CHALLAN
MTR Form Number-6

GRN	MH007944985202122E	BARCODE		Date	25/10/2021-13:30:10	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	Ajinkya Anant Lulay
Location	PUNE		
Year	2021-2022 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.	00040572021102506125	IK08IQRLN4
Bank Date	RBI Date	25/10/2021-13:24:32	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID : 144851337 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" साठी नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न केलेल्यासाठी लागू नाही.

Print Data 25-10-2021 01:32:22

MH007944985202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Oct 2021	Receipt	Receipt no.: 1112176319
	Name of the Applicant :	Ajinkya Anant Lulay
	Details of property of which document has to be searched :	Dist :Nagpur Village :Ajani S.No/CTS No/G.No. : 361
	Period of search :	From :2009 To :2021
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH007944985202122E		
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'.		

A. S. LULAY
AJINKYA A. LULAY
KETAKI A. LULAY
ADVOCATES

Ph. No. 2293781(O)
2293281(R)
Mobile No. 9730414589
'PRARABDHA' 34,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

SUBJECT : Title Certificate with respect to property comprising ALL THAT Piece and Parcel of land bearing Plot No. 1 in Block 'Q' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, situate Near 8 Rasta Chowk, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR

I have investigated the title of the said Plot No. 1 in Block 'Q' on the request of M/S. KEDAR DEVELOPERS, A Proprietary Concern having its Office at Plot No. 4, Crown Co-operative Society, Manish Nagar, Besa Road, Nagpur and the following documents placed before me for my perusal:-

I. Description of the Property:

ALL THAT Piece and Parcel of land bearing Plot No. 1 in Block 'Q' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by total admeasurement 8320 Sq. Ft. (OR 772.928 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-2-3-4 of Mouza – AJNI, P.S.K. 9, bearing Corporation House No. 301, City Survey No. 361 and Sheet No. 34 of Mouza – AJNI, situate Near 8 Rasta Chowk, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

II. Documents available/perused:

1. Photocopy of Sale Deed Dated 26-12-1953.
2. Photocopy of Gift Deed Dated 31-10-1967.
3. Photocopy of Building Permit No. CS/207/18129 Dated 3-7-1991.
4. Photocopy of Gift Deed Dated 20-3-2020.
5. Photocopy of Death Certificate of Shri. Jagdish Yeshwant Ghanekar
6. Photocopy of Agreement of Development and Sale.
7. Photocopy of Power of Attorney.
8. Photocopy of Confirmation Deed.

A. A. LULAY
Advocate
Reg. No. MAH/4294/2016

Contd. . .

III. Search Report for 13 Years i.e. from 2009 to 2021.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I found that the said M/s. Kedar Developers has availed the Project Finance from Shri. Kanyaka Nagari Sahakari Bank Limited, Sitabuldi Branch, Nagpur and mortgaged the aforesaid entire property to it by way of security for the repayment of Loan.

The report reflecting the flow of the title of Smt. Sanjivani Wd/o Late Shri. Jagdish Ghanekar, Dr. (Mrs.) Koumudi W/o Dr. Mukund Ashtaputre and Mrs. Ganga W/o Uday Gokhale on the said Land/Plot is enclosed herewith as Annexure - A.

NAGPUR
DATED : 25-10-2021.

Enclosed : Annexure - A.

(A. A. LULAY)
Advocate
A. A. LULAY
Advocate
Reg. No. MAH/4294/2016

A. S. LULAY
AJINKYA A. LULAY
KETAKI A. LULAY
ADVOCATES

Ph. No. 2293781(O)
2293281(R)
Mobile No. 9730414589
'PRARABDHA' 34,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND

A. Flow of the title:

THAT ALL THOSE Agricultural lands bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-2-3-4 of Mouza – AJNI, having an area of 49.58 Acres held in Bhogwatdar Class-1 Rights, situate at Ajni, P.S.K. 9 in Tahsil and District – NAGPUR, Originally belonged to Shri. Appa S/o Late Shri. Narayan Baxi and Shri. Bapu S/o Late Shri. Narayan Baxi who lateron transferred the same by way of Sale to The Scientific Co-operative Housing Society Limited, Nagpur, A Society duly Registered under the Societies Act II of 1912 bearing Registration No. 321 having its Registered Office at Rani Laxminagar, Nagpur by a Sale Deed Dated 21-3-1938.

THAT the aforesaid entire land comprising Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-2-3-4 is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 16-10-1976 passed in Revenue Case No. 104/A-2/1966-67.

THAT the said Society lateron prepared a Layout of the said entire land by carving out various Plots of different sizes therein.

THAT the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an Agreement Dated 22-2-1952 made between the said Society and the Nagpur Improvement Trust, Nagpur.

THAT the said Society lateron transferred a Piece of land out of its aforesaid sanctioned layout bearing Plot No. 1 in Block 'Q' admeasuring Length (101 + 99)/2 Ft. and Breadth (84 + 74)/2 Ft. equal to 7900 Sq. Ft. (OR 733.91 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-2-3-4 of Mouza – AJNI, P.S.K. 9, situate Near 8 Rasta Chowk, Laxmi Nagar, Nagpur by way of Sale to its Share Holder Member namely Shri. Yeshwant S/o Keshao Ghanekar by a Sale Deed Dated 26-12-1953, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. I, Volume No. 216 on Pages 80 to 92 at Sr. No. 1013 on even date.

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

THAT the said Shri. Yeshwant S/o Keshao Ghanekar lateron transferred the said Plot No. Q-1 by way of Gift to his son Shri. Jagdish S/o Yeshwant Ghanekar by a Gift Deed Dated 31-10-1967, which is duly Registered in the Office of the Sub-Registrar, Nagpur City-1 in Book No. 1 at Sr. No. 4684 on even date.

Contd. . .

THAT the said Shri. Jagdish S/o Yeshwant Ghanekar lateron constructed a Residential House on the said Plot No. Q-1 covering a total Built-up area of 234.3903 Sq. Mtrs. bearing Corporation House No. 301, City Survey No. 361 and Sheet No. 34 of Mouza – AJNI in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/207/18129 Dated 3-7-1991.

THAT the said Shri. Jagdish S/o Yeshwant Ghanekar lateron transferred the Undivided 1/3rd share and interest in the said Plot No. Q-1 by way of Gift to his wife Mrs. Sanjivani W/o Jagdish Ghanekar, by a Gift Deed Dated 20-3-2020, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2151 on even date. In the like manner the said Shri. Jagdish S/o Yeshwant Ghanekar further transferred the Undivided 1/3rd share and interest in the said Plot No. Q-1 by way of Gift to his daughter Dr. (Mrs.) Koumudi W/o Dr. Mukund Ashtaputre, by a Gift Deed Dated 20-3-2020, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2150 on even date.

THAT Mrs. Sanjivani W/o Jagdish Ghanekar and Dr. (Mrs.) Koumudi W/o Dr. Mukund Ashtaputre alongwith Shri. Jagdish S/o Yeshwant Ghanekar lateron 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 29-9-2020 they have jointly entrusted the entire work of Development of the said property to M/s. Kedar Developers, upon the several terms and conditions contained therein. The said Agreement of Development and Sale Dated 29-9-2020 is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4893 on even date on payment of requisite Stamp Duty of Rs. 23,30,175/- and Registration Fees of Rs. 30,000/- payable thereon. A Deed of Correction to the said Agreement of Development and Sale Dated 29-9-2020 is executed on 4-3-2021 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2106 on even date. In pursuance of the said Agreement the said Sanjivani W/o Jagdish Ghanekar and Dr. (Mrs.) Koumudi W/o Dr. Mukund Ashtaputre alongwith Shri. Jagdish S/o Yeshwant Ghanekar have also executed a General Power of Attorney regarding the development of the said property in favour of M/s. Kedar Developers on 29-9-2020 and the same is also duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4894 on even date. A Deed of Correction to the said General Power of Attorney Dated 29-9-2020 is executed on 4-3-2021 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2107 on even date.

A. S. LULAY
Advocate
Reg. No. MAH/1220/1988

THAT by the same Agreement the said Sanjivani W/o Jagdish Ghanekar and Dr. (Mrs.) Koumudi W/o Dr. Mukund Ashtaputre alongwith Shri. Jagdish S/o Yeshwant Ghanekar have further specifically agreed to execute various Agreements to Sell and

Contd. . .

Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favour of each such individual buyer as may be nominated by M/s. Kedar Developers.

THAT the said Shri. Jagdish S/o Yeshwant Ghanekar breathed his last on 25-3-2021 and consequent upon his death/demise his Undivided 1/3rd share and interest in the said Plot No. Q-1 devolved upon his widow Smt. Sanjivani and 3 daughters namely Dr. (Mrs.) Koumudi W/o Dr. Mukund Ashtaputre, Mrs. Ganga W/o Uday Gokhale and Smt. Ketki Wd/o Late Shri. Chetan Paradkar, by way of intestate succession, being the only legal heirs of the deceased.

THAT the said Smt. Sanjivani Wd/o Late Shri. Jagdish Ghanekar, Dr. (Mrs.) Koumudi W/o Dr. Mukund Ashtaputre and Smt. Ketki Wd/o Late Shri. Chetan Paradkar lateron relinquished all their respective rights, title and interest in respect of the Undivided 1/3rd share and interest in the said Plot No. Q-1 in favour of Mrs. Ganga W/o Uday Gokhale, by a Deed of Release Dated 26-4-2021 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3405 on even date. As a result therefore the said Smt. Sanjivani Wd/o Late Shri. Jagdish Ghanekar, Dr. (Mrs.) Koumudi W/o Dr. Mukund Ashtaputre and Mrs. Ganga W/o Uday Gokhale have now become the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein.

THAT by a Deed of Confirmation Dated 26-4-2021 the said Mrs. Ganga W/o Uday Gokhale has confirmed the Agreement of Development and Sale Dated 29-9-2020 executed by Sanjivani W/o Jagdish Ghanekar and Dr. (Mrs.) Koumudi W/o Dr. Mukund Ashtaputre alongwith Shri. Jagdish S/o Yeshwant Ghanekar in favour of M/s. Kedar Developers as binding upon her. The said Deed of Confirmation Dated 26-4-2021 is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3406 on even date. The said Mrs. Ganga W/o Uday Gokhale has also executed a General Power of Attorney relating to the aforesaid property in favour of M/s. Kedar Developers on 26-4-2021and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3407 on even date.

THAT the aforesaid The Scientific Co-operative Housing Society Limited, Nagpur has transferred a Conservancy Lane/Additional land admeasuring 84 Ft. x 5 Ft. equal to 420 Sq. Ft. (OR 39.018 Sq. Mtrs.) lying on the Northern Side of the said Plot No. 1 in Block 'Q' by way of Sale to Smt. Sanjivani Wd/o Late Shri. Jagdish Ghanekar, Dr. (Mrs.) Koumudi W/o Dr. Mukund Ashtaputre and Mrs. Ganga W/o Uday Gokhale by a Sale Deed Dated 22-9-2021, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 7399 on even date. As such the total area of the said Plot No. 1 in Block 'Q' is now 8320 Sq. Ft. (OR 772.928 Sq. Mtrs.).

A. S. LULAY
Advocate
Reg. No. MAH/1220/1995

THAT in pursuance of the said Agreement the M/s. Kedar Developers has

Contd. . .

accordingly prepared a Plan of a Multistoreyed building proposed to be constructed on the said Plot No. 1 in Block 'Q' and to be known and styled as "MAULI APARTMENTS" and the same is duly sanctioned by the Deputy Director, Town Planning Department (Adln. Charge) of the Nagpur Municipal Corporation vide his Building Permit No. 378/BP/Ajni/TP/NMC/452 Dated 31-8-2021. The said M/s. Kedar Developers has decided to load the T.D.R./Premium FSI of 487.00 Sq. Mtrs. on the proposed Multistoreyed building.

THAT the aforesaid Owners have jointly 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. 9461 on 22-9-2021.

The said M/s. Kedar Developers has availed Project Finance from Shri. Kanyaka Nagari Sahakari Bank Limited, Sitabuldi Branch, Nagpur and mortgaged the said property to it by way of security for the repayment of Loan.

B. Property Card Dated 5-8-2020 issued by City Survey Officer, Nagpur-3. Mutation Entry No. 19117 Dated 5-8-2020.

C. I have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur-1 and found that the aforesaid property is presently mortgage to Shri. Kanyaka Nagari Sahakari Bank Limited, Sitabuldi Branch, Nagpur. The necessary Search fees for the Period commencing from 2008 to 2021 is deposited in the Office of the Sub-Registrar, Nagpur-1 vide Receipt No. MH007944985202122E Dated 25-10-2021.

D. There is No Litigation/pending Litigation against the aforesaid property as on today.

NAGPUR
DATED : 25-10-2021.

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