



CHALLAN
MTR Form Number-6



GRN	MH006640982202021E	BARCODE	M H 006640982202021 E							Date	05/11/2020-18:55:06		Form ID
Department Inspector General Of Registration								Payer Details					
Search Fee								TAX ID / TAN (If Any)					
Type of Payment Other Items								PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN								Full Name	Ashish Madhukar Nagpure				
Location PUNE													
Year 2020-2021 One Time								Flat/Block No.					
Account Head Details						Amount In Rs.	Premises/Building						
0030072201 SEARCH FEE						325.00	Road/Street						
							Area/Locality						
							Town/City/District						
							PIN						
							Remarks (if Any)						
							Amount In	Three Hundred Twenty Five Rupees Only					
Total						325.00	Words						
Payment Details STATE BANK OF INDIA								FOR USE IN RECEIVING BANK					
Cheque-DD Details								Bank CIN	Ref. No.	00040572020110535803		IKDAUFCL05	
Cheque/DD No.								Bank Date	RBI Date	05/11/2020-18:24:55		Not Verified with RBI	
Name of Bank								Bank/Branch		STATE BANK OF INDIA			
Name of Branch								Scroll No., Date		Not Verified with Scroll			

Department ID : 162143715

Mobile No.	Not Available
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Department ID: 162143715
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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 सव्हर चलण 'टाइप ऑफ पेमेंट' जतरी नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्त्यासाठी लागू नाही.

ASHISH M. NAGPURE
Advocate

MH006640982202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 Nov 2020	Receipt	Receipt no.: 1111877882
	Name of the Applicant :	Ashish Madhukar Nagpure
	Details of property of which document has to be searched :	Dist :Nagpur Village :Takali (Jhingabai) S.No/CTS No/G.No. : 1
	Period of search :	From :2008 To :2020
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH006640982202021E		
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/frnSearchChallanWithoutReg.php'.		

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Under instructions from my clients **M/s. R. B. CONSTRUCTION COMPANY, (PAN – ABBFR8346N)** A Partnership Firm having it's Office at Nagpur, Tahsil and District – Nagpur and acting through its Partners (1) **SHRI. AMOL S/o LAXMANRAO BADHIYE**, Resident of Plot No. 111, Mahesh Nagar, Nagpur - 440013, Tahsil and District – NAGPUR AND (2) **SHRI. PRANAY S/o DEORAO RAUT**, Resident of Plot No. 252/2, Datta Nagar, Katol Road, Nagpur - 440013, Tahsil and District – NAGPUR and my findings are as under :

(1) THAT ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 27/1 of Mouza – ZINGABAI TAKLI, having a area of 1.20 Hectors, Rental Rs. 7.20, held in Bhogwatdar Class-I Rights, situate at Zingabai Takli, Nagpur in Tahsil and District – NAGPUR, belongs to Shri. Ukundrao S/o Daulatrao Raut, being his separate property.

(2) THAT the said Shri. Ukundrao S/o Daulatrao Raut lateron prepared a layout of the said land by carving out various Plots of different sizes therein.

(3) THAT the said Shri. Ashwin S/o Deorao Raut, has executed an Agreement to Sell on 30-12-1999 to purchase Plot No. 1 out of the aforesaid Layout containing by admeasuring East-West $\frac{1}{2}$ (34.22 + 33.79) Mtrs. and North –South $\frac{1}{2}$ (44.26 + 43.40)Mtrs. equal to 1490.49 Sq.Mtrs. for total consideration of Rs. 2,87,200/-.

(4) THAT thereafter Sale Deed was executed and registered in favour of Shri. Ashwin S/o Deorao Raut on 22-02-2019, which is duly registered in the Office of Sub-Registrar, Nagpur-4, in Book No.1 and Serial No.1240 on payment of requisite stamp duty and registration fees thereon.

(5) THAT the aforesaid Plot No. 1 is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur.

(6) THAT the aforesaid Plot No. 1 is Regularised by the Nagpur Improvement Trust, Nagpur and accordingly a Regularisation Letter regarding the aforesaid Plot No. 1 is also issued by the Building Engineer (NORTH) Nagpur Improvement Trust, Nagpur vide his Permit No. BE(N)163, in Case No. 20071030476 and Layout No. 2007103073 Dated 28-02-2019. As per the said Regularization Letter Dated 28-02-2019 the area of the said Plot No. 1 is shown and declared as 1481.0150 Sq. Mtrs. Thus the area of the said Plot No. 1 is **1481.0150 Sq. Mtrs.** on even date.

(7) THAT the said Shri. Ashwin S/o Deorao Raut lateron transferred the aforesaid Plot No. 1 containing by admeasurement 1481.02 Sq.Mtrs. by way of sale to **M/s. R. B. CONSTRUCTION COMPANY**, by a Sale Deed Dated 29-10-2020, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-1 in Book No.1 at Sr. No. 6465 on even date. As a result therefore the said **M/s. R. B. CONSTRUCTION COMPANY** has now become an exclusive, absolute and full Owner of the aforesaid Plot No. 1 with heritable and transferable rights therein.

(8) THAT the said **M/s. R. B. Construction Company** has now decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(9) THAT accordingly the said Owner has prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "**SHIV-GOVIND ORCHID**" and the same is duly sanctioned by the Building Engineer (N), Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE(NORTH)/Case No. AB-N-ZI-27/Tracking No. 2019052428/1803, Dated 27-06-2019.

(11) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Joint Sub-Registrar, Nagpur for the period 2008 to 2020 by depositing a necessary fees vide Receipt No. 1111877882 Dated 05-11-2020 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof hold good, valid and marketable title thereto.


ASHISH M. NAGPURE
Advocate

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

(13) 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 : 05-11-2020


(ASHISH. M NAGPURE)

Advocate

ASHISH M. NAGPURE
Advocate