CHALLAN

MTR Form Number-6

GRN	MH009804379202223E	BARCODE		Date	28/10/2022-13:24:17	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	Ashish Madhukar Nagpure
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No. Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

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

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022102858436	IK0BYFRRO2
Cheque/DD No.		Bank Date	RBI Date	28/10/2022-13:24:25	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 227941237 Mobile No. : 9823630809

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 28-10-2022 01:25:53

ASHISH M. NAGPURE

Advocate

Off Address :
1st Floor,
Namrata Apartments,
Plot No. 68, Atrey Layout,
Ring Road, Nagpur.
Mobile No. 9823630809

FORMAT- A

To, Maha RERA,
NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 3,
situated at The Payal Co-operative Society, Somalwada, Nagpur, in Tahsil and District – NAGPUR, (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M/s. VAS ASSOCIATES AND BUILDERS,** Through its Partners **(1) SHRI. AMIT S/o VIJAYKUMAR DIXIT,** Resident of Dixit Wada, Sitabuldi, Nagpur, Tahsil and District – NAGPUR; AND **(2) SHRI. SATISH S/o MOHANLAL HIRANI**, Resident of Laxminagar, Nagpur, Tahsil and District – NAGPUR and following documents i.e' :-

1)Description of the property-

ALL THAT Piece and Parcel of land bearing Plot No. 3 out of the layout of PAYAL CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 4822.27 Sq.Ft. (OR 448.00 Sq.Mtrs.) being a portion of the entire land bearing Kh. No. 159/2 and 159/9 of Mouza - SOMALWADA, P.S.K. 44, bearing City Survey No. 595 and Sheet No. 729, situate at Payal Society, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR.

2) The documents of Title of plot – Sale Deeds.

3) property card issued by City Survey Office No.-3 , Nagpur, vide mutation entry No. 51645 Dated 02-11-2022.

4) 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 (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land : **M/s. VAS ASSOCIATES AND BUILDERS**
CTS/C.S. No.595
Qualifying comments/remarks if any .....
g/- The Report reflecting the flow of the title of the
(owner/ promoter/ developer/company) on the said land is enclosed herewith
as annexure.
Encl : Annexure.

FLOW OF THE TITLE OF THE SAID LAND

(1) THAT ALL THAT Piece and Parcel of land bearing Plot No. 3 out of the layout of PAYAL CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 4822.27 Sq.Ft. (OR 448.00 Sq.Mtrs.) being a portion of the entire land bearing Kh. No. 159/2 and 159/9 of Mouza - SOMALWADA, P.S.K. 44, bearing City Survey No. 595 and Sheet No. 729, situate at Payal Society, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR, Originally belonged to 1) Shri. Rajesh S/o Shankarrao Ballamwar and 2) Shri. Vilas S/o Shankarrao Ballamwar, having Purchased the same by them from the aforesaid PAYAL CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, by a Registered Allotment Deed, which is duly Registered in the Office of the Sub-Registrar, Nagpur at Sr. No. 730 on 17-02-1993 and a Deed of Correction to the said Allotment Deed is also in the Office of the Sub-Registrar, Nagpur-9 in Book No. 1 at Sr. No. 1770 on 27-05-2002 regarding the boundaries of the said property and a Sale Deed Dated 05-11-2003, which is duly Registered in the Office of the Sub Registrar, Nagpur-9, in Book No. 1 at Serial No. 1803 (P) on even date.

(2) THAT the aforesaid Plot No. 3 is covered under the Scheme of 572 Layout of the Nagpur Improvement Trust, Nagpur.

(3) THAT the Regularization Letter regarding the aforesaid Plot No. 3 is issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)572/9/1260/13/5855 Dated 27-09-2004. As per the said Regularization Letter Dated 27-09-2004 the area of the said Plot No. 3 is shown and declared as 448.00 Sq. Mtrs. Thus the area of the said Plot No. 3 is at present 448.00 Sq. Mtrs. and also issued Letter of Correction to the said Regularisation Letter vide No. B.E.(W)/6777, Dated 16-03-2022 and the Correction Letter to the said Regularization Letter is also issued by the Building Engineer(West)Nagpur Improvement Trust, Nagpur vide his Letter No. BE(W)/6777 on 16-03-2022.

(4) THAT the said Shri. Vilas S/o Shankarrao Ballamwar lateron transferred his 50 Percent Undivided Share out of the aforesaid property by way of Gift to his brother Shri. Rajesh S/o Shankarrao Ballamwar, by a Gift Deed Dated 31-01-2006, which is duly Registered in the Office of the Sub-Registrar Nagpur-3 in Book No. 1 at Sr. No. 257 on even date.

(5) THAT the said Shri. Rajesh S/o Shankarrao Ballamwar lateron transferred the aforesaid Plot No. 3 by way of sale to M/s. Siddhesh Construction, by a Sale Deed Dated 09-04-2015, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3, in Book No. 1 at Sr. No. 2468 on even date.

(6) THAT the said M/s. Siddhesh Construction lateron transferred the aforesaid property by way of sale to M/s. ASA Associates, by a Sale Deed Dated 25-02-2021, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1620 on even date;

(7) THAT the said M/s. ASA Associates lateron transferred the aforesaid property by way of sale to **M/s. VAS ASSOCIATES AND BUILDERS,** by a Sale Deed Dated 24-08-2022, which is duly Registered in the Office of the Sub-Registrar Nagpur-1 in Book No. 1 at Sr. No. 7212 on even date. As a result therefore the said **M/s. VAS ASSOCIATES AND BUILDERS,** has now become the exclusive owner of the aforesaid Plot No. 3 with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

(8) THAT the said **M/s. Vas Associates and Builders** has now decided to develop the aforesaid property into a COMMERCIAL/RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(9) THAT accordingly the said Owner has prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as **"HARMONY PEARLS"** and the same is duly sanctioned by the Building Engineer(W), Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE(WEST)/Case No. 32365256556/Tracking No. 20220201118/602 Dated 26-05-2022.

(10) THAT the aforesaid Owner has submitted the said entire property to the provisions of the Maharashtra Apartment Ownership Act, 1970 which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 7213 on 24-08-2022.

(11) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Joint Sub-Registrar, Nagpur by depositing a necessary fees Dated 28-10-2022 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof hold good, valid and marketable title thereto.

(12) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 28 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **"HARMONY PEARLS"** shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

(13) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

(ASHISH. M NAGPURE)
Advocate

ASHISH M. NAGPURE
Advocate

NAGPUR :
DATED : 05-11-2022