CHALLAN
MTR Form Number-6

GRN	MH003680113202122E	BARCODE		Date	15/07/2021-15:11:15	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**	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2021-2022 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	500.00
Total	500.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
Amount In Words	Five Hundred Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021071516018	2691691308
Cheque/DD No.		Bank Date	RBI Date	15/07/2021-15:13:40	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No., Date		Not Verified with Scroll	

Department ID : 625207395 Mobile No. : 9850361454

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 नोदणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Print Date 15-07-2021 03:13:52

MH003680113202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 Jul 2021	Receipt	Receipt no.: 1112078675
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Ambajhari S.No/CTS No/G.No. : 352
	Period of search :	From :2002 To :2021
	Received Fee :	500
The above mentioned Search fee has been credited to government vide GRN no :MH003680113202122E		
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'		

SANDEEP SHASTRI
NAGPUR
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH003681591202122E	BARCODE		Date	15/07/2021-15:26:10	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**	SANDEEP ANANT SHASTRI
Location	NAGPUR		
Year	2021-2022 One Time	**Flat/Block No.**	.
		Premises/Building	

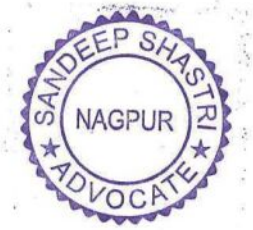
Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	250.00
Total	250.00

Road/Street	MOUZA AMBAZARI						
Area/Locality	NAGPUR						
Town/City/District							
PIN		4	4	0	0	1	0
Remarks (If Any)	SEARCH FEES FOR 10 YEARS FROM 1991 to 2001 CITY SURVEY NO. 352						
Amount In Words	Two Hundred Fifty Rupees Only						

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	91033320210715162 60	2691694970
Cheque/DD No.		Bank Date	RBI Date	15/07/2021-15:27:43	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9850361454

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 नोदंणी न करावयाच्या दस्तासाठी लागु नाही.



Print Date 15-07-2021 03:27:55

SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II,
265-A, South Ambazari Road, Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : **shastriassociates@gmail.com**

FORMAT – A

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex,

Bandra (E), Mumbai-400 051,

MahaRERA

Administrative Building No. 1,

Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to building Known as **"SHRI DATTATREYA SAHANIWAS",** to be erected on Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 26 in Civil Station Expansion Scheme, containing by admeasurement 1337.79 Sq. Mtrs. (14400 Sq. Ft.), bearing City Survey No. 352, Sheet No. (24)29/II of Mouza – AMBAZARI situate at Dharampeth Extension Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District- NAGPUR (hereinafter referred as the said Project **"SHRI DATTATREYA SAHANIWAS"**)

1} I have investigated the title of the said property on the request of **M/S. RAGHUKUL INTEGRITY CONSTRUCTIONS LLP,** A Limited Liability Partnership Firm having its Registered Office at 188, Arohi Apartments, Bajaj

SANDEEP SHASTRI NAGPUR ADVOCATE

Nagar, Nagpur - 440010 (Income Tax PAN ABAFR8228G) and acting through its Partners **(1) SHRI. SHRINIWAS S/o SHRIDHAR WARNEKAR,** Aged about 61 Years, Occupation – Business, Resident of 39, Vidya Vihar, Ranapratap Nagar, Nagpur – 440022, and **(2) SHRI. DILIP S/o RAGHUNATH BHARADE,** Aged about 60 Years, Occupation – Business, Resident of 501, Shivranjani Apartments, 28, Cement Road, Shivaji Nagar, Nagpur, Tahsil and District – NAGPUR and following documents i.e.:-

i) Description of the property.
ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 26 in Civil Station Expansion Scheme, containing by admeasurement 1337.79 Sq. Mtrs. (14400 Sq. Ft.), bearing City Survey No. 352, Sheet No. (24)29/II of Mouza – AMBAZARI situate at Dharampeth Extension Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District- NAGPUR.

ii) The Document of Ownership of Plot No. 26.
(a) Property Card issued by City Survey.
(b) Sale Deed of Plot No. 26, dated 27-09-1971 Registration No. 4106 SRO-1, Nagpur.
(c) Relinquishment Deed dated 11-03-2010 Registration No. 1027 SRO-2, Nagpur.
(d) Gift Deed of 23% of Plot No. 26, dated 09-03-2021 Registration No. 2222 SRO-4, Nagpur.
(e) Gift Deed of 23% of Plot No. 26, dated 09-03-2021 Registration No. 2224 SRO-4, Nagpur.
(e) Gift Deed of 23% of Plot No. 26, dated 09-03-2021 Registration No. 2228 SRO-4, Nagpur.
(f) Gift Deed of 31% of Plot No. 26, dated 09-03-2021 Registration No. 2229 SRO-4, Nagpur.

iii) Search report for 30 year from 1992 Till November 2021

2} On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of owner is clear, marketable and without any encumbrances.

Owner of the land:

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Land bearing ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 26 in Civil Station Expansion Scheme, containing by admeasurement 1337.79 Sq. Mtrs. (14400 Sq. Ft.), bearing City Survey No. 352, Sheet No. (24)29/II of Mouza – AMBAZARI situate at Dharampeth Extension Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District-NAGPUR	**(i) MRS. VIDYA W/O VINAY HARDAS, (ii) SHRI VIJAY KASHINATH DIDOLKAR AND (iii) SHRI RAVINDRA KASHINATH DIDOLKAR**

Qualifying comments/ remarks if any

The Title of **(i) MRS. VIDYA VINAY HARDAS, (ii) SHRI VIJAY KASHINATH DIDOLKAR AND (iii) SHRI RAVINDRA KASHINATH DIDOLKAR** on the said property is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **(i) MRS. VIDYA VINAY HARDAS, (ii) SHRI VIJAY KASHINATH DIDOLKAR AND (iii) SHRI RAVINDRA KASHINATH DIDOLKAR** on the said property is enclosed herewith as annexure.

Encl : Annexure

Date: 22-11-2021

SANDEEP SHASTRI NAGPUR ADVOCATE

(SANDEEP SHASTRI)
Advocate