CHALLAN
MTR Form Number-6

GRN	MH013903418201920E	BARCODE		Date	31/03/2020-14:34:48	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	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	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320200331106 98	2603796808
Cheque/DD No.		Bank Date	RBI Date	31/03/2020-14:37:28	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 793391322 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 नमूद करणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

SANDEEP SHASTRI & ASSOCIATES NAGPUR

Print Date 31-03-2020 02:37:40

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 : 04-05-2020

TITLE VERIFICATION REPORT

Under instructions from our client **SANSKRUTI INFRA**, A Partnership Firm, having its Office at Plot No. 71-A, Shivlochan Apartment, Shankar Nagar, Nagpur, (Income Tax PAN ACPFS9945M), and acting through its Authorised Partner **SHRI. BHAVESH S/o DEORAO KUCHANWAR**, Resident of Plot No. 85, Kachipura, New Ramdaspeth, Nagpur, Tahsil and District - NAGPUR. We have investigated the title relating to ALL THAT Piece and parcel of land bearing Plot No. 65-A out of the sanctioned layout of Shri Gajanan Co-operative Housing Society Limited, Nagpur, containing by admeasurement 5876.6 Sq. Ft. (i.e. 545.94 Sq. Mtrs.) [as per Property Card the area is 535.25 Sq. Mtrs.], being a portion of the entire land bearing Kh. No. 90/3 of MOUZA – AJNI, P.S.K. 9, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 2567 and Sheet No. 276/68, situated at Ajni, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and our findings are as under :-

(1) THAT, ALL THAT Piece and parcel of land bearing Plot No. 65-A out of the sanctioned layout of Shri Gajanan Co-operative Housing Society Limited, Nagpur, containing by admeasurement 5876.6 Sq. Ft. (i.e. 545.94 Sq. Mtrs.) [as per Property Card the area is 535.25 Sq. Mtrs.], being a portion of the entire land bearing Kh. No. 90/3 of MOUZA – AJNI, P.S.K. 9, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 2567 and Sheet No. 276/68, situated at Ajni, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR, Originally belonged to Smt. Shalini W/o Vishwanath Chitaley, having purchased the same by her from Shri Gajanan Co-operative Housing Society Limited, Nagpur by a Sale Deed dated 21-01-1974, which is registered at the Office of the Joint Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 181 (P) on even date.

(2) THAT, layout of the aforesaid Shri Gajanan Co-operative Housing Society Limited, Nagpur is sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an Agreement Dated 11-03-1970 made between the Nagpur Improvement Trust and the said

(12) 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. 2567 of Mouza – AJNI 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. MH013903418201920E Dated 31-03-2020. The Receipt of the same is enclosed herewith.

(13) THAT, during our online search we did not came across any adverse entry recorded relating to the aforesaid property.

(14) THAT, with the result we are of the Opinion that the aforesaid present Owners (i) Shri. Vikas Prabhakar Telang, (ii) Shri. Abhay Prabhakar Telang, (iii) Shri. Sanjay Prabhakar Telang and (iv) Mrs. Swati Ashish Joshi holds a good, valid and marketable title in respect of their aforesaid property and the aforesaid SANSKRUTI INFRA has fully entitled to develop the said property into a Residential Estate by constructing Multistoried Building thereon and sell the various Apartments proposed to be constructed thereon to the prospective buyers.

(15) THAT, any prospective buyer/purchaser who desires to purchase a Built-up premises in the Scheme proposed to be constructed on said Plot of land shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from the present Owners.

(16) THAT, it is needless to mention here that on obtaining a proper 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

MH013903418201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
31 Mar 2020	Receipt	Receipt no.: 1111758752
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Ajani S.No/CTS No/G.No. : 2567
	Period of search :	From :2008 To :2020
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH013903418201920E		
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

(3) THAT, the aforesaid Smt. Shalini Vishwanath Chitaley later on in her turn transferred/sold her aforesaid property comprising Plot No. 65-A out of the layout of Shri Gajanan Co-operative Housing Society Limited, Nagpur, containing by admeasurement 5876.6 Sq. Ft. (i.e. 545.94 Sq. Mtrs.) [as per Property Card area of 535.25 Sq. Mtrs.], being a portion of the entire land bearing Kh. No. 90/3 of MOUZA – AJNI, P.S.K. 9, bearing City Survey No. 2567, Sheet No. 276/68, situated at Ajni, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, by way of Sale to Shri. Manohar S/o Balkrishna Telang, by a Sale Deed dated 07-06-1980, which is registered at the Office of the Joint Sub- Registrar, Nagpur-III in Addl. Book No. 1 Volume No. 327 on Pages 102 to 104 at Sr. No. 1395(P) on even date.

(4) THAT, during his life time the aforesaid Shri. Manohar Balkrishna Telang executed his LAST WILL AND TESTAMENT on 06-12-2008 and thereby he gave and bequeathed the aforesaid entire property to his 3 Nephew namely (i) Shri. Vikas Prabhakar Telang, (ii) Shri. Abhay Prabhakar Telang and (iii) Shri. Sanjay Prabhakar Telang and only Niece namely Mrs. Swati Ashish Joshi jointly absolutely forever in equal proportion i.e. 25% (Twenty Five) Percent each with heritable and transferable rights therein.

(5) THAT, said Shri. Manohar Balkrishna Telang left for heavenly abode on 20-03-2013 and consequent upon his demise, the aforesaid (i) Shri. Vikas Prabhakar Telang, (ii) Shri. Abhay Prabhakar Telang, (iii) Shri. Sanjay Prabhakar Telang and (iv) Mrs. Swati Ashish Joshi, have now become Joint/Co-Owners of the aforesaid entire property, each of them having the Undivided 25% share and interest in it with heritable and transferable rights therein in terms of the aforesaid WILL Dated 06-12-2008 and the same is also accordingly mutated in their joint names in all relevant records as also on Property Card of City Survey.

(6) THAT, the aforesaid (i) Shri. Vikas Prabhakar Telang, (ii) Shri. Abhay Prabhakar Telang, (iii) Shri. Sanjay Prabhakar Telang and (iv) Mrs. Swati Ashish Joshi later on decided to develop the aforesaid property into a Residential Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development and Sale dated 07-02-2017, he has entrusted the entire work of Development of the said Plot of land to SANSKRUTI INFRA, A Partnership Firm, having its Office at Plot No. 71-A, Shivlochan Apartment, Shankar Nagar, Nagpur upon the several terms and conditions contained therein and the said Agreement of Development is Registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 593 on 07-02-2017.

(7) THAT, by the same Agreement the aforesaid (i) Shri. Vikas Prabhakar Telang, (ii) Shri. Abhay Prabhakar Telang, (iii) Shri. Sanjay Prabhakar Telang and (iv) Mrs. Swati

Ashish Joshi have further specifically agreed to execute various Agreements to sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said plot of land in favour of each such individual buyer as may be nominated by the said SANSKRUTI INFRA.

(8) THAT, in pursuance of the said agreement the said SANSKRUTI INFRA has accordingly prepared the plan of a Multistoried building proposed to be constructed on the said Plot No. 65-A and to be known and styled as "SAKET APARTMENTS" and the same is sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 655/BP/AJNI/TP/NMC/85 Dated 06-03-2020.

(9) THAT for the purpose of giving clear title over the Apartments proposed to be constructed to the prospective Purchasers in the said building Owner has executed a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 which is registered in the Office of the Sub-Registrar, Nagpur-4 in Book No.1 at Sr. No. 1922 on 12-03-2020.

(10) THAT, for the purpose of verification of title, the following documents relating to the property comprising ALL THAT Piece and parcel of land bearing Plot No. 65-A out of the sanctioned layout of Shri Gajanan Co-operative Housing Society Limited, Nagpur, containing by admeasurement 5876.6 Sq. Ft. (i.e. 545.94 Sq. Mtrs.) [as per Property Card the area is 535.25 Sq. Mtrs.], being a portion of the entire land bearing Kh. No. 90/3 of MOUZA – AJNI, P.S.K. 9, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 2567 and Sheet No. 276/68, situated at Ajni, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR are provided to us :-

(i) Sale Deed dated 07-06-1980
(ii) Agreement of Development and Sale dated 07-02-2017
(iii) Power of Attorney Dated 07-02-2017
(iv) Sanctioned Building Plan Dated 06-03-2020
(v) Deed of Declaration Dated 12-03-2020
(vi) City Survey Property Card
(vii) N.M.C. Tax Receipt.

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