



CHALLAN
MTR Form Number-6



GRN	MH005126220202021E	BARCODE			Date	04/10/2020-13:55:31		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				NGP3_JT NAGPUR NO 3 SUB REGISTRAR					
Location				NAGPUR					
Year				2020-2021 One Time					
Account Head Details				Amount In Rs.		Full Name			
0030072201 SEARCH FEE				325.00		ADV KISHOR SHIVLALJI GAUTAM			
						Flat/Block No.			
						ADITYA PLOT NO R 267			
						Premises/Building			
						Road/Street			
						RESHIMBAGH			
						Area/Locality			
						NAGPUR			
						Town/City/District			
						PIN			
						4 4 0 0 0 9			
				Remarks (If Any)					
				SEARCH FEE FOR PLOT NOS.12.13.18.19 OF KHASRA NO. 99 MOUZA					
				MANEWADA FOR THE YEAR 2008 TO 2020					
						Amount In			
						Three Hundred Twenty Five Rupees Only			
						Words			
						325.00			
Payment Details				BANK OF INDIA					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		02202292020100405073	
								103263657	
Name of Bank				Bank Date		RBI Date		04/10/2020-13:55:31	
								Not Verified with RBI	
Name of Branch				Bank-Branch		BANK OF INDIA			
				Scroll No. , Date		Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ स्तान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणसाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9422119470



KISHOR S. GAUTAM

ADVOCATE

Resi: "ADITYA", Plot No. 267, Reshimbag, Nagpur - 440 009
Court : 214, II Floor, Nyaya Mandir, NGP.

**TITLE VERIFICATION AND SEARCH REPORT
TO WHOMSOEVER IT MAY CONCERN :-**

1) That having been engaged for the purpose of search and verification of title in respect of the property described below, I the undersigned Advocate, Nagpur, do hereby submit my report of search and opinion about the title in respect of the same as under:-

DESCRIPTION OF PROPERTY

All that piece and parcel of land bearing Plot Nos. 12, 13, 18 & 19, Total admeasuring 557.41 Sq. Mtrs. of Khasara No. 99, P.S.K. No. 39 A, Mouza - Manewada, Sheet No. 40, City Survey No. 398, Ward No. 14, Corporation House No. 6662/12+13+18+19 situated in the layout of Shri Geeta Gruh Nirman Sahakari Sanstha, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur, Tah. and Dist. Nagpur and bounded as under :-

On the East by	:	Road
On the West by	:	Road
On the North by	:	Plot Nos. 14 & 17
On the South by	:	Plot Nos. 11 & 20

2) I have taken the search for last 13 years, i.e. from 2008 to 2020 vide Challan No. MH005126220202021E dated 04/10/2020.

3) A) WHEREAS, the 1) Smt. Asha Wd/o Prabhakar Diwan, 2) Shri Rajesh S/o Prabhakar Diwan, 3) Shri Sachin S/o Prabhakar Diwan & 4) Smt. Rajshree D/o Prabhakar Diwan Married Name Smt. Rajshree W/o Madhav Kanago, are the exclusive, absolute and full Owner of the property comprising all that piece and parcel of land bearing Plot



Nos. 12, 13, 18 & 19, admeasuring 557.41 Sq. Mtrs. of Khasara No. 99, P.S.K. No. 39 A, Mouza - Manewada, Sheet No. 40, City Survey No. 398, Corporation House No. 6662/12+13+18+19, Ward No. 14, situated in the layout of Shri Geeta Gruh Nirman Sahakari Sanstha, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur, Tah. and Dist. Nagpur and more particularly described in the First Schedule hereunder written ***(hereinafter referred to as "the project land")***

b) That, Originally the said Khasara No. 99 was belonged to Shri Geeta Gruh Nirman Sahakari Sanstha, Nagpur. After the purchase of the aforesaid land the said Society has put a layout with various sizes of plots for selling to it's members.

c) That, thereafter Shri Geeta Gruh Nirman Sahakari Sanstha, Nagpur sold the aforesaid property to 1) Shri Prabhakar S/o Ganpatrao Diwan, 2) Smt. Asha W/o Prabhakar Diwan & 3) Shri Rajesh S/o Prabhakar Diwan, by virtue of registered Sale Deed dated 16/06/1993 which is registered on the same date in the office of Sub-Registrar Nagpur No. 11 having Registration No. 3317 (P).

d) That, thereafter Shri Prabhakar S/o Ganpatrao Diwan expired on 28/10/2004 leaving behind his legal heirs namely 1) Smt. Asha Wd/o Prabhakar Diwan, 2) Shri Rajesh S/o Prabhakar Diwan, 3) Shri Sachin S/o Prabhakar Diwan & 4) Smt. Rajshree D/o Prabhakar Diwan Married Name Smt. Rajshree W/o Madhav Kanago, who are the Owners herein became sole and absolute owners of the aforesaid property.

e) That, the said property came under the unauthorized layout Govt. namely as 1900 layout and the Govt. has handing over the development activities through Nagpur Improvement Trust as per Maharashtra Gunthewari Developements (Regulations, Upgradation and Control) Act, 2001 and Board Resolution No. 15 dated 27/01/2001 and B. R. No. 10/977 dated 28/05/2001 and B. R. No. 8/1003 dated 02/04/2003.

f) That on the basis of the aforesaid development act, Nagpur Improvement Trust has issued a demand of Rs. 83,752/- for Plot No. 12, Rs. 83,752/- for Plot No. 13, Rs. 83,752/- for Plot No. 18 and Rs. 83,752/- for Plot No. 19 in favour of 1) Shri Prabhakar S/o Ganpatrao Diwan, 2) Smt. Asha W/o Prabhakar Diwan & 3) Shri Rajesh S/o Prabhakar Diwan.

g) That, on the basis of the aforesaid development act, Nagpur Improvement Trust has issued a demand of Rs. 83,752/- for Plot No. 18 and Rs. 83,752/- for Plot No. 19 in favour of 1) Shri Prabhakar S/o Ganpatrao Diwan, 2) Smt. Asha W/o Prabhakar Diwan & 3) Shri Rajesh S/o Prabhakar Diwan.

h) That thereafter M/S KALYANI DEVELOPERS deposited the amount demanded by Nagpur Improvement Trust on 17/07/2019 for Plot Nos. 12, 13, 18 & 19. On behalf of the Vendors.

i) That thereafter Nagpur Improvement Trust duly issued a Regularization Letter of Plot No. 12 in favour of 1) Shri Prabhakar S/o Ganpatrao Diwan, 2) Smt. Asha W/o Prabhakar Diwan & 3) Shri Rajesh S/o Prabhakar Diwan vide Permit No. 1647 dated 19/07/2019.

j) That Nagpur Improvement Trust duly issued a Regularization Letter of Plot No. 13 in favour of 1) Shri Prabhakar S/o Ganpatrao Diwan, 2) Smt. Asha W/o Prabhakar Diwan & 3) Shri Rajesh S/o Prabhakar Diwan vide Permit No. 1659 dated 24/07/2019.

k) That Nagpur Improvement Trust duly issued a Regularization Letter of Plot No. 18 in favour of 1) Shri Prabhakar S/o Ganpatrao Diwan, 2) Smt. Asha W/o Prabhakar Diwan & 3) Shri Rajesh S/o Prabhakar Diwan vide Permit No. 1648 dated 19/07/2019.

l) That Nagpur Improvement Trust duly issued a Regularization Letter of Plot No. 19 in favour of 1) Shri Prabhakar S/o Ganpatrao Diwan, 2) Smt. Asha W/o Prabhakar Diwan & 3) Shri Rajesh S/o Prabhakar Diwan vide Permit No. 1660 dated 24/07/2019.



m) That, the Owners entered into an Agreement Of Development with the **M/S KALYANI DEVELOPERS** in respect of Plot No.12 and Plot No.13 on **01/08/2019** & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 3 having Registration No. **3744 - 2019**.

n) That, the Owners entered into an Agreement Of Development with the **M/S KALYANI DEVELOPERS** in respect of Plot No.18 and Plot No.19 on **01/08/2019** & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 3 having Registration No. **3745 - 2019**

o) That, the Owners also executed Power of Attorney in favour of **M/S KALYANI DEVELOPERS** in respect of the said Property i.e. Plot No. 12, 13, 18 and Plot No. 19 on **01/08/2019** & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 3 having Registration No. **3746 - 2019**.

p) That the Property has been submitted to the Provisions of the MAHAPASHTRA APARTMENT OWNERSHIP ACT, 1970, by executing and Registering a **DEED OF DECLARATION** under section 2 in the form-A in the said Act and same is registered in the office of the Joint Sub-Registrar Nagpur No. 4 at document Registration No. **3248-2020** On **05/10/2020** AND

4) That, the said Land is earmarked for the purpose of building a residential project, comprising a multistoried apartment building and the said project shall be known as "**SHREE GAJANAN KRUPA**".

5) That, the Owner & **M/S KALYANI DEVELOPERS** is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Owner regarding the said land on which Project is to be constructed.

6) That, the Owners and **M/S KALYANI DEVELOPERS** do state and declare that there are no impediments attached to the said Project Land. There are no any Tenants or illegal encroachment on the said Project Land and the Owners have clear possession of the said Project



Land. The said Project Land is freehold property and presently for establishing title no separate permission is required to be obtained from Government or any other Authority;

7) That, from the above said search and inspection I observed that no entry creating any charge, encumbrance, lien or mortgage in respect of the above property came to my notice. From the inspected records, I do not find that the above present owner has dealt with the aforesaid property in any manner which may affect the title of the owner adversely.

8) On the basis of searches made by me, I certify that the property referred in above is owned by above owner and free from all encumbrances, charges, mortgages or any other claim affecting the clear title as on this date.

9) That the Owners have also made an affidavit, I am satisfied that the property is heritable and transferable, subject to the terms and conditions mentioned therein.

10) All necessary parties have been joined in the documents and the documents have desired effect, facts and events material to title have been satisfactorily proved.

11) As a result of such searches, I am satisfied that the property in question is free from all types of encumbrances and the title of purchaser is clear and marketable.

Hence this report of search and verification of title.

NOTE: That I the undersigned advocate have given this title report to my client **M/S KALYANI DEVELOPERS** on the basis of the documents provided by my said client.

NAGPUR.

Dtd. 08/10/2020

(ADV. K. S. GAUTAM)

