CHALLAN
MTR Form Number-6

GRN	MH000406772202021E	BARCODE		Date	05/05/2020-13:32:40	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2020-2021 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
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	69103332020050510350	2607276018
Bank Date	RBI Date	05/05/2020-13:34:14	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Department ID : 113555387 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 लागू आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही.

SANDEEP SHASTRI & ASSOCIATES NAGPUR

Print Date 05-05-2020 01:36:50

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MH000406772202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 May 2020	Receipt	Receipt no.: 111761777
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Lendra S.No/CTS No/G.No. : 112
	Period of search :	From :2008 To :2020
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no MH000406772202021E		
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

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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
DATED : 06-05-2020

TITLE VERIFICATION REPORT

Under instructions and authority from our Client **M/S. A.A. CONSTRUCTIONS**, a Registered **Partnership Firm** having it's Office at Flat No. A-101 Wing-A Hariram Residency, Plot No. 402, Khare Town, Dharampeth, Nagpur, (Income Tax Pan – **AACFA3480G**) and acting through it's Partners **(1) SHRI. AJIT S/o MADHAV DESHPANDE,** Resident of Jaiprakash Nagar, Nagpur Tahsil and District – NAGPUR, AND **(2) SHRI. ANIRUDDHA S/o SURESH DESHPANDE,** Resident of 386, Khare Town, Dharampeth, Nagpur, Tahsil and District – NAGPUR, we have investigated the title relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 909 (NINE HUNDRED NINE), containing by admeasurement 9250 Sq. Ft. (OR 859.32 Sq. Mtrs.) ALONGWITH the Conservancy lane of 33.832 Sq. Mtrs., thus totaling to 893.152 Sq.Mtrs. bearing Corporation House No. 356 (Old), City Survey No. 112 and Sheet No. 25 of MOUZA – LENDHRA, situated at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, in Tahsil and District – NAGPUR and my findings are as under :-

(1) THAT ALL THAT Piece and Parcel of land bearing Plot No. 909 (NINE HUNDRED NINE), containing by admeasurement 9250 Sq. Ft. (OR 859.32 Sq. Mtrs.), of Mouza – LENDHRA, bearing Corporation House No. 356 (Old), City Survey No. 112 and Sheet No. 25 of Mouza – Lendhra, situated at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, in Tahsil and District – NAGPUR, Originally belonged to The Janata Co-Operative Housing Society Limited, Nagpur.

(2) THAT a plan of a Building then proposed to be constructed on the said Plot No. 909 (Nine Hundred Nine) and to be known and styled as "ASHTAVINAYAK" and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/314/8460 Dated 18-09-1971.

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(3) THAT the aforesaid entire property comprising Plot No. 909 (Nine Hundred Nine) Togetherwith the existing Building standing thereon known and styled as "ASHTAVINAYAK" is submitted to the provisions of the Maharashtra Apartment Ownership act, 1970 by executing a Deed of Declaration on 19-07-1989, which is duly registered at the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1, at Sr. No. 8879 (P) on even date.

(4) THAT on completion of the said Building standing on the said Plot of land, the then Owner The Janta Co-operative Housing Society Limited, Nagpur transferred the Undivided proportionate shares and interest in the said Plot of land Togetherwith the Residential Apartments to various prospective buyers/purchasers by various duly registered Sale Deeds.

(5) THAT the Owners are the only existing Apartment Owners of the said Building and each of them have severally acquired their respective Apartments in the following manner:-

(1) APARTMENT NO. G-1 ON GROUND FLOOR :

That, the aforesaid The Janta Co-operative Housing Society Limited, Nagpur lateron transferred THE UNDIVIDED 12.50 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 909 (NINE HUNDRED NINE), containing by admeasurement 9250 Sq. Ft. (OR 859.32 Sq. Mtrs.), of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. G-1 covering a 575.30 Sq. Ft. (i.e. 53.45 Sq.Mtrs.) on the GROUND FLOOR of a building standing thereon and known and styled as "ASHTAVINAYAK", bearing Corporation House No. 356, City Survey No. 112 and Sheet No. 25 of Mouza – Lendhra, situated at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, in Tahsil and District – NAGPUR by way of sale to Shri Ramchandra S/o Gangarampant Deshpande by a Sale Deed Dated 19-07-1989, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1398 on Pages 4 to 9 at Sr. No. 8862(P) on even date.

That, during his life time the aforesaid Shri Ramchandra Gangarampant Deshpande executed his LAST WILL and TESTAMENT on 09-04-1991 and thereby he gave and bequeathed his aforesaid property to his son Shri Sanjay Ramchandra Deshpande absolutely forever with heritable and transferable rights therein and the said Will is duly registered at the Office of the Sub Registrar, Nagpur at Sr. No. 106(P) on even date.

That, the said Shri Ramchandra Gangarampant Deshpande left for heavenly abode on 20-04-2006 and consequent upon his death, his son Shri Sanjay Ramchandra Deshpande become the Owner of the said property in terms of the aforesaid Will Dated 09-04-1991.

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(2) APARTMENT NO. G-2 ON GROUND FLOOR :

That, the aforesaid The Janta Co-operative Housing Society Limited, Nagpur lateron transferred THE UNDIVIDED 12.50 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 909 (NINE HUNDRED NINE), containing by admeasurement 9250 Sq. Ft. (OR 859.32 Sq. Mtrs.), of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. G-2 covering a 575.30 Sq. Ft. (i.e. 53.45 Sq.Mtrs.) on the GROUND FLOOR of a building standing thereon and known and styled as "ASHTAVINAYAK", bearing Corporation House No. 356/A, City Survey No. 112 and Sheet No. 25 of Mouza – Lendhra, situated at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, in Tahsil and District – NAGPUR by way of sale to Shri Nilkanth S/o Shripad Godbole, by a Sale Deed Dated 19-07-1989, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1398 on Pages 10 to 13 at Sr. No. 8863(P) on even date.

(3) APARTMENT NO. G-3 ON GROUND FLOOR :

That, the aforesaid The Janta Co-operative Housing Society Limited, Nagpur lateron transferred THE UNDIVIDED 12.50 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 909 (NINE HUNDRED NINE), containing by admeasurement 9250 Sq. Ft. (OR 859.32 Sq. Mtrs.), of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. G-3 covering a 575.30 Sq. Ft. (i.e. 53.45 Sq.Mtrs.) on the GROUND FLOOR of a building standing thereon and known and styled as "ASHTAVINAYAK", bearing Corporation House No. 356/C, City Survey No. 112 and Sheet No. 25 of Mouza – Lendhra, situated at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, in Tahsil and District – NAGPUR by way of sale to Shri Shridhar G. Pandharipande, by a Sale Deed Dated 19-07-1989, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1398 on Pages 23 to 28 at Sr. No. 8866(P) on even date.

That, during his life time the aforesaid Shri Shridhar G. Pandharipande executed his LAST WILL and TESTAMENT on 22-11-1996 and thereby he gave and bequeathed his aforesaid property to his son Shri Sudhakar Shridhar Pandharipande absolutely forever with heritable and transferable rights therein.

That, the aforesaid Shri Shridhar G. Pandharipande left for heavenly abode on 21-01-1999 (his wife namely Smt. Kumodini Shridhar Pandharipande having predeceased him on 01-03-1996) and consequent upon his death, his aforesaid property devolved upon his son Shri Sudhakar Shridhar Pandharipande in terms of the aforesaid Will Dated 22-11-1996.

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(4) APARTMENT NO. G-4 ON GROUND FLOOR :

That, the aforesaid The Janta Co-operative Housing Society Limited, Nagpur lateron transferred THE UNDIVIDED 12.50 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 909 (NINE HUNDRED NINE), containing by admeasurement 9250 Sq. Ft. (OR 859.32 Sq. Mtrs.), of Mouza – LENDHRA, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. G-4 covering a 575.30 Sq. Ft. (i.e. 53.45 Sq.Mtrs.) on the GROUND FLOOR of a building standing thereon and known and styled as "ASHTAVINAYAK", bearing Corporation House No. 356/B, City Survey No. 112 and Sheet No. 25 of Mouza – Lendhra, situated at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, in Tahsil and District – NAGPUR by way of sale to Shri Narayan Ganesh Kane, by a Sale Deed Dated 19-07-1989, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1398 on Pages 32 to 37 at Sr. No. 8868(P) on even date.

That, said Shri Narayan Ganesh Kane left for his heavenly abode on 20-07-2017 and consequent upon his demise the aforesaid property devolved upon his widow Smt. Vimal Narayan Kane, 3 sons namely (i) Shri Sudhir Narayan Kane (iii) Shri. Madhav Narayan Kane, (iii) Shri Dinesh Narayan Kane, and only daughter namely Mrs. Bhagyashri Deepak Kulkarni by intestate succession being the only heirs of the deceased. Out of the aforesaid Legal Heirs Shri Sudhir Narayan Kane, Shri. Madhav Narayan Kane and Mrs. Bhagyashri Deepak Kulkarni relinquished their rights in the aforesaid property in favour of Smt. Vimal Narayan Kane, Shri Dinesh Narayan Kane, by a Deed of Relinquishment Dated 13-09-2017, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 4827 on even date.

Smt. Vimal Narayan Kane left for heavenly abode on 18-02-2020 and consequent upon her demise her share in the aforesaid property devolved upon her 3 sons namely (i) Shri Sudhir Narayan Kane (iii) Shri. Madhav Narayan Kane, (iii) Shri Dinesh Narayan Kane, and only daughter namely Mrs. Bhagyashri Deepak Kulkarni by intestate succession being the only heirs of the deceased. The aforesaid Legal Heirs Shri Sudhir Narayan Kane, Shri. Madhav Narayan Kane and Mrs. Bhagyashri Deepak Kulkarni relinquished their rights in the aforesaid property in favour of Shri Dinesh Narayan Kane, by a Deed of Relinquishment Dated 24-02-2020, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 1427 on even date. Thus the said property is presently owned by Shri Dinesh Narayan Kane.

(5) APARTMENT NO. F-1 ON FIRST FLOOR :

That, the aforesaid The Janta Co-operative Housing Society Limited, Nagpur lateron transferred THE UNDIVIDED 12.50 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 909 (NINE HUNDRED NINE), containing by

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