CHALLAN

MTR Form Number-6

GRN	MH006641302202021E	BARCODE		Date	05/11/2020-19:02:13	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	Ashish Madhukar Nagpure
Location	PUNE		
Year	2020-2021 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	

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

Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572020110536630	IK0AUFCQJ9
Bank Date	RBI Date	05/11/2020-19:24:02	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID : 926214183 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 नोदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 05-11-2020 07:03:26

ASHISH M. NAGPURE
Advocate

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MH006641302202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 Nov 2020	Receipt	Receipt no.: 1111877889
	Name of the Applicant :	Ashish Madhukar Nagpure
	Details of property of which document has to be searched :	Dist :Nagpur Village :Somalawada S.No/CTS No/G.No. : 4
	Period of search :	From :2008 To :2020
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH006641302202021E		
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'.		

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Advocate

Off Address :
1st Floor,
Namrata Apartments,
Plot No. 68, Atrey Layout,
Ring Road, Nagpur.
Mobile No. 9823630809

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Under instructions from my clients **(1) SHRI. RAJU S/o BHASKARRAO KOTPALLIWAR, (PAN – ABWPK8792J) (2) SHRI. PIYUSH S/o RAJU KOTPALLIWAR, (PAN – ALHPK2142F)** AND **(3) SHRI. ANIKET S/o RAJU KOTPALLIWAR, (PAN – BHVPK5866M)** All Residents of Plot No. 53, New Sneh Nagar, Wardha Road, Nagpur-440015, Tahsil and District – NAGPUR, acting through their duly Constituted Attorney **M/s. VAS ASSOCIATES AND BUILDERS**, A Partnership Firm having its office at Gokulpeth, Nagpur, Tashil and District - NAGPUR and acting through its Partners **(1) SHRI. AMIT S/o VIJAYKUMAR DIXIT**, Resident of Resident of Dixit Wada, Sitabuldi, Nagpur, Tahsil and District – NAGPUR; AND **(2) SHRI. SATISH S/o MOHANLAL HIRANI**, Resident of Laxminagar, Nagpur, Tahsil and District – NAGPUR and my findings are as under :

(1) THAT ALL THAT Piece and Parcel of land bearing Plot No. 4 out of the layout of The Payal Co-operative Housing Society Ltd. Nagpur, containing by admeasurement 525.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No 159/2 and 159/9 of Mouza – SOMALWADA, P.S.K. 44, bearing City Survey No. 595 and Sheet No. 729, situate at Payal Co-op. Society, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR, belongs to the Shri. Raju S/o Bhaskarrao Kotpalliwar, having purchased the same by him from the aforesaid Society by Allotment Deed Dated 30-06-1992, which is duly Registered in the Office of the Sub-Registrar Nagpur in Addl. Book No. 1, Volume No. 60 on Pages 225 to 217 at Sr. No. 2440 on even date and a Deed of Correction to the said Allotment Deed is also Registered in the Office of the Sub-Registrar, Nagpur-9 in Book No. 1 at Sr. No. 2082 on 14-06-2002.

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Advocate

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(2) THAT the said Society lateron Registered a Sale Deed in favour of Shri. Raju S/o Bhaskarrao Kotpalliwar, on 19-05-2003, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-9, in Book No. 1 at Sr. No. 824 on even date .

(3) THAT the aforesaid Plot No. 4 is covered under the Scheme of 572 Layouts of the Nagpur Improvement Trust, Nagpur.

(4) THAT the aforesaid Plot No. 4 is Regularised by the Nagpur Improvement Trust, Nagpur and accordingly a Regularisation Letter regarding the aforesaid Plot No. 4 is also issued by the Building Engineer (W) 572 Layouts Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)G/1154/04/553) , Dated 8-03-2004. As per the said Regularization Letter Dated 8-03-2004 the area of the said Plot No. 4 is shown and declared as **471.43 Sq. Mtrs**. Thus the area of the said Plot No. 4 is **471.43 Sq. Mtrs**.

(5) THAT lateron Shri. Raju S/o Bhaskarrao Kotpalliwar transferred the Undivided 2/3rd share of the aforesaid property to his Sons namely Shri. Piyush S/o Raju Kotpalliwar and Shri. Aniket S/o Raju Kotpalliwar, by way of Gift Deed Dated 25-04-2019, which is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Sr. No. 2767 on even date. As a result therefore the said **1) Shri. Raju S/o Bhaskarrao Kotpalliwar 2) Shri. Piyush S/o Raju Kotpalliwar and 3) Shri. Aniket S/o Raju Kotpalliwar** have now become the Joint/co-owners of the aforesaid Plot No. 4 with heritable and transferable rights therein and the same is accordingly mutated in their joint names in all relevant records.

(6) THAT the said **1) Shri. Raju S/o Bhaskarrao Kotpalliwar 2) Shri. Piyush S/o Raju Kotpalliwar and 3) Shri. Aniket S/o Raju Kotpalliwar** have now jointly decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development and Sale Dated 03-05-2019, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2982. The aforesaid owners have entrusted the entire work of Development of the said property to **M/s. VAS ASSOCIATES AND BUILDERS** upon the several terms and conditions contained therein.

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Advocate

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(7) THAT the said **1) Shri. Raju S/o Bhaskarrao Kotpalliwar 2) Shri. Piyush S/o Raju Kotpalliwar and 3) Shri. Aniket S/o Raju Kotpalliwar** have also Registered a Power of Attorney regarding the aforesaid property in favour of **M/s. VAS ASSOCIATES AND BUILDERS** on 04-02-2020, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 949 on even date.

(8) THAT accordingly the said **M/s. VAS ASSOCIATES AND BUILDERS** has prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot No. 4 of land and to be known and styled as "**HARMONY SPACES**" and the same is duly sanctioned by the Dy. Engineer, Town Planning Section, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. ADTP (Laxmi Nagar Zone)AB-WE-SOM-595/Tracking No. 2019111637/391, Dated 07-09-2020.

(9) 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. 1111877889 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.

(10) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 4 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**HARMONY SPACES**" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

(11) 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 : 06-11-2020

(ASHISH. M NAGPURE)
Advocate

ASHISH M. NAGPURE
Advocate

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