



CHALLAN
MTR Form Number-6



GRN	MH007744918202223E	BARCODE			Date	14/09/2022-16:50:51	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 RITESH MAHENDRA			
Location NAGPUR					Fiat/Block No. LAXMI NAGAR			
Year 2022-2023 From 14/09/1992 To 14/09/2022					Premises/Building			
Account Head Details					Amount In Rs.			
0030072201 SEARCH FEE					750.00			
					Road/Street NAGPUR			
					Area/Locality NAGPUR			
					Town/City/District			
					PIN 4 4 0 0 2 2			
					Remarks (If Any)			
					MOUZA PARSODI CTS No 948 KHASRA No 130/1 .3. 4. 5 PLOT No 67			
					SEARCH FOR SEARCH FOR 30 YEARS			
					Amount In Seven Hundred Fifty Rupees Only			
Total					Words			
750.00								
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN Ref. No. 69103332022091417506 2766766386			
Cheque/DD No.					Bank Date RBI Date 14/09/2022-16:53:36 Not Verified with RBI			
Name of Bank					Bank-Branch IDBI 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. : 0000000000

राष्ट्र चालन 'टाइप ऑफ पेमेंट' गरी लसुद कारणसालीव लागू आहे. इतर कारणसाली किंवा नोंदणी न करावयाच्या घटनांसाठी लागू नाही.

RITESH C. MAHENDRA
ADVOCATE
PLOT NO. 0-5 "BHAKTI APARTMENT",
LAXMI NAGAR,
NAGPUR.
Mob. : 9860902292
E mail :- advriteshmahendra@gmail.com

“श्री”

FORMAT - A
(Circular No :- 28/2021)

To
Maha RERA,
6 & 7th Floor, Plot No. C-21, E-Block,
Housefin Bhavan,
Bandra Kuria Complex,
Bandra (E), Mumbai - 400051.

Maha RERA,
Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the property comprising **ALL THAT** piece and parcel of land bearing **Plot No. 67**, containing by admeasurement of about **360.00 Sq. Mtrs. (OR 3875.04 Sq. Fts.)**, out of sanctioned layout No. IV of Friends Co-operative Housing Society Ltd., Nagpur, being a part and parcel of Khasra Nos. 130/1, 3, 4 & 5 of **MOUZA - PARSODI**, bearing City Survey No. 948, Sheet No. 37, bearing Municipal Corporation House No. 2277/67, situated at Friends Layout No. IV, Dindayal Nagar, Nagpur, within the limits of the Nagpur Municipal Ward No. 74 in Tahsil and District - NAGPUR (hereinafter referred as the said property).

(1) I have investigated the title of the said property on the request of **M/s. AARYA ASSOCIATES**, A Partnership Firm, (PAN No. ABCFA3869N), Acting through its Partners - **(1) SHRI. PARESH S/o LATE SHRI. DATTATRAYA JOSHI**, Resident of Plot No. 13, Ravindra Nagar, Nagpur-440022, Tahsil and District - NAGPUR and **(2) SHRI. NARENDRA S/o SHANKARRAO GURVE**, Resident of Plot No. 29, Ravindra Nagar, Nagpur-440022, Tahsil and District - NAGPUR and following documents i.e. :



Contd. ...

(i) Description of the Property.

ALL THAT piece and parcel of land bearing **Plot No. 67**, containing by admeasurement of about **360.00 Sq. Mtrs. (OR 3875.04 Sq. Fts.)**, out of sanctioned layout No. IV of Friends Co-operative Housing Society Ltd., Nagpur, being a part and parcel of Khasra Nos. 130/1, 3, 4 & 5 of **MOUZA - PARSODI**, bearing City Survey No. 948, Sheet No. 37, bearing Municipal Corporation House No. 2277/67, situated at Friends Layout No. IV, Dindayal Nagar, Nagpur, within the limits of the Nagpur Municipal Ward No. 74 in Tahsil and District – NAGPUR.

(ii) The Document of Sale Deed/Ownership of Plot No. 67.

- (a) Akhiv Patrika issued by City Survey Office, Nagpur.
- (b) Sale Deed Dated 28/12/1979, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-III, in Addl. Book No. 1, Volume No. 304 on Page Nos. 51 to 54, at Sr. No. 1755(P) on 29/12/1979.

(iii) Search Report For 30 Years from 1992 to 2022 .

(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 owners i.e. (i) Smt. Sumati V. Palshikar, (ii) Mr. Manohar Ambadas Kukde, (iii) Miss. Gauri M. Kukde, (iv) Smt. Vrushali P. Palshikar, (v) Miss. Prajakta P. Palshikar, (vi) Mrs. Aruna Anil Kulkarni, (vii) Mrs. Ranjana Anant Tanksale & (viii) Mrs. Ashwini Ajay Kulkarni as well as developer i.e. **M/s. AARYA ASSOCIATES** are clear, marketable and without any encumbrances as per the available search from the online portal.

Owners of the Plot No. 67 :-

- (i) Smt. Sumati V. Palshikar,
- (ii) Mr. Manohar Ambadas Kukde,
- (iii) Miss. Gauri M. Kukde,
- (iv) Smt. Vrushali P. Palshikar,
- (v) Miss. Prajakta P. Palshikar,
- (vi) Mrs. Aruna Anil Kulkarni,
- (vii) Mrs. Ranjana Anant Tanksale &
- (viii) Mrs. Ashwini Ajay Kulkarni.

Developer of the Plot No. 67 :-

M/s. AARYA ASSOCIATES

A Partnership Firm, having its Office at Plot No. 13,
Ravindra Nagar, Nagpur.

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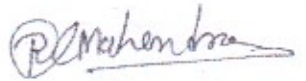
Qualifying comments/remarks if any -

In accordance with the available search from the online portal the Title of the aforesaid land owners on the said land is good, valid marketable, clear and selable and M/s. AARYA ASSOCIATES have full right and authority to develop the said property

(3) The report reflecting the flow of the title of the said (i) Smt. Sumati V. Palshikar, (ii) Mr. Manohar Ambadas Kukde, (iii) Miss. Gauri M. Kukde, (iv) Smt. Vrushali P. Palshikar, (v) Miss. Prajakta P. Palshikar, (vi) Mrs. Aruna Anil Kulkarni, (vii) Mrs. Ranjana Anant Tanksale & (viii) Mrs. Ashwini Ajay Kulkarni on the said land is enclosed herewith as annexure.

Encl :- Annexure.

Date :- 17/09/2022


Ritesh C. Mahendra
ADVOCATE

FORMAT - A
(Circular No :- 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

- 1) Property Card of the said property issued by the City Survey Department, Nagpur as on date of application for registration -

The names of (i) Smt. Sumati V. Palshikar, (ii) Miss. Gauri M. Kukde, (iii) Smt. Vrushali P. Palshikar, (iv) Miss. Prajakta P. Palshikar, (i)Mrs. Aruna Anil Kulkarni, (vi) Mrs. Ranjana Anant Tanksale & (vii) Mrs. Ashwini Ajay Kulkarni are recorded in the property card issued by City Survey Department, Nagpur in respect of the property comprising **ALL THAT** piece and parcel of land bearing **Plot No. 67**, containing by admeasurement of about **360.00 Sq. Mtrs. (OR 3875.04 Sq. Fts.)**, out of sanctioned layout No. IV of Friends Co-operative Housing Society Ltd., Nagpur, being a part and parcel of Khasra Nos. 130/1, 3, 4 & 5 of **MOUZA - PARSODI**, bearing City Survey No. 948, Sheet No. 37, bearing Municipal Corporation House No. 2277/87, situated at Friends Layout No. IV, Dindayal Nagar, Nagpur, within the limits of the Nagpur Municipal Ward No. 74 in Tahsil and District - NAGPUR.

- 2) Mutation Entry -

The Property Card issued by the City Survey Department, Nagpur of Plot No. 67, bearing City Survey No. 948 reveal that vide Ferfar Entry No. 854, Dated 24/04/2003, Ferfar Entry Nos. 11744 & 11745, both Dated 25/02/2020, the names of aforesaid owners are recorded as Owner of the said property.

- 3) Search report for 30 Years from 1992 to 2022 taken from the online portal.

(i) **THAT, ALL THAT** piece and parcel of land bearing **Plot No. 67**, containing by admeasurement of about **360.00 Sq. Mtrs. (OR 3875.04 Sq. Fts.)**, out of sanctioned layout No. IV of Friends Co-operative Housing Society Ltd., Nagpur, being a part and parcel of Khasra Nos. 130/1, 3, 4 & 5 of **MOUZA - PARSODI**, bearing City Survey No. 948, Sheet No. 37, bearing Municipal Corporation House No. 2277/87, situated at Friends Layout No. IV, Dindayal Nagar, Nagpur, within the limits of the Nagpur Municipal Ward No. 74 in Tahsil and District - NAGPUR, belonged to Shri. Vasudeo Dattatraya Palshikar, having purchased the same by him from Friends Co-operative Housing Society Ltd., Nagpur, vide a Sale Deed Dated 28/12/1979, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-III, in Addl. Book. No. 1, Volume No. 304 on Page Nos. 51 to 54, at Sr. No. 1755(P) on 29/12/1979 and accordingly his name is mutated in City Survey Record.

(ii) **THAT**, thereafter, Shri. Vasudeo Dattatraya Palshikar has left for heavenly abode on 19/11/2017 and consequent upon his death/demise, his aforesaid entire property devolved upon his widow Smt. Sumati V. Palshikar, 4 Married Daughters namely Mrs. Sandhya Manohar Kukde, Mrs. Aruna Anil Kulkarni, Mrs. Ranjana Anant Tanksale & Mrs.



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Ashwini Ajay Kulkarni, jointly by way of intestate succession, being the legal heirs of the deceased.

(iii) **THAT**, before the death of Shri. Vasudeo Dattatraya Palshikar, his only Son Shri. Pramod Vasudeo Palshikar also left for heavenly abode on 28/8/2011 and consequent upon his death/demise, his share in the aforesaid property devolved upon his widow Smt. Vrushali P. Palshikar and only Daughter Miss. Prajakta P. Palshikar, jointly by way of intestate succession, being the only legal heirs of the deceased.

(iv) **THAT**, thereafter, Mrs. Sandhya Manohar Kukde also left for heavenly abode on 10/6/2018 and consequent upon her death/demise, her share in the aforesaid property devolved upon her Husband Shri. Manohar Ambadas Kukde and only Daughter Miss. Gauri Manohar Kukde, jointly by way of intestate succession, being the only legal heirs of the deceased, but the name of Shri. Manohar Ambadas Kukde is not recorded in City Survey Record.

(v) **THAT**, as a result therefore, (i) Smt. Sumati V. Palshikar, (ii) Mr. Manohar Ambadas Kukde, (iii) Miss. Gauri M. Kukde, (iv) Smt. Vrushali P. Palshikar, (v) Miss. Prajakta P. Palshikar, (vi) Mrs. Aruna Anil Kulkarni, (vii) Mrs. Ranjana Anant Tanksale & (viii) Mrs. Ashwini Ajay Kulkarni have now become an exclusive, absolute, joint and full Owners of the aforesaid Plot No. 67, containing by admeasurement 360.00 Sq. Mtrs., having 1/6th share each in the aforesaid property with heritable and transferable rights therein and accordingly their names are mutated in revenue record.

(vi) **THAT**, the Owners hereinabovenamed later on decided to develop the aforesaid entire property comprising Plot No. 67 (Sixty Seven) containing by admeasurement 360.00 Sq. Mtrs., (i.e. their respective Portions in the aforesaid property jointly), situated at Deendayal Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR into a "**RESIDENTIAL ESTATE**" by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.

(vii) **THAT**, accordingly by an Agreement of Development Dated 5/08/2021, the aforesaid Owners have jointly entrusted the entire work of Development of the said property comprising Plot No. 67 (Sixty Seven), situated at Deendayal Nagar, Nagpur in Tahsil and District - Nagpur to **M/s. AARYA ASSOCIATES**, upon the several terms and conditions contained therein and the said Agreement is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 5975 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(viii) **THAT**, for completion of the said Scheme in all respects smoothly the Owners have executed a General Power of Attorney in respect of their aforesaid property and thereby jointly and severally empowered, appointed and authorized M/s. Aarya Associates and its Partners namely (i) Shri. Paresh Dattatraya Joshi and (ii) Shri. Narendra Shankarrao Gurve as their Attorney Holder and the same is also duly



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registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 5976 on 5/08/2021.

(ix) **THAT**, for the purpose of construction of additional Built-up spaces on the said Plot of land, the aforesaid M/s. Aarya Associates has purchased Transferable Development Rights (TDR) of 375.00 Sq. Mtrs. vide TDR Certificate No. 81/03 Dated 31/12/2020 issued by The Commissioner, Nagpur Municipal Corporation from Shri. Sudhakar K. Totre & others by a Transfer Deed dated 28/08/2021, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 4647 on even date.

(x) **THAT**, in the like manner for the purpose of construction of additional Built-up spaces on the said Plot of land, the aforesaid M/s. Aarya Associates, has purchased Transferable Development Rights (TDR) of 150.00 Sq. Ft. vide TDR Certificate No. 006 Dated 5/02/2021 issued by The Commissioner, Nagpur Municipal Corporation from Miraco Prestressing Pvt., Ltd., by a Transfer Deed dated 3/02/2022, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 1104 on even date.

(xi) **THAT**, as per D.C.R. Rules and Regulation, the Developer i.e. M/s. Aarya Associates hereto is entitled to use and utilized the Transferable Development Rights (T.D.R.) of 525 Sq. Mtrs. in the construction to be carried by it on the said Plot No. 67.

(xii) **THAT**, with the result I am of the opinion that the aforesaid property is not mortgage with any Bank/Financial Institution as well as the present Owners (i) Smt. Sumati V. Palshikar, (ii) Mr. Manohar Ambadas Kukde, (iii) Miss. Gauri M. Kukde, (iv) Smt. Vrushali P. Palshikar, (v) Miss. Prajakta P. Palshikar, (vi) Mrs. Aruna Anil Kulkarni, (vii) Mrs. Ranjana Anant Tanksale & (viii) Mrs. Ashwini Ajay Kulkarni holds a good, valid and marketable title in respect of the said property and the present Developer i.e. M/s. Aarya Associates through its Partners - Shri. Paresh Dattatraya Joshi & Shri. Narendra Shankarrao Gurve has/have full right and authority to develop the said plot of land and sell out the Apartments proposed to be constructed thereon.

(xiii) **THAT**, I have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Plot No. 67, Mouza - Parsodi for the period of 30 Years (i.e. 1992 to 2022) by depositing necessary Search Fees online with the department of Registration vide GRN No. MH007744918202223E, Dated 14/09/2022, the receipt of the same is enclosed herewith.

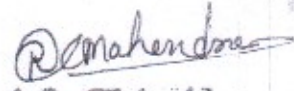
(xiv) **THAT**, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant Title :- N.A.

5) Litigations if any. - NA.

PLACE : NAGPUR

DATED : 17/09/2022


Ritash C. Mahendra
ADVOCATE

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