# CHALLAN
## MTR Form Number-6

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| GRN MH008020267202021E | BARCODE | Date 08/12/2020-13:47:41 | Form ID |

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| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>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 |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 325.00 | Road/Street | KHAMLA ROAD |
| | | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 2 5 |
| | | Remarks (If Any) | 13 YRS SRCH Plot No. 9 Survey No. 55 Sheet No. 18 Mouza LENDHRA<br>Ward No. 70 |
| Total | 325.00 | Amount In Words | Three Hundred Twenty Five Rupees Only |

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|---|---|---|---|---|---|
| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572020120863341 | IK0AVPOCZ7 |
| Cheque/DD No. | | Bank Date | RBI Date | 08/12/2020-13:24:48 | 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 :
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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .



Print Date 08-12-2020 01:48:40

**A. S. LULAY**
**AJINKYA A. LULAY**
ADVOCATES

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'PRARABDHA' 34,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

# TITLE REPORT
# AND
# NON ENCUMBRANCE CERTIFICATE
# TO WHOMSOEVER IT MAY CONCERN

UNDER instructions from my Client M/S. J. D. BUILDCON PRIVATE LIMITED, A Company duly Incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U70102MH2009PTC196038 Dated 24-9-2009 having its Registered Office at M-007, Suprabhat Sankul, Buty Layout, Dharampeth Extension, Nagpur and acting through its Directors (1) SHRI. MAHESH S/o SHARADRAO DANDE, Resident of Apartment No. 901, Tulip, Plot No. 187, Dharampeth Extension, Shivaji Nagar, Nagpur-440010, Tahsil and District – NAGPUR; AND (2) SHRI. SANJAY S/o LATE SHRI. SURESH JOSHI, Resident of 36, Tilaknagar, 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. 9, situate at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR and my findings are as under :-

(1) THAT ALL THAT Piece and Parcel of land bearing Plot No. 9 admeasuring East-West 62 Ft. towards South and 53 Ft. towards North and North-South 118 Ft. equal to 6785 Sq. Ft. (OR 630.37 Sq. Mtrs.) alongwith Conservancy lane available to the said Plot of land, bearing Corporation House No. 313, City Survey No. 55 and Sheet No. 18 of Mouza – LENDHRA, situate at Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR, Originally belonged to Shri. Dattatraya S/o Vishwanath Bal, being his separate property.

(2) THAT the said Shri. Dattatraya S/o Vishwanath Bal acting through his duly Constituted Attorney Shri. Suresh S/o Gangadhar Ghate, Resident of Dhantoli, Nagpur lateron transferred the aforesaid property by way of Sale to Shri. Sureshchandra S/o Dattatraya Bal by a Sale Deed Dated 7-5-1958, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1 at Sr. No. 1877 on 12-5-1958.

(3) THAT the said Shri. Sureshchandra S/o Dattatraya Bal lateron constructed a Residential House on the said Plot No. 9 bearing Corporation House No. 313, City Survey No. 55 and Sheet No. 18 of Mouza – LENDHRA in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/3054/1052 Dated 17-6-1996.

A. S. LULAY
Advocate
Reg. No. MAH/1220/1986

(4) THAT the aforesaid Shri. Sureshchandra S/o Dattatraya Bal, his wife Mrs. Sheelawati and 3 sons namely Dr. Anand, Shri. Ashok and Shri. Allhad lateron executed a Family Arrangement in between them on 1-3-1995 and in terms of which

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the aforesaid Plot No. 9 Togetherwith the existing House standing thereon was agreed to be given and allotted to Shri. Ashok Bal and his Mother Mrs. Sheelawati Bal. It was further arranged that Mrs. Sheelawati Bal shall enjoy the aforesaid property during her life time and after her demise the said entire property would devolve upon Shri. Ashok Bal absolutely forever with heritable and transferable rights therein. However unfortunately Shri. Ashok Bal left for heavenly abode on 26-12-2004 leaving behind his widow Smt. Shama and 2 daughters as his only legal heirs.

(5) THAT during his life time the said Shri. Sureshchandra S/o Dattatraya Bal executed his LAST WILL AND TESTAMENT on 18-6-2005 and thereby he had bequeathed the aforesaid entire property to his daughter-in-law Smt. Shama Wd/o Late Shri. Ashok Bal, absolutely forever with heritable and transferable rights therein.

(6) THAT the said Shri. Sureshchandra S/o Dattatraya Bal breathed his last on 7-11-2013 (his wife Mrs. Sheelwati Bal pre-deceased him on 21-6-2009) and consequent upon his death/demise the aforesaid entire property devolved upon Smt. Shama Wd/o Late Shri. Ashok Bal, in terms of his Last Will Dated 18-6-2005.

(7) THAT the said Smt. Shama Wd/o Late Shri. Ashok Bal lateron transferred the aforesaid property by way of Sale to M/s. J. D. Buildcon Private Limited by a Sale Deed Dated 22-10-2020, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 5562 on even date. As a result therefore the said M/s. J. D. Buildcon Private Limited has now become an exclusively absolute and full owner of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

(8) THAT the said Owner namely M/s. J. D. Buildcon Private Limited has now decided to develop the aforesaid Plot No. 9 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

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(9) THAT accordingly the said M/s. J. D. Buildcon Private Limited 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 "PEARL APARTMENTS" and the same is duly sanctioned by the Assistant Director, Town Planning of the Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 295/BP/Lendhra/TP/NMC/467 Dated 8-12-2020. The said M/s. J. D. Buildcon Private Limited has decided to load the

Contd. . .

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permissible T.O.D./F.S.I. of Metro on the proposed Multistoreyed Building. Shri. Prashant S/o Baliram Satpute, Resident of Shankar Nagar, Nagpur bearing Registration No. CA/91/13818 has been appointed as an Architect of the proposed Project.

(10) THAT the aforesaid Owner has 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. 7002 on 8-12-2020.

(11) 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 Owner thereof namely M/s. J. D. Buildcon Private Limited holds 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. MH008020267202021E Dated 8-12-2020.

(12) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 9 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "PEARL APARTMENTS" 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 : 8-12-2020.**

**(A. S. LULAY)**
A. S. LULAY
Advocate Advocate
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"Prarabdha", Plot No. 34,
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