CHALLAN
MTR Form Number-6

GRN MH007205193202021E	BARCODE	Date 20/11/2020-12:38:46	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	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	ADV A S LULAY
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	34 VYANKATESH NAGAR
		Premises/Building	
		Road/Street	KHAMLA ROAD
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 5
		Remarks (If Any)	13 YRS SRCH Kh Nos 4 7 24 25 26 Mouza AJNI Survey No. 171 Sheet No. 33 Ward No. 75
		Amount In Words	Three Hundred Twenty Five Rupees Only

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

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	03006172020112000379 / 233350462
Cheque/DD No.		Bank Date	RBI Date	20/11/2020-12:46:45 / Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Department ID :
Mobile No. : 9730414589

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 दस्तांसाठी लागु नाही.

Print Date 20-11-2020 12:49:10

Deosarkar lateron transferred the

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TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

UNDER instructions from my Client M/S. SHREE HOME MAKERS, A Proprietary Concern having its Office at M-8, Vasant Nagar, S. A. Road, Nagpur and acting through its Sole Proprietress MRS. SWATI W/o ASHUTOSH NAIK, Resident of M/8, Vasant Nagar, South Ambazari Road, Nagpur-440010, Tahsil and District – NAGPUR, I have investigated the Title relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot No 1 in Block 'S' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, situate at Scientific Society, Rani Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and my findings are as under :-

(1) THAT ALL THAT Piece and Parcel of land bearing Plot No. 1 in Block 'S' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 13000 Sq. Ft. (OR 1207.7 Sq.Mtrs.) (As per City Survey Records the area is 1266.70 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9, bearing City Survey No. 171 and Sheet No. 33 of Mouza – AJNI, situate at Scientific Society, Rani Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Shri. Krishna S/o Shankarrao Deosarkar, having purchased the same by him from The Scientific Co-operative Housing Society Limited, Nagpur, A Society duly Registered under the Societies Act II of 1912 bearing Registration No. 321 having its Registered Office at Rani Laxminagar, Nagpur by a Sale Deed Dated 5-12-1959, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. I, Volume No. 625 on Pages 85 to 91 at Sr. No. 4539 on 7-12-1959.

(2) THAT the aforesaid entire land comprising Kh. Nos. 4/1, 4/2, 7/2, 25/1 and 26/1-2-3-4 is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 16-10-1976 passed in Revenue Case No. 104/A-2/1966-67.

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Advocate
Reg. No. MAH/1220/1986

(3) THAT the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an Agreement Dated 13-4-1942 and 22-2-1952 made between the said Society and the Nagpur Improvement Trust, Nagpur.

(4) THAT the said Shri. Krishna S/o Shankarrao Deosarkar lateron transferred the aforesaid property by way of Gift to Mrs. Prabhavati W/o Narayanrao Deosarkar by a Gift Deed Dated 11-2-1961, which is duly Registered in the Office of the Sub-Registrar,

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Nagpur in Addl. Book No. 1, Volume No. 707 on Pages 32 to 38 at Sr. No. 131 on even date.

(5) THAT the said Mrs. Prabhavati W/o Narayanrao Deosarkar lateron constructed a Residential House and a Multipurpose Hall known as "Suyog Mangal Karyalaya" on the said Plot No. 1 in Block 'S' covering a total Built-up area of about 696.75 Sq. Mtrs. bearing Corporation House No. 346, City Survey No. 171 and Sheet No. 33 of Mouza - AJNI 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/766/4264 Dated 30-6-1992.

(6) THAT during her life time the said Mrs. Prabhavati W/o Narayanrao Deosarkar executed her LAST WILL AND TESTAMENT on 3-7-1995 and thereby she had bequeathed the Undivided 33.34 Percent share and interest in the said entire property to her son Shri. Prakash absolutely forever with heritable and transferable rights therein. By the same Will she had bequeathed the Undivided 33.33 Percent share and interest in the said property to her Grandson Shri. Nikhil S/o Prakash Deosarkar absolutely forever with heritable and transferable rights therein. In the like manner she had further bequeathed the remaining Undivided 33.33 Percent share and interest in the said property to her another Grandson Shri. Mangesh S/o Prakash Deosarkar absolutely forever with heritable and transferable rights therein. The said Will Dated 3-7-1995 is duly Registered in the Office of the Sub-Registrar, Nagpur-6 in Addl. Book No. 3, Volume No. 1 on Pages 124 to 127 at Sr. No. 12(P) on even date.

(7) THAT the said Scientific Co-operative Housing Society Limited, Nagpur lateron transferred a Conservancy Lane admeasuring East-West 98 Ft. and North-South 5 Ft. equal to 490 Sq. Ft. (OR 45.521 Sq. Mtrs.) lying on the Northern Side of the said Plot No. 1 in Block 'S' by way of Sale to Mrs. Prabhavati W/o Narayanrao Deosarkar by a Sale Deed Dated 13-10-2006, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 6100 on even date. On regularisation of the said Plot No. 1 in Block 'S' the total area of the said Plot is 13490 Sq. Ft. (OR 1253.221 Sq. Mtrs.) (As per City Survey Records the area is 1266.70 Sq. Mtrs.).

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(8) THAT the said Smt. Prabhavati Wd/o Late Shri. Narayanrao Deosarkar breathed her last on 25-1-2016 (her husband Shri. Narayan S/o Pandurang Deosarkar pre-deceased her on 25-1-1996) and consequent upon her death/demise her aforesaid son and grandsons have become the Owners of the said entire property in terms of her Last Will Dated 3-7-1995. As a result therefore the said Shri. Prakash S/o Late Shri. Narayan Deosarkar, Shri. Nikhil S/o Prakash Deosarkar and Shri. Mangesh S/o

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Prakash Deosarkar have now become the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their names in all relevant records.

(9) THAT the said Owners namely Shri. Prakash S/o Late Shri. Narayan Deosarkar, Shri. Nikhil S/o Prakash Deosarkar and Shri. Mangesh S/o Prakash Deosarkar have decided to develop the aforesaid property into a COMMERCIAL/RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various Offices/Living Kitchen Units and self contained separate Apartments therein. And accordingly by an Agreement of Development and Sale Dated 6-9-2018 they have jointly entrusted the entire work of Development of the said property to M/s. Shree Home Makers upon the several terms and conditions contained therein. The said Agreement of Development and Sale Dated 6-9-2018 is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 5395 on even date on payment of requisite Stamp Duty of Rs. 90,00,000/- and Full Registration Fees of Rs. 30,000/- payable thereon. In pursuance of the said Agreement the said Shri. Prakash S/o Late Shri. Narayan Deosarkar, Shri. Nikhil S/o Prakash Deosarkar and Shri. Mangesh S/o Prakash Deosarkar have also executed a General Power of Attorney regarding the development of the said property in favour of M/s. Shree Home Makers on 6-9-2018 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 5396 on even date.

(10) THAT by the same Agreement the aforesaid Owners 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 M/s. Shree Home Makers.

(11) THAT in pursuance of the said Agreement the said M/s. Shree Home Makers has accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plot No. 1 in Block 'S' and to be known and styled as "SHREE YOGIRAJ'S SUYOG PALACE" and the same is duly sanctioned by the Assistant Director, Town Planning Department of the Nagpur Municipal Corporation vide his Building Permit No. 265/BP/Ajni/TP/NMC/580 Dated 12-11-2020.

A. S. LULAY
Advocate
Reg. No. MAH/1220/19

(12) THAT the aforesaid Owners have jointly submitted the said entire property to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 of the said Act, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No 1 at Sr. No. 6397 on 19-11-2020.

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(13) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owners thereof namely Shri. Prakash S/o Late Shri. Narayan Deosarkar, Shri. Nikhil S/o Prakash Deosarkar and Shri. Mangesh S/o Prakash Deosarkar hold good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2008 to 2020 is deposited in the Office of the Sub-Registrar, Nagpur vide Receipt No. MH007205193202021E Dated 20-11-2020.

(14) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 1 in Block 'S' Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "SHREE YOGIRAJ'S SUYOG PALACE" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owners.

(15) 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.

NAGPUR
DATED : 20-11-2020.

(A. S. LULAY)
Advocate

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