayan Prasad Pande, (4) Shri. Abhishek S/o Late Shri Narayanprasad Pande, (5) Smt. Manjushree W/o Late Shri Amlesh Prasad Pande, (6) Shri Lavkesh S/o Late Shri Amlesh Prasad Pande, (7) Shri Vaibhav S/o Late Shri Amleshprasad Pande, (8) Smt. Pratima W/o Madanmohan Dubey, (9) Smt. Usha W/o Girish Shukla and (10) Smt. Veena W/o Jagdish Mishra became the Joint/Co-Owners of the aforesaid property bearing City Survey No. 2040, Sheet No. 242/33 of Mouza – KHAMLA out of Kh. Nos. 76, 77 and 80/1 situated at Khamla Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – Nagpur and the remaining portion i.e. City Survey No. 2041 of Mouza – Khamla was also duly mutated in their joint names in all relevant records with heritable and transferable rights therein.

(10) THAT, the aforesaid (1) Shri Manohar Prasad Raghuvir Prasad Pande, (2) Shri Mahesh Prasad Raghuvir Prasad Pande, (3) Smt. Jyoti Narayan Prasad Pande, (4) Shri. Abhishek Narayanprasad Pande, (5) Smt. Manjushree Amlesh Prasad Pande, (6) Shri Lavkesh Amlesh Prasad Pande, (7) Shri Vaibhav Amleshprasad Pande, (8) Smt. Pratima Madanmohan Dubey, (9) Smt. Usha Girish Shukla and (10) Smt. Veena Jagdish Mishra lateron in their turn jointly transferred/sold ALL THAT Piece and parcel of land containing by admeasurements 537 Sq. Mtrs. (OR 5780.26 Sq. Ft.) bearing City Survey No. 2040, Sheet No. 33 out of the entire land bearing Kh. Nos. 76, 77 and 80/1 of MOUZA – KHAMLA, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 3646, City Survey No. 2040 and Sheet Nos. 242/33 situated at Khamla Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of sale to M/s. SKYLINE DEVELOPER, by a Sale Deed Dated 14-09-2010, which is registered at the Office of the Joint Sub Registrar, Nagpur City No. 8 in Book No. 1 at Sr. No. 4990 on even date.

(11) THAT, during the course of time some dispute regarding measurement of the aforesaid land is arose in between the then Owners and the City Survey Officer No. 3, Nagpur, which was resulted into the initiation of legal proceedings in the court of law and the then owners namely Shri Manohar Prasad Raghuvirprasad Pande and 9 others preferred an appeal before the Superintendent, Land Revenue, Nagpur, which was registered as Appeal No. 743/11 Dated 10-05-2012 against City Survey Officer No. 3, Nagpur. After hearing both the Parties at length, the Superintendent, Land Revenue, Nagpur admitted the Appeal of the then Owners and passed the orders to correct the records of City Survey by correcting the necessary entry on the property Card regarding area of the aforesaid Plot of land. In pursuance of the said Order necessary entry has been taken on the property card by the City Survey Office, Nagpur.

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(12) THAT, the aforesaid (1) Shri Manohar Prasad Raghuvir Prasad Pande, (2) Shri Mahesh Prasad Raghuvir Prasad Pande, (3) Smt. Jyoti Narayan Prasad Pande, (4) Shri. Abhishek Narayanprasad Pande, (5) Smt. Manjushree Amlesh Prasad Pande, (6) Shri Lavkesh Amlesh Prasad Pande, (7) Shri Vaibhav Amleshprasad Pande, (8) Smt. Pratima Madanmohan Dubey, (9) Smt. Usha Girish Shukla and (10) Smt. Veena Jagdish Mishra further jointly transferred/sold ALL THAT Piece and parcel of land containing by admeasurements 595.50 Sq. Mtrs. (OR 6409.962 Sq. Ft.) bearing City Survey No. 2040, Sheet No. 33 out of the entire land bearing Kh. Nos. 76, 77 and 80/1 of MOUZA – KHAMLA, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 3646, City Survey No. 2040 and Sheet Nos. 242/33 situated at Khamla Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of sale to M/s. SKYLINE DEVELOPER, by a Sale Deed Dated 01-12-2012, which is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 6043 on even date.

(13) THAT, the aforesaid M/s. SKYLINE DEVELOPER lateron decided to develop the said property into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly it has prepared the Building Plan of the Multistoreyed Building proposed to be constructed on the said Plot of land and the same is duly sanctioned and approved by the Assistant Director (I/c), Town Planning Department, Nagpur Municipal Corporation, Nagpur vide its Building Permit No. 109/BP/Khamla/TP/NMC/256 Dated 15-02-2014. However the aforesaid M/s. SKYLINE DEVELOPER could not start the constructed on the said Plot of land till date and therefore the said land is in vacant condition.

(14) THAT the aforesaid M/s. Skyline Developer lateron transferred the aforesaid property comprising ALL THAT Piece and parcel of land containing by admeasurements 1132.50 Sq. Mtrs. (OR 12190.23 Sq. Ft.) (i.e. 537 Sq. Mtrs. + 595.50 Sq. Mtrs. = 1132.50 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 76, 77 and 80/1 of MOUZA – KHAMLA, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 3646, City Survey No. 2040 and Sheet Nos. 242/33 of Mouza - Khamla, situated at Khamla Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of Sale to Govind Urban Credit Co-Operative Society, by a Sale Deed Dated 24-09-2015, which is registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4849 on even date. A Deed of Correction to the said Sale Deed is also executed thereby correction of manner of payment, and the said Deed of Correction is registered in the Office of the Joint Sub-Registrar, Nagpur- 4 in Book No. 1 at Registration Serial No. 6311 on 29-11-2017. As a result therefore the aforesaid Govind Urban Credit Co-Operative Society has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein.

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(15) THAT, accordingly the said Govind Urban Credit Co-Operative Society has prepared the Plan of the Multistoreyed Building proposed to be constructed on the said Piece of land and to be known and styled as "KHAMLA HEIGHTS" and the same is sanctioned and approved by the Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 394/BP/KHAMLA.TP/NMC/805 Dated 18-10-2019

(16) THAT, the following documents relating to the property comprising Plot of land out of Kh. Nos. 76, 77 and 80/1 of MOUZA – KHAMLA, P.S.K. 44 situated at Khamla Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR are provided to us :-

(i) Copy of Sale Deed Dated 14-09-2010
(ii) Copy of Sale Deed Dated 01-12-2012
(iii) Copy of Sanctioned Building Plan Dated 15-02-2014
(iv) Copy of Sale Deed dated 24-09-2015
(v) Copy of Correction Deed dated 29-11-2017
(vi) Copy of City Survey Aakhiv Patrika
(vii) Copy of latest Corporation Tax Receipt

(17) 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 its ownership rights are affected, diluted or a third party interest is created.

(18) 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. 2040 of MOUZA – KHAMLA for the period of 13 (Thirteen) Years (i.e. from 2008 to 2020) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH010334861201920E Dated 03-01-2020. The Copy of the same is enclosed herewith.

(19) 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 GOVIND URBAN CREDIT CO-OPERATIVE SOCIETY holds a good, valid and marketable title in respect of the said entire property.

(20) THAT, naturally therefore any prospective buyer/purchaser who desires to purchase a Built-up premises (i.e. Apartment) proposed to be constructed on ALL THAT Piece and parcel of land containing by admeasurements 1132.50 Sq. Mtrs. (OR 12190.23 Sq. Ft.) (i.e. 537 Sq. Mtrs. + 595.50 Sq. Mtrs. = 1132.50 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 76, 77 and 80/1 of MOUZA – KHAMLA, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing

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Corporation House No. 3646, City Survey No. 2040 and Sheet Nos. 242/33 of Mouza - Khamla, situated at Khamla Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil 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 GOVIND URBAN CREDIT CO-OPERATIVE SOCIETY in the capacity of Land Owner and Developer.

(21) 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 SHASTRI
ADVOCATE