



CHALLAN
MTR Form Number-6



GRN	MH012589257202122E	BARCODE			Date	02/02/2022-21:16:53		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID / TAN (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name		ADV A S LULAY		
Location NAGPUR									
Year 2021-2022 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 CTS 720 MOUZA AJNI WARD NO 75				
					Amount In	Three Hundred Twenty Five Rupees Only			
Total				325.00	Words				
Payment Details PUNJAB NATIONAL BANK					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	03006172022020300049		358888250
Cheque/DD No.					Bank Date	RBI Date	02/02/2022-21:17:51		Not Verified with RBI
Name of Bank					Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch					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

Mobile No. : 9730414589

सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

A. S. LULAY
AJINKYA A. LULAY
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ADVOCATES

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'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. 25 out of the sanctioned layout of The Central Railway Employees' Co-operative Housing Society Limited Nagpur, situate at West High Court Road, Surendra 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. 25 on the request of SHRI. ANANTRAM S/o LATE SHRI. RAMDAS NAIDU and SHRI. JAIRAM S/o NARAYANSWAMI NAIDU, Both Residents of Plot No. 25, West High Court Road, Surendra Nagar, Nagpur-440015, Tahsil and District – 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. 25 out of the sanctioned layout of The Central Railway Employees' Co-operative Housing Society Limited Nagpur containing by admeasurement 561.08 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 34 and 35/1 of Mouza - AJNI, P.S.K. 9, bearing Corporation House Nos. 800 and 800A, City Survey No. 720 and Sheet No. 38 of Mouza - AJNI, situate at West High Court Road, Surendra 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 14-10-1971.
2. Photocopy of Deed of Relinquishment Dated 25-11-1983
3. Photocopy of Will Dated 4-3-2000.

III. Search Report for 13 Years i.e. from 2010 to 2022.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I found that the said Shri. Jairam S/o Narayanswami Naidu has mortgaged his Undivided 50% share of Plot No. 25 to Dharampeth Gruha Nirman Sahakari Sanstha Maryadit, having its Office at 89-C, Ram Nagar, Nagpur by way of security for the repayment of Loan.


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

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The report reflecting the flow of the title of Shri. Anantram S/o Late Shri. Ramdas Naidu and Shri. Jairam S/o Narayanswami Naidu on the said Land/Plot is enclosed herewith as Annexure - A.

NAGPUR

DATED : 2-2-2022.

Enclosed : Annexure - A.


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ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND

A. Flow of the title:

THAT ALL THAT Piece and Parcel of land bearing Plot No. 25 out of the sanctioned layout of The Central Railway Employees' Co-operative Housing Society Limited Nagpur admeasuring Length 90 Ft. and Breadth $(71.6 + 67)/2$ Ft. equal to 6237 Sq. Ft. (-) Less Tangent 197.5 Ft. equal to 6039.50 Sq. Ft. (OR 561.08 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 34 and 35/1 of Mouza - AJNI, P.S.K. 9, bearing City Survey No. 720 and Sheet No. 38 of Mouza - AJNI, situate at West High Court Road, Surendra Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR, belongs to Shri. Anantram S/o Ramdas Naidu and Shri. Kempuratna Narayanswami S/o Venkatswami Naidu, having purchased the same by them jointly from The Central Railway Employees' Co-operative Housing Society Limited Nagpur, A Society duly Registered under Section 9(1) of the Maharashtra Co-operative Societies Act, 1960 (XXIV of 1961) bearing Registration No. NGP/HSG/103 of 1962, having its Registered Office at Nagpur by a Sale Deed Dated 14-10-1971, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 103 on Pages 178 to 181 at Sr. No. 1304(P) on even date.

THAT the aforesaid entire land bearing Kh. Nos. 34 and 35/1 is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 14-1-1964.

THAT the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust under an Agreement Dated 30-3-1965 made between the said Society and the Nagpur Improvement Trust, Nagpur.

THAT in terms of the Agreement Dated 1-5-1976 made between Shri. Anantram S/o Late Shri. Ramdas Naidu and Shri. Kempuratna Narayanswami S/o Venkatswami Naidu, the said Plot No. 25 was mutually divided into 2 parts and thereby a Piece of land containing by admeasurement 3070 Sq. Ft. (OR 285.20 Sq. Mtrs.) comprising the Northern Portion of the said Plot No. 25 was allotted to the exclusive share of Shri. Anantram S/o Ramdas Naidu absolutely forever with heritable and transferable rights therein. The said Piece of land is now renumbered as Plot No. 25-A. The remaining Piece of land containing by admeasurement 2969.5 Sq. Ft. (OR 275.86 Sq. Mtrs.) comprising the Southern Portion of the said Plot No. 25 was allotted to the


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exclusive share of Shri. Kempuratna Narayanswami S/o Venkatswami Naidu absolutely forever with heritable and transferable rights therein. The said Piece of land is now renumbered as Plot No. 25-B.

THAT the said Shri. Kempuratna Narayanswami S/o Venkatswami Naidu lateron constructed a Residential House on his Southern Portion of Plot No. 25 (i.e. Plot No. 25-B) covering a Built-up area of 46.45 Sq. Mtrs., bearing Corporation House No. 800, City Survey No. 720 and Sheet No. 38 of Mouza - AJNI. In the like manner the Vendor No. 1 also constructed a Residential House on his Northern Portion (i.e. Plot No. 25-A) covering a Built-up area of 77.66 Sq. Mtrs., bearing Corporation House No. 800, City Survey No. 720 and Sheet No. 38 of Mouza - AJNI in accordance with the duly sanctioned Plan.

THAT the said Shri. Kempuratna Narayanswami S/o Venkatswami Naidu lateron relinquished all his rights, title and interest in respect of the said Northern Portion of Plot No. 25 (i.e. Plot No. 25-A) containing by admeasurement 3070 Sq. Ft. (OR 285.20 Sq. Mtrs.) Togetherwith the then existing Residential House standing thereon in favour of Shri. Anantram S/o Late Shri. Ramdas Naidu by a Deed of Relinquishment Dated 25-11-1983, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 5694 on even date. As a result therefore the said Shri. Anantram S/o Late Shri. Ramdas Naidu has now become an exclusive, absolute and full Owner of the said Northern Portion of Plot No. 25 (i.e. Plot No. 25-A) with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records.

THAT during his life time the said Shri. Kempuratna Narayanswami S/o Venkatswami Naidu executed his LAST WILL AND TESTAMENT on 4-3-2000 and thereby he had bequeathed his Southern Portion of Plot No. 25 (i.e. Plot No. 25-B) to his son Shri. Jairam Narayanswami Naidu absolutely forever with heritable and transferable rights therein.

THAT the said Shri. Kempuratna Narayanswami S/o Venkatswami Naidu breathed his last on 3-2-2002 (his wife Mrs. Laxmibai Naidu pre-deceased on 17-9-1972) and consequent upon his death/demise the said Southern Portion of Plot No. 25 (i.e. Plot No. 25-B) devolved upon his son Shri. Jairam Narayanswami Naidu in terms of his Last Will Dated 4-3-2000. As a result therefore the said Shri. Jairam Narayanswami Naidu has now become an exclusive, absolute and full Owner of the said Southern Portion of Plot No. 25 (i.e. Plot No. 25-B) with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records.

THAT the aforesaid Owners namely Shri. Anantram S/o Late Shri. Ramdas Naidu and Shri. Jairam S/o Narayanswami Naidu lateron jointly decided to develop the aforesaid Plot No. 25 containing by total admeasurement 561.08 Sq. Mtrs. into a

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COMMERCIAL/RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various Shops and self contained separate Apartments therein.

THAT accordingly they prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "NAIDU APARTMENTS" and the same is duly sanctioned by the Assistant Director, Town Planning Department of the Nagpur Municipal Corporation vide his Building Permit No. 525/BP/AJNI/TP/NMC/342 Dated 18-11-2021.

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. 4451 on 29-6-2019. A Deed of Correction to the said Deed of Declaration is executed on 22-12-2021 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 10339 on even date.

B. Property Card Dated 2-11-2018 issued by City Survey Officer, Nagpur-3. Mutation Entry No. 17490 and 17600 Dated 17-9-2018 and 2-11-2018 respectively.

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 Portion of Plot No. 25 is presently mortgaged to Dharampeth Gruha Nirman Sahakari Sanstha Maryadit, having its Office at 89-C, Ram Nagar, Nagpur. The necessary Search fees for the Period commencing from 2010 to 2022 is deposited in the Office of the Sub-Registrar, Nagpur-1 vide Receipt No. MH012589257202122E Dated 2-2-2022.

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

NAGPUR
DATED : 2-2-2022.


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