SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
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Email : shastriassociates@gmail.com

1A-2324-0870

FORMAT – A
(Circular No: - 28 / 2021)

To
MahaRERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

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

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to building Known as **"KANCHANGANGA FLATS"**, to be erected on ALL THAT Piece and Parcel of land bearing Plot No. R-7 out of the sanctioned layout containing by admeasurement 743.21 Sq. Mtrs. (OR 8000 Sq. Ft.), [as per city survey records 7951 Sq. Ft. (i.e. 738.70 Sq. Mtrs.)] being a portion of the entire land bearing Kh. No. 7/2, 4/1, 2, 6/3 & 4 of MOUZA – AJNI, P.S.K. 9, TOGETHERWITH the existing more than 47 Years old Multistoreyed Building standing thereon, consisting of 6 (Six) separate Flats therein and known and styled as "KANCHANGANGA FLATS", bearing City Survey No. 344 and Sheet No. 34, situate at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, belonging to Kanchanganga Co-operative Housing Society Limited, Nagpur.

1} I have investigated the title of the said land on the request of developer **VALUABLE BUILDCON LLP,** a Partnership Firm, having its Registered Office at Block No.101, Plot No. 2 "Prasad" Dronacharya Nagar, Near Trimurti Nagar, Parsodi, Nagpur-440022 (PAN AAWFV1160G) and acting through its Partners **(1) SHRI. SHRINIWAS S/o SHRIDHAR WARNEKAR**, Aged 63 Years, Occupation – Business (AADHAR UID 7746 0507 9443), Resident of Plot No. 39, Vidya Vihar Colony, Opposite Play Ground, Pratap Nagar, Nagpur - 440022, Tahsil and District – NAGPUR, and **(2) SHRI. SUMANT KAMLAKAR MUNDLE**, Aged 56 Years,

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Occupation – Business (AADHAR UID 2549 4373 2197), Resident of 8, Nalode Layout, Gopal Nagar, Nagpur - 440022, Tahsil and District – NAGPUR and following documents i.e. :-

i) Description of the property.

ALL THAT Piece and Parcel of land bearing Plot No. R-7 out of the sanctioned layout containing by admeasurement 743.21 Sq. Mtrs. (OR 8000 Sq. Ft.), [as per city survey records 7951 Sq. Ft. (i.e. 738.70 Sq. Mtrs.)] being a portion of the entire land bearing Kh. No. 7/2, 4/1, 2, 6/3 & 4 of MOUZA – AJNI, P.S.K. 9, TOGETHERWITH the existing more than 47 Years old Multistoreyed Building standing thereon, consisting of 6 (Six) separate Flats therein and known and styled as "KANCHANGANGA FLATS", bearing City Survey No. 344 and Sheet No. 34, situate at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

ii) The Document of Ownership of the said property.

(a) Property Card.
(b) Sale Deed Dated 30-06-1975.
(c) Building Sanction Plan Dated 02-07-1975.
(d) Agreement of Re-Development Dated 31-03-2023.
(e) General Power of Attorney Dated 10-04-2023.
(f) Building Sanction Plan vide Permit No. NMO/B/2023/APL/02222 Dated 03-01-2024.
(g) Tax Receipt.

iii) Search report for 30 years from 1995 to 2024.

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 owner and Developer is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the land :

ALL THAT Piece and Parcel of land bearing Plot No. R-7 out of the sanctioned layout containing by admeasurement 743.21 Sq. Mtrs. (OR 8000 Sq. Ft.), [as per city survey records 7951 Sq. Ft. (i.e. 738.70 Sq. Mtrs.)]	**KANCHANGANGA FLAT OWNERS CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR**

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ADVOCATE

being a portion of the entire land bearing Kh. No. 7/2, 4/1, 2, 6/3 & 4 of MOUZA – AJNI, P.S.K. 9 TOGETHERWITH the existing more than 47 Years old Multistoreyed Building standing thereon, consisting of 6 (Six) separate Flats therein and known and styled as "KANCHANGANGA FLATS", bearing City Survey No. 344 and Sheet No. 34, situate at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.	

Qualifying comments/ remarks if any

The Title of **KANCHANGANGA FLAT OWNERS CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR** on the said land is good, valid marketable, clear and salable.

3} The report reflecting the flow of the title of the said **KANCHANGANGA FLAT OWNERS CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR,** on the said land is enclosed herewith as Annexure.

Encl : Annexure

Date: 08-01-2024

SANDEEP SHASTRI NAGPUR ADVOCATE

(SANDEEP SHASTRI)
Advocate

FORMAT – A

(Circular No: - 28 / 2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card as on date of application for registration –

The name of **KANCHANGANGA FLAT OWNERS CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR** is 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. R-7 out of the sanctioned layout containing by admeasurement 743.21 Sq. Mtrs. (OR 8000 Sq. Ft.), [as per city survey records 7951 Sq. Ft. (i.e. 738.70 Sq. Mtrs.)] being a portion of the entire land bearing Kh. No. 7/2, 4/1, 2, 6/3 & 4 of MOUZA – AJNI, P.S.K. 9, TOGETHERWITH the existing more than 47 Years old Multistoreyed Building standing thereon, consisting of 6 (Six) separate Flats therein and known and styled as "KANCHANGANGA FLATS", bearing City Survey No. 344 and Sheet No. 34, situate at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

2} Mutation Entry –

The Property Card issued by City Survey Department, Nagpur reveal that vide Mutation / Ferfar Entry No. 21236 dated 20-10-2022 and subsequent rectification Entry No. 21460 dated 12-12-2022, the name of **KANCHANGANGA FLAT OWNERS CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR** is recorded as Owner of the said property.

3} Search report for 30 years from 1995 to 2024 taken from Sub-Registrar office at Nagpur.

Title History –

(i) **THAT**, ALL THAT Piece and Parcel of land bearing Plot No. R-7 out of the sanctioned layout containing by admeasurement 743.21 Sq. Mtrs. (OR 8000 Sq. Ft.), [as per city survey records 7951 Sq. Ft. (i.e. 738.70 Sq. Mtrs.)] being a portion of the entire land bearing Kh. No. 7/2, 4/1, 2, 6/3 & 4 of MOUZA – AJNI, P.S.K. 9, bearing City Survey No. 344 and Sheet No. 34, situate at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Shri. Bhalchandra Balkrishna Panse having purchased the same by him from Scientific Co-operative

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Housing Society Limited, Nagpur, by a Sale Deed Dated 07-06-1939, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2 on even date.

(ii) **THAT**, the aforesaid Shri. Bhalchandra Balkrishna Panse later on transferred the aforesaid Plot No. R-7 by way of Sale to M/s. Kanchan Co-operative Housing Society Limited, Nagpur, by a Sale Deed Dated 30-06-1975, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 3269 on even date.

(iii) **THAT**, the aforesaid M/s. Kanchan Co-operative Housing Society Limited, Nagpur later on developed the said Plot No. R-7 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consists of 6 self contained separate Flats in accordance with the Building Plan sanctioned by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/4964/10544 Dated 02-07-1975.

(iv) **THAT**, on completion of the said Multistoreyed Building the aforesaid M/s. Kanchan Co-operative Housing Society Limited, Nagpur later on allotted various Flats out of the building standing thereon and known and styled as "KANCHANGANGA FLATS" to 6 (Six) Members. The details of the present Allottees are as under:

SR. NO.	NAME OF PRESENT ALLOTTEE	FLAT NO.	FLOOR	APPROX. BUILT-UP AREA IN
(1)	SMT. VASUNDHARA VIJAY TAK	A-1	GROUND	82.12 SQ. MTRS
(2)	SMT. KUNDA ANIL KARVE	A-2	FIRST	82.12 SQ. MTRS
(3)	SHRI. DATTATRAYA GOVINDRAO KATHIKAR	B-1	GROUND	82.12 SQ. MTRS
(4)	SHRI. SHASHIKANT MUKUND MUNDLE	B-2	FIRST	82.12 SQ. MTRS
(5)	SMT. ROHINI SHASHIKANT OKE	C-1	GROUND	82.12 SQ. MTRS
(6)	SHRI. SHASHIKANT VASANTRAO DALAL	C-2	FIRST	82.12 SQ. MTRS

All the Allotment Letters of said Flats are Impounded by the Collector of Stamps, Nagpur and requisite Stamp Duty payable thereon is duly recovered alongwith penalty thereon.

(v) **THAT,** the Society namely Kanchan Co-operative Housing Society Limited, Nagpur being a large Society consisting of various buildings at

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various places in Nagpur, the Members/Allottees of Kanchanganga Scheme applied to said Kanchan Co-operative Housing Society Limited, Nagpur to permit them to re-develop said Scheme/Building. Considering their request the said Kanchan Co-operative Housing Society Limited vide its Letter No. KCHS/5155 Dated 03-07-2019 allowed and permitted the aforesaid Members/Allottees of Kanchanganga Flats to carry out the redevelopment and agreed to co-operate them in all respects. Accordingly in pursuance to the application made for bifurcation/subdivision, to the District Deputy Registrar, Co-operative Societies, Nagpur City-1, the bifurcation/subdivision of the Society was approved vide Order No. उपनिश–१/नियमन./नोंदणी/कांचनगंगा सो./४४७१/२०२२ dated 05-08-2022. The bifurcated/subdivided Co-operative Housing Society was named and styled as 'M/s. Kanchanganga Flat Owners Co-operative Housing Society Limited, Nagpur' and thereby the entire Business of the said Society relating to the land and building situated at Plot No. R-7, Laxmi Nagar, Nagpur was acquired alongwith all assets and liabilities by the said M/s. Kanchanganga Flat Owners Co-operative Housing Society Limited, Nagpur. As a result therefore the said Owner Society has now fully entitled to the aforesaid property.

(vi) **THAT**, the aforesaid Multistoreyed Building has now become old and requires heavy repairs and maintenance and also there is Parking Problems in the said scheme for parking of vehicles of the existing Flat Owners. Thus the Owners/Allottees hereinabove named have now unanimously decided to demolish the said existing old Multistoreyed Building and decided to REDEVELOP the same into a RESIDENTIAL ESTATE by constructing a New Multistoreyed Building thereon consisting of various self contained separate Flats therein.

(vii) **THAT**, the existing Members of the aforesaid Society have jointly decided to demolish the existing Multistoried Building standing on the said Plot of land consisting of 6 (Six) Flats therein and REDEVELOP the said Plot of land into a RESIDENTIAL ESTATE by constructing New Multistoried Building thereon, consisting of various self contained separate Flats therein. And accordingly they jointly submitted a Requisition for Redevelopment of the said Society's Buildings to the Society.

(viii) **THAT**, the Owner Society has vide Resolution adopted in the Special General Meeting held on 19-08-2022 unanimously approved the proposal of Redevelopment of the said property by demolishing the existing old Buildings.

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NAGPUR
ADVOCATE

(ix) **THAT**, M/S. ASSOCIATED SPANS Acting through SHRI. PRASHANT UPASANI having office at D-102, Harsh Apartments, 85, Sujata Layout, Deendayal Nagar, Nagpur 440 022 are appointed as Project Management Consultants (hereinafter referred to as the said 'PMC') for the said Redevelopment Project by the Owner Society and the Members have also accord their consent for the same.

(x) **THAT**, the Proposal of Redevelopment duly approved by the Society comprises construction of a new Ground plus 10 (Ten) Storied Building having parking at ground floor and 2 Flats on each Floor, thus in all consisting of 20 (Twenty) Flats, which shall be built subject to approval from Nagpur Municipal Corporation. The Developer shall allot 5 (Five) new 3 BHK Flats to the existing 5 members of the Society as per the plans and specification mutually agreed and Smt. Rohini Shashikant Oke has agreed to own 2 nos. of 2 BHK flats on First Floor in replacement of 1 no. 3 BHK flat to be allotted to her, subject to approval from Nagpur Municipal Corporation. Smt. Rohini Shashikant Oke has agreed to pay to Developer extra cost difference and applicable taxes to Developer. Thus the said Developer shall be entitled to sell/Allot/Transfer the remaining 13 (Thirteen) new Flats to prospective buyers.

(xi) **THAT**, the Society has decided to select a suitable Developer through a Competitive bidding process and pursuant to such selection assign the Development rights for the project of residential development on the said Plot of land, (hereinafter referred to as '**THE SAID HOUSING PROJECT**') to such Developer.

(xii) **THAT**, pursuant to receipt of various offers from the interested Developers, a Special General Body meeting of the Owner Society was called on dated 13-11-2022. In the said Meeting the Members have unanimously resolved to accept the Bid of **Valuable Buildcon LLP**, the Developer and further resolved to grant development rights in respect of the said property to the Developer.

(xiii) **THAT**, in furtherance of the said and in accordance with the directives issued by the Government of Maharashtra a Special General Body meeting of the Owner Society was called on dated 13-11-2022 in presence of the representative of the District Deputy Registrar of Co-operative Societies, Nagpur City-1. In the said Meeting the Society and

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its Existing Members have granted the development rights for re-development of said property to Valuable Buildcon LLP.

(xiv) **THAT,** accordingly in terms of the Agreement of Re-Development dated 31-03-2023, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur- 4 in Book No. 1 at Sr. No. 3249 on 10-04-2023 and the said Kanchanganga Flat Owners Co-operative Housing Society, Limited Nagpur and existing Society Members have entrusted the entire work of Development of the aforesaid Property to VALUABLE BUILDCON LLP., upon the several terms and conditions contained therein.

(xv) **THAT,** the said Kanchanganga Flat Owners Co-operative Housing Society, Limited Nagpur and existing Society Members have executed Irrevocable General Power of Attorney in favour of the said VALUABLE BUILDCON LLP on 10-04-2023 and the same is also duly registered at the Office of the Joint Sub Registrar, Nagpur – 4 in Book No. 4 at Sr. No. 3250 on even date.

(xvi) **THAT**, the said **VALUABLE BUILDCON** LLP later on decided to develop the aforesaid property into RESIDENTIAL ESTATE by constructing a Multistoried Building consisting of various self contained separate Flats therein and shall be known and styled as **"KANCHANGANGA FLATS"** is sanctioned by Deputy Director of Town Planning, Nagpur Municipal Corporation, vide Permit No. NMO/B/2023/APL/02222 Dated 03-01-2024.

(xvii) **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us:-

a) City Survey Property Card.
b) Sale Deed Dated 30-06-1975 executed by Shri. Bhalchandra Balkrishna Panse in favour of Kanchan Co-operative Housing Society, Limited Nagpur, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur in Book No. 1, at Sr. No. 3269 on 30-06-1975, for Plot No. R-7.
c) Sanction Building Plan dated 02-07-1975.
d) Agreement of Re-Development Dated 31-03-2023.
e) General Power of Attorney dated 10-04-2023.
f) Copy of Building Sanction Plan vide Permit No. NMO/B/2023/APL/02222 Dated 03-01-2024.
g) Tax Receipt.

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(xviii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owner. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owner that it has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or a third party interest is created.

(xix) 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. 344 of MOUZA – AJNI for the period of 30 (Thirty) Years (i.e. from 1994 to 2023) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH004222535202324E dated 26-06-2023, for the period of 1994 to 2005 and GRN No. MH004090252202324E dated 23-06-2023 for the period of 2006 to 2023 and vide GRN No. MH012471119202324E vide Receipt No. 1113252179 dated 07-01-2024 for the year 2024. The Receipts of the same are enclosed herewith.

(xx) 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: - N. A.

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Date: 08-01-2024

(SANDEEP SHASTRI)
ADVOCATE

CHALLAN

MTR Form Number-6

GRN	MH004090252202324E	BARCODE		Date	23/06/2023-12:30:41	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	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	450.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Four Hundred Fifty Rupees Only
Total	450.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023062314088	2814715652
Cheque/DD No.		Bank Date	RBI Date	23/06/2023-12:31:29	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 415559215 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 नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 26-06-2023 02:20:10

MH004090252202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
26 Jun 2023	Receipt	Receipt no.: 1112963671
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Ajani S.No/CTS No/G.No. : 344
	Period of search :	From :2006 To :2023
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH004090252202324E		
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
NAGPUR
ADVOCATE

CHALLAN

MTR Form Number-6

GRN	MH004222535202324E	BARCODE		Date	26/06/2023-14:33:35	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	2023-2024 One Time	Flat/Block No.	.
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	MOUZA AJNI
0030072201 SEARCH FEE	300.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1994 TO 2005 CITY SURVEY NO 344
		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.	69103332023062613332	2815060780
Cheque/DD No.		Bank Date	RBI Date	26/06/2023-14:34:37	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 नमूद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Print Date 26-06-2023 02:34:49

CHALLAN

MTR Form Number-6

GRN MH012471119202324E	BARCODE	Date 15/12/2023-18:27:42	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	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	500.00
Total	500.00

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

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	00040572023121559042 IK0COIGJA5
Cheque/DD No.		Bank Date	RBI Date	15/12/2023-18:24:28 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 : 960731151

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9850361454

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

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Print Date 15-12-2023 06:29:04

MH012471119202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
07 Jan 2024	Receipt	Receipt no.: 1113252179
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Ajani S.No/CTS No/G.No. : 344
	Period of search :	From :2023 To :2024
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH012471119202324E		
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 ★ NAGPUR ★ ADVOCATE