CHALLAN

MTR Form Number-6

GRN	MH001190036202021E	BARCODE		Date	12/06/2020-17:37:54	Form ID	

Department	Inspector General Of Registration
Type of Payment	Search Fee Other Items
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN
Location	PUNE
Year	2020-2021 One Time

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

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	SANDEEP ANANT SHASTRI
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

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.	69103332020061214144	2612648372
Bank Date	RBI Date	12/06/2020-17:38:37	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Department ID : 274469544

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

STRI & ASSOCIATES NAGPUR

Print Date 12-06-2020 05:43:31

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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
DATE : 13-06-2020

TITLE VERIFICATION REPORT

Under instructions from our client **M/s. ANGEL DWELLERS INFRATECH PRIVATE LIMITED**, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U45400MH2019PTC334313 having its Registered Office at Plot No. 62, Near LAD College, Opposite Mansi Girls Hostel, Shivaji Nagar, Nagpur and acting through its Directors **(1) SHRI. ABHISHEK S/o RAJENDRASINGH CHOUHAN,** Resident of Prabhat No. 7, Muton Market, Kabadi Dukan, Gaushala Ward, GONDIA, **(2) SHRI. RAHUL S/o NANDKISHOR AGRAWAL,** Resident of Near Vikas Medical, Kudwa Line, Deshbandhu Ward, GONDIA. We have investigated the title relating to ALL THAT piece and parcel of land bearing Plot No. 49 containing by admeasurement 658.44 Sq. Mtrs. (OR 7087.448 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 & 42 of MOUZA – KACHIMET, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 83 Sheet No. 22 of Mouza - Kachimet, situated at B.U. Kothari Layout, Amravati Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR and our findings are as under :-

(1) THAT, ALL THAT piece and parcel of land bearing Plot No. 49 containing by admeasurement 668.88 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 41 & 42 of MOUZA – KACHIMET, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 83 Sheet No. 22 of Mouza - Kachimet, situated at B.U. Kothari Layout, Amravati Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR, Originally belonged to Shri. Nandlal Ramprasad Jaiswal, being his separate property.

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(2) THAT, the aforesaid Shri. Nandlal Ramprasad Jaiswal left for heavenly abode on 24-12-1954 and also his wife left for heavenly abode and consequent upon the said property devolved upon his three sons namely Shri. Chandanlal Nandlal Jaiswal, Shri. Jawaharlal Nandlal Jaiswal and Shri. Laxminarayan Nandlal Jaiswal, by way of intestate succession, being the only legal heirs of the deceased.

(3) THAT, the aforesaid Shri. Jawaharlal Nandlal Jaiswal left for heavenly abode on 03-04-1973 (his wife Mrs. Nirmal Jawaharlal Jaiswal predeceased him on 24-09-1986) and consequent upon the said property devolved upon his only Son Shri. Ravindra Jawaharlal Jaiswal and daughter Miss. Kokila Jawaharlal Jaiswal, by way of intestate succession, being the only legal heirs of the deceased.

(4) THAT, the aforesaid Shri. Chandanlal Nandlal Jaiswal left for heavenly abode on 25-07-2001 and his wife Smt. Indubai Chandanlal Jaiswal also left for heavenly abode on 19-11-2014) and consequent upon the said property devolved upon his 3 Sons namely Shri. Anand Chandanlal Jaiswal, Shri. Hemant Chandanlal Jaiswal & Shri. Mahesh Chandanlal Jaiswal and daughter Mis. Kavita Chandanlal Jaiswal, Mrs. Kalapana Ashok Jaiswal and Mrs. Ranjana Jagdayal Jaiswal, by way of intestate succession, being the only legal heirs of the deceased.

(5) THAT, the aforesaid Shri. Laxminarayan Nandlal Jaiswal left for heavenly abode on 25-01-2009 leaving behind him, his widow Smt. Ratan Laxminarayan Jaiswal as his legal heir of the deceased.

(6) THAT, during her life time the said Smt. Ratan Laxminarayan Jaiswal executed her LAST WILL AND TESTAMENT on 21-09-2014 and thereby she bequeathed her share in the aforesaid entire property to her nephew namely Shri. Anand Chandanlal Jaiswal absolutely forever with heritable and transferable rights therein.

(7) THAT, said Smt. Ratan Laxminarayan Jaiswal left for heavenly abode on 05-10-2014 and consequent upon her demise/death, her nephew namely Shri. Anand Chandanlal Jaiswal become an exclusive, absolute and full owner of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid WILL Dated 21-09-2014.

(8) THAT, the aforesaid Plot No. 49 is covered under the scheme of 572 layouts of the Nagpur Improvement Trust, Nagpur.

(9) THAT, for Regularisation and Development of the said Plot No. 49 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the said Shri.

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Hemant Chandanlal Jaiswal and others had applied to the Nagpur Improvement Trust, Nagpur for the same. They also paid/deposited the Development Charges for Regularisation and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it.

(10) THAT, considering the application of the said Shri. Hemant Chandanlal Jaiswal and others and also on receipt of the Development charges as demanded by it from them, the Nagpur Improvement Trust, Nagpur later on regularised the said Plot No. 49 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (W), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)/572/U/L/12013/1003 Dated 25-05-2009 in favour of the said Shri. Nandlal Ramprasad Jaiswal. As per the regularisation Letter Dated 25-05-2009 the area of the said Plot No. 49 is shown and declared as 658.44 Sq. Mtrs. instead of 668.88 Sq. Mtrs. Thus the area of the said Plot is at present 658.44 Sq. Mtrs.

(11) THAT, the aforesaid Shri. Anand Chandanlal Jaiswal left for heavenly abode on 08-09-2016 and consequent upon the said property devolved upon his Widow Smt. Rajshree Anand Jaiswal and only son Shri. Shashank Anand Jaiswal, by way of intestate succession, being the only legal heirs of the deceased. As a result therefore the aforesaid Shri. Hemant Chandanlal Jaiswal, Shri. Mahesh Chandanlal Jaiswal, Miss. Kavita Chandanlal Jaiswal, Mrs. Kalapana Ashok Jaiswal, Mrs. Ranjana Jagdayal Jaiswal, Shri. Ravindra Jawaharlal Jaiswal and daughter Miss. Kokila Jawaharlal Jaiswal, Smt. Rajshree Anand Jaiswal and Shri. Shashank Anand Jaiswal have became the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein.

(12) THAT, the aforesaid Shri. Hemant Chandanlal Jaiswal, Shri. Mahesh Chandanlal Jaiswal, Miss. Kavita Chandanlal Jaiswal, Mrs. Kalapana Ashok Jaiswal, Mrs. Ranjana Jagdayal Jaiswal, Shri. Ravindra Jawaharlal Jaiswal and daughter Miss. Kokila Jawaharlal Jaiswal, Smt. Rajshree Anand Jaiswal and Shri. Shashank Anand Jaiswal lateron transferred the aforesaid property comprising ALL THAT piece and parcel of land bearing Plot No. 49 containing by admeasurement 658.44 Sq. Mtrs. (OR 7087.448 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 & 42 of MOUZA – KACHIMET, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 83 Sheet No. 22 of Mouza - Kachimet, situated at B.U. Kothari Layout, Amravati Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR by way of Sale to Shri. Mahendra Rishabhchand Jain, by a Sale Deed Dated 16-12-2017, which is registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 8078 on even date.

(13) THAT, the aforesaid Shri. Mahendra Rishabhchand Jain lateron transferred the aforesaid property by way of Sale to M/s. Angel Dwellers Infratech Private Limited, by a

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Sale Deed Dated 22-05-2020, which is registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2289 on even date. As a result therefore the said M/s. Angel Dwellers Infratech Private Limited has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein.

(14) THAT, the aforesaid M/s. Angel Dwellers Infratech Private Limited lateron decided to develop the said property comprising Plot No. 49, situate at B.U. Kothari ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(15) THAT, the said M/s. Angel Dwellers Infratech Private Limited has accordingly prepared the Plan of a Multistoreyed Building proposed to be constructed on the said Plot No. 49 known and styled as "ANGEL REGENCY" and the same is sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 39/BP/Kachimet/TP/NMC/49 Dated 01-06-2020.

(16) THAT, the following documents relating to the property comprising Plot No. 49 in B.U. Kothari Layout, Amravati Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR are provided to us :-

(i) Copy of Regularizarion Letter Dated 25-05-2009
(ii) Copy of Sale Deed Dated 16-12-2017
(iii) Copy of Sale Deed Dated 22-05-2020
(iv) Building Permit and Sanctioned Plan for Plot No. 49 Dated 01-06-2020.
(v) Copy of City Survey Aakhiv Patrika
(vi) Copy of 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. 83 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. MH001190036202021E Dated 12-06-2020. The Copy of the same is enclosed herewith.

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(19) 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 M/s. Angel Dwellers Infratech Private Limited holds a good, valid and marketable title in respect of the aforesaid property and it has now become fully entitled to develop and deal with the said property with prospective buyers in the capacity of land Owner & Developer.

(20) THAT, naturally therefore any prospective buyer/purchaser who desires to purchase a Built-up premises (i.e. Apartment) in the said Scheme proposed to be constructed on Plot No. 49 containing by admeasurement 658.44 Sq. Mtrs. (OR 7087.448 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 & 42 of MOUZA – KACHIMET, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 83 Sheet No. 22 of Mouza - Kachimet, situated at B.U. Kothari Layout, Amravati Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 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 M/s. Angel Dwellers Infratech Private Limited in the capacity of Land Owner & 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

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