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

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G7-2223-0065

NAGPUR
DATED: 03-07-2023

TITLE VERIFICATION REPORT

Under instructions and authority from our Client **(1) SHRI. SUNIL RAMKRISHNA DUDDALWAR, (2) MRS. SONAL SUNIL DUDDALWAR AND (3) SHRI. KUNAL SUNIL DUDDALWAR**, All Residents of Plot No. 98, Shivaji Nagar, Nagpur-440010, Tahsil and District – NAGPUR, we have investigated the title relating to the property comprising ALL THAT piece and parcel of land bearing Plot No. 66 out of the sanctioned layout containing by admeasurement 2504.481 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 38 of MOUZA – DABHA, P.S.K. 7 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 270/66 and Sheet No. 64 of Mouza – Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR and my findings are as under :-

(1) THAT, ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 38 of MOUZA – DABHA, P.S.K. 7 having an area of 3.29 Hectares, Rental Rs. 13.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Way, Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto alongwith a Well with Electric meter, bearing City Survey No. 270 and Sheet No. 64 of Mouza – Dabha, situated at Dabha, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, Originally belonged to Shri. Shrikrushnakumar Vishwanathrao Pandit, being his separate property, having acquired the same by him from by virtue of Family Partition.

(2) THAT, during the course of time the aforesaid Shri. Shrikrishnakumar Vishwanathrao Pandit left for heavenly abode on 16-08-2010 and consequent upon his death/demise, his aforesaid property comprising Kh. No. 38 situated at Dabha, Nagpur in Tahsil and District – NAGPUR devolved upon his Widow Smt. Sudha Shrikrishnakumar Pandit, only son Shri. Shashank Shrikrishnakumar Pandit and only daughter namely Mrs. Savita Vishwajit Karandikar jointly, by way of intestate succession, being the only legal heirs of the deceased.

SANDEEP SHASTRI NAGPUR ADVOCATE

(3) THAT, the aforesaid (i) Smt. Sudha Shrikrishnakumar Pandit, (ii) Shri. Shashank Shrikrishnakumar Pandit and (iii) Mrs. Savita Vishwajit Karandikar lateron in their turn jointly transferred the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Kh./Survey/Gut No. 38 of MOUZA – DABHA, P.S.K. 7 having an area of 3.29 Hectares, Rental Rs. 13.00 held in Occupancy Class-1 Rights, bearing City Survey No. 270 and Sheet No. 64 of Mouza – Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR by way of Sale to (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar jointly, by a Sale Deed Dated 28-05-2013, which is registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3295 on even date. As a result therefore the said (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar have now become the Joint/Co-owners of the aforesaid property comprising Kh./Survey/Gut No. 38 situated at Dabha, Nagpur in Tahsil and District - NAGPUR with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records as also on 7/12.

(4) THAT, the Government of Maharashtra vide its Notification No. TPS-2413/103/CR-174/2014/UD-9 Dated 24/06/2015 changed the user of the aforesaid lands bearing Kh./Survey/Gut No. 38 having a total area of 3.29 Hectares of Mouza – DABHA, from Agriculture Zone and included the said lands in Residential Zone in the Development Plan of Nagpur City. Thus aforesaid land is now declared as Residential zone.

(5) THAT, the aforesaid entire land of Kh. No. 38 of MOUZA – DABHA, P.S.K. 7 is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide its Order Dated 01-03-2017 passed in Revenue Case No. 219/NAP-34/2016-17.

(6) THAT, the said (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein.

(7) THAT, for demarcation of the said layout on the said Piece of land, the Nagpur Improvement Trust, Nagpur accorded its permission vide its Letter Dated 22/10/2016.

(8) THAT, the Plots of land out of the layout of Kh. No. 38 are Released by the Executive Engineer (West), Nagpur Improvement Trust, Nagpur vide his Letter No. E.E.(West)/5017 Dated 19-07-2017 and further some plots of land out of the layout of Kh. No. 38 are Released by the Executive Engineer (West), Nagpur Improvement Trust, Nagpur vide his Letter No. E.E.(West)/488 Dated 06-06-2019. As Per Release Letter Dated 19-07-2017 the said Plot No. 66 admeasures 2504.481 Sq. Mtrs.

(9) THAT, the aforesaid (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar has Mortgaged the said property towards

SANDEEP SHASTRI NAGPUR ADVOCATE

Contd. . .

the loan availed by Himalaya Infraprojects from Union Bank of India, (formerly known as Andhra Bank) Nagpur by a Mortgage Deed Dated 28-07-2017, which is Registered at the Office of the Joint Sub Registrar, Nagpur - 5 in Book No. 1 at Sr. No. 2601 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon towards security for the repayment of said Loan.

(10) THAT, the aforesaid (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar decided to DEVELOP the same into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(11) THAT, the said (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar have accordingly prepared a plan of a Multistoried building consists of Basement Floor and Ten Upper Floor proposed to be constructed on the said Plot No. 66 and known and styled as "**HIMALAYA SUNSHINE LOTUS APARTMENTS**" and the same is duly sanctioned by the Building Engineer(W), Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE(WEST)/Case No. BUL-G-124/Tracking No. 20210706112/407 Dated 11-03-2022.

(12) THAT, the Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017 and the provisions of the said Act is applicable to the said ongoing project and consequentially therefore the aforesaid Owners have registered the said Project under the provisions of the Act with the Real Estate Regulatory Authority.

(13) THAT, during the course of time the aforesaid M/S. HIMALAYA INFRAPROJECTS has repaid the entire amount of loan Togetherwith an interest accrued thereon to the aforesaid Union Bank of India and got its property freed and discharged from its mortgage. A Certificate is issued by Union Bank of India on 07-10-2022 in that regard. As a result therefore the aforesaid property is absolutely free from encumbrances of all kinds whatsoever and the aforesaid Land owners viz. (1) Shri. Sunil Ramkrishna Duddalwar, (2) Mrs. Sonal Sunil Duddalwar And (3) Shri. Kunal Sunil Duddalwar holds good, valid and marketable title thereto.

(14) THAT, the aforesaid (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar have Mortgaged the said property (excluding Apartment No. 201 on Second Floor, Apartment No. 302 on Third Floor, Apartment No. 501 on Fifth Floor & Apartment No. 701 on Seventh Floor) towards the loan availed by Himalaya Infra projects Sunshine Unit II from HDFC Limited, by a Mortgage Deed Dated 16-06-2023, which is Registered at the Office of the Joint Sub Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 5437 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon towards security for the repayment of said Loan.

SANDEEP SHASTRI NAGPUR ADVOCATE

Contd. . .

(15) THAT, for the purpose of verification of title, the following documents relating to said property comprising ALL THAT piece and parcel of land bearing Plot No. 66 out of the sanctioned layout containing by admeasurement 2504.481 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 38 of MOUZA – DABHA, P.S.K. 7, TOGETHERWITH the Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**HIMALAYA SUNSHINE LOTUS APARTMENTS**", bearing City Survey No. 270/66 and Sheet No. 64 of Mouza – Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR are provided to us:-

(i) Copy of Sale Deed Dated 28-05-2013.
(ii) Copy of N.A. Order dated 01-03-2017.
(iii) Copy of Release Letter Dated 19-07-2017 of Plot No. 66.
(iv) Copy of Sanctioned Building Plan Dated 11-03-2022.
(v) Copy of Mortgage Deed Dated 28-07-2017.
(vi) Copy of Property Card issued by City Survey Department, Nagpur vide Mutation / Ferfar Entry Nos. 181 dated 25-06-2019.
(vii) Copy of No Dues Certificate 07-10-2022.
(viii) Copy of Mortgage Deed Dated 16-06-2023.

(16) THAT, all these aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owner & Developer of (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owners/Developer that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third party interest is created.

(17) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 270/66 of Mouza - Dabha for the period of 12 (Twelve) Years (i.e. from 1993 to 2004) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH001296556202223E Dated 30-04-2022 and 18 (Eighteen) Years (i.e. from 2005 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH001295324202223E Dated 30-04-2022 Receipt No. 1112391812 and 1 (One) Year (i.e. 2022-2023) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH002682010202324E Dated 27-05-2023 Receipt No. 1112927208 and 1 (One) Year (i.e. 2022-2023) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH004504576202324E Dated 30-06-2023 Receipt No. 1112972080. The Original Copies of the same are enclosed herewith.

SANDEEP SHASTRI NAGPUR ADVOCATE

Contd. . .

(18) THAT, during our online search we observed that various Apartments in the said building known and styled as "**HIMALAYA SUNSHINE LOTUS APARTMENT**" are agreed to be sold various prospective buyers by executing Agreement to Sell.

(19) THAT in view of the search made by us, we are of the opinion that the aforesaid present Owners namely (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar hold a good, valid and marketable title in respect of the aforesaid property and are entitled to develop and deal with the said property with prospective buyers in the capacity of land Owners & Developer, subject to obtaining Consent Letter/No Objection from HDFC Limited.

(20) THAT, naturally therefore subject to aforesaid compliance any prospective buyer/purchaser who desires to purchase a Built-up premises (i.e. Apartment) in the said Scheme proposed to be constructed on ALL THAT piece and parcel of land bearing Plot No. 66 out of the sanctioned layout containing by admeasurement 2504.481 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 38 of MOUZA – DABHA, P.S.K. 7 and to be known and styled as "**HIMALAYA SUNSHINE LOTUS APARTMENT**", bearing City Survey No. 270/66 and Sheet No. 64 of Mouza – Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from the present Owners (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar in the capacity of Land Owners & Developer.

(21) THAT, it is needless to mention here that subject to repayment of the said loan and an obtaining such Sale Deed, the said prospective purchaser/buyer can very well mortgage her/his/their/it property to any Financial Institution by way of security for the repayment of housing loan, if any advanced to her/him/them/it.

Hence this Report

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SANDEEP SHASTRI
ADVOCATE

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

Contd. . .

CHALLAN
MTR Form Number-6

GRN	MH001296556202223E	BARCODE		Date	30/04/2022-18:28:13	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	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	SANDEEP ANANT SHASTRI
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	MOUZA DABHA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 8
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1993 TO 2004 CITY SURVEY NO 270
		Amount In Words	Three Hundred Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	300.00
Total	300.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022043016340	2743595850
Cheque/DD No.		Bank Date	RBI Date	30/04/2022-18:28:58	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.

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

Print Date 30-04-2022 06:29:11

CHALLAN
MTR Form Number-6

GRN	MH002682010202324E	BARCODE	Date	27/05/2023-16:43:15	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	2023-2024 One Time	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	300.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Three Hundred Rupees Only
Total	300.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023052714746	2810243118
Cheque/DD No.		Bank Date	RBI Date	27/05/2023-16:46:21	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 915610005 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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.



Print Date 27-05-2023 04:46:35

MH002682010202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
27 May 2023	Receipt	Receipt no.: 1112927208
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Dabha S.No/CTS No/G.No. : 270
	Period of search :	From :2022 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH002682010202324E		
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'.		



CHALLAN
MTR Form Number-6

GRN	MH004504576202324E	BARCODE		Date	30/06/2023-15:07:26	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	2023-2024 One Time	Flat/Block No.	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	300.00
Total	300.00

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

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023063018458	2815772256
Cheque/DD No.		Bank Date	RBI Date	30/06/2023-15:08:35	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 640623080 Mobile No. : 9850361145

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Print Date 30-06-2023 03:17:30

MH004504576202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 Jun 2023	Receipt	Receipt no.: 1112972080
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Dabha S.No/CTS No/G.No. : 270
	Period of search :	From :2022 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH004504576202324E		
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 AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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Bajaj Nagar,
Nagpur - 440 010
Phone : +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : shastriassociates@gmail.com

REJOINDER

TO TITLE REPORT DATED 24-11-2022

In continuation of the Title Report dated 24-11-2022 given by me in respect to building Known as "**HIMALAYA SUNSHINE LOTUS APARTMENTS**", to be erected on ALL THAT piece and parcel of land bearing Plot No. 66 out of the sanctioned layout containing by admeasurement 2504.481 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 38 of MOUZA – DABHA, P.S.K. 7 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 270/66 and Sheet No. 64 of Mouza – Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, we further state as under: -

(i) THAT, we have conducted Title verification as regards the aforesaid property for subsequent for the year 2022 to 2023.

(ii) THAT, it is seen that the said (1) Shri. Sunil Ramkrishna Duddalwar, (2) Mrs. Sonal Sunil Duddalwar And (3) Shri. Kunal Sunil Duddalwar have Mortgaged the said property (excluding Apartment No. 201 on Second Floor, Apartment No. 302 on Third Floor, Apartment No. 501 on Fifth Floor & Apartment No. 701 on Seventh Floor) towards the loan availed by Himalaya Infra projects Sunshine Unit II from HDFC Limited, by a Mortgage Deed Dated 16-06-2023, which is Registered at the Office of the Joint Sub Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 5437 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon towards security for the repayment of said Loan.

(iii) THAT, during our online search we observed that various Apartments in the said building known and styled as "**HIMALAYA SUNSHINE LOTUS APARTMENT**" are agreed to be sold various prospective buyers by executing Agreement to Sell.

(iv) THAT in view of the search made by us, we are of the opinion that the aforesaid present Owners namely (i) Shri. Sunil Ramkrishna Duddalwar, (ii)

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar hold a good, valid and marketable title in respect of the aforesaid property and are entitled to develop and deal with the said property with prospective buyers in the capacity of land Owners & Developer, subject to obtaining Consent Letter/No Objection from HDFC Limited.

(v) THAT, naturally therefore subject to aforesaid compliance any prospective buyer/purchaser who desires to purchase a Built-up premises (i.e. Apartment) in the said Scheme proposed to be constructed on ALL THAT piece and parcel of land bearing Plot No. 66 out of the sanctioned layout containing by admeasurement 2504.481 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 38 of MOUZA – DABHA, P.S.K. 7 and to be known and styled as **"HIMALAYA SUNSHINE LOTUS APARTMENT"**, bearing City Survey No. 270/66 and Sheet No. 64 of Mouza – Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from the present Owners (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar in the capacity of Land Owners & Developer.

(vi) THAT, it is needless to mention here that subject to repayment of the said loan and an obtaining such Sale Deed, the said prospective purchaser/buyer can very well mortgage her/his/their/it property to any Financial Institution by way of security for the repayment of housing loan, if any advanced to her/him/them/it.

Hence this Report.

Nagpur
Date: 03-07-2023

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

(SANDEEP SHASTRI)
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH004504576202324E	BARCODE		Date	30/06/2023-15:07:26	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	2023-2024 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Three Hundred Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	300.00
Total	300.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023063018458	2815772256
Cheque/DD No.		Bank Date	RBI Date	30/06/2023-15:08:35	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 640623080 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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Print Date 30-06-2023 03:17:30

MH004504576202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 Jun 2023	Receipt	Receipt no.: 1112972080
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Dabha S.No/CTS No/G.No. : 270
	Period of search :	From :2022 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH004504576202324E		
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'.		

