CHALLAN
MTR Form Number-6

GRN	MH001974481202021E	BARCODE		Date	04/07/2020-17:53:16	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)	
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320200704120 90	2616273814
Cheque/DD No.		Bank Date	RBI Date	04/07/2020-17:54:11	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 899969520 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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

SANDEEP SHASTRI & ASSOCIATES NAGPUR

Print Date 04-07-2020 05:56:38

MH001974481202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 Jul 2020	Receipt	Receipt no.: 1111784165
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Ambajhari S.No/CTS No/G.No. : 463
	Period of search :	From :2008 To :2020
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH001974481202021E		
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

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
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NAGPUR

DATE : 10-07-2020

TITLE VERIFICATION REPORT

Under instructions and authority from our client **M/s. UNIVERSAL HOUSE PRIVATE LIMITED,** A Company duly incorporated under the Companies Act, 1956, bearing Incorporation Certificate No. U45209MH2012PTC237828 Dated 10-11-2012, (Income Tax Permanent Account No. AABCU5881B), having its Registered office at Plot No. 177, Shankar Nagar, Nagpur and acting through its Directors **(1) SHRI. SANJAY SUDHAKAR KULKARNI,** Resident of 95-96, Shankar Nagar, Nagpur and **(2) SHRI. ASHISH ARUN KALODE,** Resident of Plot No. 1, Sneh Nagar, Nagpur, we have investigated the title relating to the property comprising ALL THAT Piece and Parcel of land bearing Nazul Leasehold Plot No. 46 (Forty Six) containing by admeasurement 836.19 Sq. Mtrs. (OR 9000 Sq. Ft.), of MOUZA – AMBAZARI, TOGETHERWITH the Multistoreyed Building proposed to be constructed thereon and to be known and styled as "46 WEST AVENUE", bearing Corporation House No. 67, 67/1 & 67/2, City Survey No. 463 and Sheet Nos. 10, 27 & 28 of Mouza – Ambazari, situated at Shivaji Nagar, 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 Nazul Leasehold Plot No. 46 (Forty Six) containing by admeasurement 836.19 Sq. Mtrs. (OR 9000 Sq. Ft.), of MOUZA – AMBAZARI, bearing Corporation House No. 67, 67/1 & 67/2, City Survey No. 463 and Sheet Nos. 10, 27 & 28 of Mouza – Ambazari, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR, Originally belonged to Shri. Waman Maniram Wadiwa, having acquired the same by him from Nazul Department on Leasehold Rights for a term ending on 31-03-2005.

(2) THAT, the aforesaid Shri. Waman Maniram Wadiwa later on constructed a Residential House the then standing on the said Nazul Leasehold Plot No. 46 (Forty Six) in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/1990/2503 dated 31-

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08-1994, bearing Corporation House No. 67, City Survey No. 463 and Sheet Nos. 10, 27 & 28 of Mouza – Ambazari.

(3) THAT, during his life time the aforesaid Shri. Waman Maniram Wadiwa executed his LAST WILL AND TESTAMENT on 20-01-1991 and thereby he gave and bequeathed the aforesaid entire property comprising Nazul Leasehold Plot No. 46 (Forty Six) Togetherwith the then existing Residential House standing thereon to his Wife Mrs. Manjulabai Waman Wadiwa, 2 sons namely (i) Shri. Vishwas Waman Wadiwa and (ii) Shri. Vinayak Waman Wadiwa and daughter Miss. Shalini Waman Wadiwa jointly absolutely forever with heritable and transferable rights therein.

(4) THAT, the said Shri. Waman Maniram Wadiwa left for heavenly abode on 30-11-1992 and consequent upon his demise/death, his Widow Smt. Manjulabai Waman Wadiwa, 2 sons namely Shri. Vishwas Waman Wadiwa and Shri. Vinayak Waman Wadiwa and daughter Miss. Shalini Waman Wadiwa, became the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid WILL Dated 20-01-1991.

(5) THAT, the aforesaid Shri. Vishwas Waman Wadiwa left for heavenly abode on 06-09-2005, leaving behind him, his Widow Smt. Sheela Vishwas Wadiwa and 2 daughters namely (i) Miss. Kumudini Vishwas Wadiwa (After marriage name Mrs. Kumudini Sujeet Patil) and (ii) Miss. Lata Vishwas Wadiwa (After marriage name Mrs. Lata Amit Parate), as his only legal heirs, who inherited his share in the said entire property by way of intestate succession.

(6) THAT, the aforesaid Smt. Manjulabai Waman Wadiwa left for heavenly abode on 05-08-2006.

(7) THAT, on expiration of the Original term of Lease, the Nazul Department i.e. Collector, Nagpur on behalf of the Governor of Maharashtra State lateron extended the same for a further term/period commencing from 01-04-2005 and ending on 31-03-2035 by executing a Renewed Indenture of Lease regarding the said property in favour of (i) Miss. Shalini Waman Wadiwa (after marriage name Mrs. Shalini Ashok Bhoyar), (ii) Shri. Vinayak Waman Wadiwa, (iii) Smt. Sheela Vishwas Wadiwa, (iv) Miss. Kumudini Vishwas Wadiwa (After marriage name Mrs. Kumudini Sujeet Patil) and (v) Miss. Lata Vishwas Wadiwa (After marriage name Mrs. Lata Amit Parate) jointly on 12-11-2007, which is registered at the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 4861 on 12-11-2007. As a result therefore the said Miss. Shalini Waman Wadiwa (after marriage name Mrs. Shalini Ashok Bhoyar) and others have now become Joint/Co-Owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in their respective/joint names in all relevant records.

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(8) THAT, the aforesaid Owners namely Miss. Shalini Waman Wadiwa (after marriage name Mrs. Shalini Ashok Bhoyar) and others lateron jointly decided to develop the said Nazul Leasehold Plot No. 46 (Forty Six), situated at Shivaji Nagar, Nagpur in Tahsil and District – NAGPUR into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(9) THAT, the aforesaid Miss. Shalini Waman Wadiwa (after marriage name Mrs. Shalini Ashok Bhoyar) and others have jointly purchased Transferable Development Rights (TDR) of 3082.50 Sq. Mtrs. from Shri. Ishwar Natthuji Rokade and others out of the TDR Certificate No. 072 by a Transfer Deed dated 13-12-2019, which is registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 8504 on even date.

(10) THAT, accordingly by an Agreement of Development Dated 01-07-2020 the aforesaid Owners namely Miss. Shalini Wamanrao Wadiwa & 4 others have jointly entrusted the entire work of development of the said property to M/s. Universal House Private Limited, having its Registered office at Plot No. 177, Shankar Nagar, Nagpur, upon the several terms and conditions contained therein and the said Agreement is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 2959 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(11) THAT, by the aforesaid Agreement Dated 01-07-2020 the said Owners namely Miss. Shalini Wamanrao Wadiwa & 4 others have further agreed to execute various Agreements to Sell and Sale Deeds each relating to the undivided proportionate share and interest in the said Nazul Leasehold Plot No. 46 (Forty Six) in favour of each such individual prospective buyer as may be nominated by M/s. Universal House Private Limited.

(12) THAT, for completion of the said Scheme the aforesaid Owners namely Miss. Shalini Wamanrao Wadiwa & 4 others have jointly executed a General Power of Attorney regarding their aforesaid property on 01-07-2020 and thereby they jointly appointed, authorized and empowered M/s. Universal House Private Limited and its Directors as their Attorney and the same is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 4 at Sr. No. 2960 on even date.

(13) THAT, the Plan of the Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "46 WEST AVENUE" and the same is sanctioned by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 06/ B.P./Ambazari/TP/ NMC/ 731 Dated 11-05-2020.

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(14) THAT, as the Real Estate (Regulation and Development) Act, 2016 having come into force with effect from May 1, 2017, the aforesaid Scheme/Project comes under the said Act and therefore the provisions of the said Act are applicable to the aforesaid Scheme/Project. In pursuance of the said Act, the Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of the said Act, Rules and Regulation thereof are applicable to the aforesaid entire Building/Complex known and styled as **"46 WEST AVENUE"**.

(15) THAT, for the purpose of verification of title, the following documents relating to the property comprising ALL THAT Piece and Parcel of land bearing Nazul Leasehold Plot No. 46 (Forty Six) containing by admeasurement 836.19 Sq. Mtrs. (OR 9000 Sq. Ft.), of MOUZA – AMBAZARI, Togetherwith the Multistoreyed Building proposed to be constructed thereon and known and styled as "46 West Avenue" bearing Corporation House No. 67, 67/1 & 67/2, City Survey No. 463 and Sheet Nos. 10, 27 & 28 of Mouza – Ambazari, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR are provided to us :-

(i) Will Dated 20-01-1991 of Shri. Waman Maniramji Wadiwa.
(ii) Building Permit and Sanctioned Map for Plot No. 46 Dated 31-08-1994.
(iii) Indenture of Lease for Nazul Plot No. 46 Dated 04-09-2007 of Smt. Sheela Vishwas Wadiwa and others.
(iv) Transfer Deed of T.D.R. Dated 13-12-2019 of Shri. Vinayak Wamanrao Wadiwa.
(v) Building Permit and sanctioned Map Dated 11-05-2020 of Shri. Vinayak Wamanrao Wadiwa and others.
(vi) Agreement of Development for Nazul Leasehold Plot No. 46 Dated 01-07-2020 of M/s. Universal House Private Limited.
(vii) General Power of Attorney for Nazul Leasehold Plot No. 46 Dated 01-07-2020 of M/s. Universal House Private Limited.
(viii) Property Card of City Survey, Nagpur.
(ix) N.M.C. Tax Receipt.

(16) 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 Owners. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owners and the Developer that they have not executed any unregistered Deed or document whereby their ownership rights are affected, diluted or a third party interest is created.

(17) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Nazul Leasehold Plot No. 46

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(Forty Six) of Mouza - Ambazari 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. MH001974481202021E Dated 04-07-2020. The Original Challan Copy of the same is enclosed herewith.

(18) 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 Owners namely Miss. Shalini Waman Wadiwa (after marriage name Mrs. Shalini Ashok Bhoyar) & others holds a good, valid and marketable title in respect of the aforesaid property and the aforesaid M/s Universal House Private Limited has fully entitled to deal with prospective buyers in the capacity of Developer.

(19) THAT, naturally therefore any prospective buyer/purchaser who desires to purchase a Built-up premises (i.e. Apartment) in the said Scheme/Complex proposed to be constructed on Nazul Leasehold Plot No. 46 (Forty Six) containing by admeasurement 836.19 Sq. Mtrs. (OR 9000 Sq. Ft.), of MOUZA – AMBAZARI, out of the Multistoreyed Building proposed to be constructed thereon and to be known and styled as "46 WEST AVENUE", bearing Corporation House No. 67, 67/1 & 67/2, City Survey No. 463 and Sheet Nos. 10, 27 & 28 of Mouza – Ambazari, situated at Shivaji Nagar, 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 Owners Miss. Shalini Waman Wadiwa (after marriage name Mrs. Shalini Ashok Bhoyar) & others in the capacity of Land Owners and M/s. Universal House Private Limited in the capacity of Developer.

(20) 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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