CHALLAN

MTR Form Number-6

GRN	MH010749216201920E	BARCODE		Date	15/01/2020-11:40:28	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	NEELESH RAMPRASAD SHARMA
Location	PUNE		
Year	2019-2020 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	325.00		
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020011581105	IK0AKJVCQ5
Cheque/DD No.		Bank Date	RBI Date	15/01/2020-11:24:41	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 : 118603361 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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .

27/01/2020

NEELESH R. SHARMA
ADVOCATE

Print Date 15-01-2020 11:41:54

NEELESH R. SHARMA

Advocate

Office Address :
1st Floor,
Namrata Apartments,
Plot No. 68, Atrey
Layout, Ring Road,
Nagpur.
Mobile Nos. 9850819970
8830561488

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Under instructions from my Client M/S. SAMRAT BUILDCON, A Partnership Firm having its Office at Plot No. 49, Bandhu Soni Layout, Parsodi, Nagpur-440022 and acting through its Partners (1) SHRI. RAMSAKHA S/o RAMSHANKAR SHUKLA (2) SHRI. SAURABH S/o RAMYASH SHUKLA (3) MRS. POONAM W/oSAURABH SHUKLA AND (4) MISS. SHRADDHA D/o RAMSAKHA SHUKLA, All Residents of Plot No. 49, Bandhu Soni Layout, Parsodi, Nagpur-440022, Tahsil and District – NAGPUR and my findings are as under :-

(1) THAT the said Owners hereinabovenmaed own and possess the following land comprising ALL THOSE Piece and parcel of land bearing Amalgamated Plot Nos. 73-A, 80 and 81-B out of the sanctioned layout containing by admeasurement 1201.803 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 85/2/2 (Old No. 85/2) of Mouza – DABHA, P.S.K. 7, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 359 and Sheet No. 92, situate at Dabha, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR.

(2) THAT ALL THAT Piece and parcel of land containing by admeasurement 3412 Sq. Ft. (i.e. 316.98 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 85/2/2 (Old No. 85/2) of Mouza – DABHA, P.S.K. 7, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 359 and sheet No. 92, situate at Dabha, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, Originally belonged to Shri. Chokya @ Chokhinath Ramaji Kapse

(3) THAT the aforesaid Shri. Chokhya @ Chokhinath Ramaji Kapse lateron in his turn transferred/sold ALL THAT Piece and parcel of land admeasuring Length North-South 50 Ft. and Breadth East-West 30 Ft. equal to 1500 Sq. Ft. (OR 139.35 Sq. Mtrs.) comprising EASTERN PORTION of the entire land bearing Plot No. 80 containing by total admeasuring 3412 Sq. Ft. (i.e. 316.98 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 85/2/2 (Old No. 85/2) of Mouza – DABHA, P.S.K.7 including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 359 and Sheet No. 92, situate at Dabha, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, by way of sale to Shri. Shriram S/o Eknath Mankar, by a Sale Deed Dated 20-11-1999, which is duly Registered at the office of the Sub-Registrar, Nagpur-4 in Addl. Book No. 1 Volume No. 456 on Pages 116 to 124 at Sr. No. 2837(P) on even date.

(4) THAT the aforesaid Shri. Shriram S/o Eknath Mankar further transferred/sold the said Eastern Portion, containing by admeasurement 1500 Sq. Ft. (OR 139.35 Sq. Mtrs.) situate at Dabha, Nagpur in Tahsil and District – NAGPUR, by way of sale to M/s. Samrat Buildcon, by a Sale Deed Dated 28-10-2016, which is duly Registered in the Office of the Sub-Registrar Nagpur in Book No. 1 at Sr. No. 5765 on even date.

(5) THAT ALL THAT Piece and parcel of land bearing Plot No. 81 being a portion of the entire land bearing Kh No. 85/2/2 (Old No. 85/2) of Mouza – DABHA, P.S.K. 7, including all other easementary rights appurtenant and belonging thereto bearing city Survey No. 359 and Sheet No. 92, situate at Dabha, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, Originally belonged to Shri. Chokhya @ Chokhinath Ramaji Kapse, being his separate property.

(6) THAT the aforesaid Shri. Chokhya @Chokhinath Ramaji Kapse lateron in his turn transferred/sold ALL THAT Piece and parcel of land admeasuring Length North-South 50 Ft. and Breadth East-West 30 Ft. equal to 1500 Sq. Ft (OR 139.35 Sq. Mtrs.) comprising the WESTERN PORTION of the entire land bearing Plot No. 81, being a portion of the entire land bearing Kh. No. 85/2/2 (Old

No. 85/2) of Mouza – DABHA, P.S.K. 7 including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 359 and Sheet No. 92, situate at Dabha, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, by way of sale to Shri. Ramchandra S/o Gulabrao Deshbhratar, by a Sale Deed 12-08-1998, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Addl. Book No. 1, Volume No. 352 on Pages 183 to 186 at Sr. No. 1746 (P) on even date.

(7) THAT the aforesaid Shri. Ramchandra Gulabrao Deshbhratar left for heavenly abode on 07-11-2004 leaving behind him, his Widow Smt. Malabai Wd/o Late Shri. Ramchandra Deshbhratar, 2 Sons namely Shri. Ashok S/o Late Shri. Ramchandra Deshbhratar and Shri. Rohit S/o Late Shri. Ramchandra Deshbhratar and only daughter namely Miss. Pooja D/o Late Shri. Ramchandra Deshbhratar, being the only legal heirs of the deceased, who inherited the aforesaid property jointly by way of intestate succession.

(8) THAT during the course of time the aforesaid Smt. Malabai Wd/o Late Shri. Ramchandra Deshbhratar left for heavenly abode on 20-10-2010 and consequent upon her death/demise, her share in the aforesaid property devolved upon her aforesaid two sons and only daughter namely (i) Shri. Ashok S/o Late Shri. Ramchandra Deshbhratar (ii) Shri. Rohit S/o Late Shri. Ramchandra Deshbhratar and (iii) Miss. Pooja D/o Late Shri. Ramchandra Deshbhratar jointly by way of intestate succession, being the only legal heirs of the deceased.

(9) THAT the aforesaid (i) Shri. Ashok S/o Late Shri. Ramchandra Deshbhratar (ii) Shri. Rohit S/o Late Shri. Ramchandra Deshbhratar and (iii) Miss. Pooja D/o Late Shri. Ramchandra Deshbhratar lateron in their turn jointly transferred/sold their aforesaid joint property by way of sale to M/s. Samrat Buildcon by a Sale Deed Dated 28-10-2016, which is duly Registered in the Office of the Sub-Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 5764 on even date. The said Piece of land further allotted new Plot No. 81-B by the Revenue Authority.

(10) THAT ALL THAT Piece and parcel of Agricultural land bearing

Mouza – DABHA, P.S.K. 7, including Passage, Rights of way, water courses, Path Ways and all other easementary Rights appurtenant and belonging thereto, bearing City Survey No. 359 and Sheet No. 92, situate at Dabha, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, Originally belonged to Shri. Chokhya @ Chokhinath Ramaji Kapse, being his separate property.

(11) THAT the aforesaid Shri. Chokhya @ Chokhinath Ramaji Kapse lateron in his turn transferred/sold ALL THAT Piece and parcel of Agricultural land admeasuring 1321.20 Sq. Mtrs. (OR 0.1321 Hectors) being the Eastern Portion of the entire land bearing New Kh./Survey/Gut No. 85/2/2 (Old No. 85/2) having an area of 0.24 Hectors (OR 2400 Sq. Mtrs.) Rental Rs. 0.53/- yearly held in Bhogwatdar Class -1 Rights of Mouza – DABHA, P.S.K. 7 bearing City Survey No. 359 and Sheet No. 92, situate at Dabha, Nagpur, within the limit of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, by way of sale to Samrat Buildcon by a Sale Deed Dated 02-08-2016, which is duly Registered in the Office of the Sub-Registrar Nagpur - 4 in Book No. 1 at Sr. No. 4164 on even date. The said Piece and parcel of land further allotted new Plot No. 73-A and the same is now identified by Nagpur Improvement Trust in cluster map as Plot Number 73-A. As a result therefore the said M/s. Samrat Buildcon has now become an exclusive, absolute and full owner of the aforesaid Plot Nos. 80, 81-B and 73-A all situate at Dabha, Nagpur in Tahsil and District – NAGPUR, with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records as also in the property card of City Survey.

(12) THAT a Correction Deed to the aforesaid Sale Deed 02-08-2016 is also executed by Shri. Chokhya @ Chokhinath Ramaji Kapse in favour of Samrat Buildcon on 15-11-2017 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 5980 on even date.

(13) THAT the aforesaid Plot Nos. 73-A, 80 and 81-B is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur; AND

(14) THAT the Regularization Letter regarding the aforesaid Plot No.

Nagpur vide his Permit No. 3961 Dated 30-11-2017 in Layout No. 1900/W/Dab/48 in Case No. 2017110310. As per the said Regularization Letter Dated 30-11-2017, the area of the said Plot No. 73-A is shown and declared as 1024.5850 Sq. Mtrs.; AND

(15) THAT the Regularization Letter regarding the aforesaid Plot No. 80 is issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Permit No. 3962 Dated 30-11-2017 in Layout No. 1900/W/Dab/48 in Case No. 2008081410. As per the said Regularization Letter Dated 30-11-2017, the area of the said Plot No. 80 is shown and declared as 88.6090 Sq. Mtrs.; AND

(16) THAT the Regularization Letter regarding the aforesaid Plot No. 81-B is issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Permit No. 3963 Dated 30-11-2017 in Layout No. 1900/W/Dab/48 in Case No. 20030706320. As per the said Regularization Letter Dated 30-11-2017, the area of the said Plot No. 81-B is shown and declared as 88.6090 Sq. Mtrs.; AND

(17) THAT the said Samrat Buildcon lateron applied to the Nagpur Improvement Trust, Nagpur for amalgamation of the aforesaid Plot Nos. 80, 81-B & 73-A into single Plot/Unit. Considering its request and on receipt of necessary charges from it, the Building Engineer (WEST) Nagpur Improvement Trust, Nagpur amalgamated the aforesaid Plot Nos. 73-A, 80 and 81-B into single Plot vide its Amalgamation Letter No. 19-10-2018. As per the said Amalgamation Letter Dated 19-10-2018, the area of the said Amalgamated Plot Nos. 73-A, 80 and 81-B is shown and declared as 1201.803 Sq. Mtrs. instead of 1210.207 Sq. Mtrs. Thus the area of the said Amalgamated Plot Nos. 80, 81-B & 73-A is at present 1201.803 Sq. Mtrs. (OR 12936.20 Sq. Ft.).

(18) THAT the said M/s. Samrat Buildcon, the present Owner lateron decided to develop the said Amalgamated Plot Nos. 73-A, 80 and 81-B in to a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein and accordingly

the said M/s. Samrat Buildcon have prepared a Plan of a Multistoreyed Building proposed to be constructed on the said amalgamated Plots of land and to be known and styled as **"ROYAL PARK"** and the same is duly sanctioned by the Building Engineer (W) of the Nagpur Improvement Trust vide his Building Permit No. B.E. (WEST)/Case No. AB-W-8864/Tracking No. 201810226/2125/811 Dated 05-07-2019.

(19) THAT the aforesaid present Owner has submitted the said entire property to the provisions of the Maharashtra Apartment Ownership Act, 1970 which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6512 on 19-09-2019.

(20) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Joint Sub-Registrar, Nagpur for the period 2008 to 2020 by depositing a necessary fees vide Challan No. MH010749216201920E Dated 15-01-2020 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof hold good, valid and marketable title thereto.

(21) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot Nos. 73-A, 80 and 81-B, Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**ROYAL PARK**" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

(22) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

PLACE : NAGPUR
DATED : 27-01-2020

SHARMA 27/01/2020
NEELESH R. SHARMA
ADVOCATE