CHALLAN

MTR Form Number-6

GRN	MH011932145202324E	BARCODE		Date	05/12/2023-16:22:26	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.**	**Premises/Building**	
0030072201 SEARCH FEE	450.00	**Road/Street**	
		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.	69103332023120516916	2841724076
Cheque/DD No.		Bank Date	RBI Date	05/12/2023-16:25:15	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 422253514 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 ऑफ़ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 05-12-2023 04:25:25

MH011932145202324E	Government of Maharashtra	Regn. 39 M

Department of Registration and Stamps

05 Dec 2023	Receipt	Receipt no.: 1113201431
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Gadga S.No/CTS No/G.No. : 1092
	Period of search :	From :2006 To :2023
	Received Fee :	450

The above mentioned Search fee has been credited to government vide GRN no :MH011932145202324E

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'.



MTR Form Number-6

GRN	MH011933994202324E	BARCODE		Date	05/12/2023-16:40:00	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.	.
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	300.00	Road/Street	MOUZA GADGA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1994 TO 2005 CITY SURVEY NO 1092
Total	300.00	Amount In Words	Three Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023120517240	2841728948
Cheque/DD No.		Bank Date	RBI Date	05/12/2023-16:41:44	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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Print Date 05-12-2023 04:42:00

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

Shivkrupa, Level II,
265-A, South Ambazari Road, Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : **shastriassociates@gmail.com**

07-2324-2611

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 the building to be known as **"FORTUNE CREST"** on ALL THAT Piece and parcel of land admeasuring about 956.06 Sq. Mtrs. of MOUZA – GADGA, bearing Municipal Corporation House No. 240 & 240/A, City Survey No. 1092 and Sheet No. 33 of Mouza – Gadga, situated Opposite to Khare Town Post Office, Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District - NAGPUR.

1} I have investigated the title of the said property on the request of **M/S. FORTUNE INFRA,** A Partnership Firm, having its Office at Shop No. 1,2,3, Ground Floor, Tower-2, Tata Capital Heights, Medical Square, Nagpur and acting through its Partner, **SHRI. SACHIN S/o SUMAT KUMAR JEJANI,** Resident of Capital Heights, Medical Square, Nagpur, Nagpur-440003, Tahsil and District – NAGPUR and following documents, i.e.:-

SANDEEP SHASTRI NAGPUR ADVOCATE

3} The report reflecting the flow of the title of the said **M/S. FORTUNE INFRA,** A Partnership Firm, acting through its Partner **SHRI. SACHIN S/o SUMAT KUMAR JEJANI,** on the said land is enclosed herewith as annexure.



Encl : Annexure

Date: 13-12-2023

(SANDEEP SHASTRI)
Advocate

ALL THAT Piece and parcel of land admeasuring about 956.06 Sq. Mtrs. of MOUZA – GADGA, bearing Municipal Corporation House No. 240 & 240/A, City Survey No. 1092 and Sheet No. 33 of Mouza – Gadga, situated Opposite to Khare Town Post Office, Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District - NAGPUR.

ii) The Document of Ownership of Plot of land.

(a) Property Card.
(b) Copy of Release Latter dated 25-05-2011.
(c) Copy of Sale Deed dated 10-05-2023.
(d) Copy of Correction Deed dated 20-06-2023.
(e) Copy of Building Sanction Plan dated 07-12-2023.
(j) Tax Receipt.

iii) Search report for 30 years from 1994 to 2023.

2} On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of the Owner and Developer is clear, marketable and without any encumbrances as per the available search from the online portal.

Owners of the land:

ALL THAT Piece and parcel of land admeasuring about 956.06 Sq. Mtrs. of MOUZA – GADGA, bearing Municipal Corporation House No. 240 & 240/A, City Survey No. 1092 and Sheet No. 33 of Mouza – Gadga, situated Opposite to Khare Town Post Office, Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District - NAGPUR.	**M/S. FORTUNE INFRA,** A Partnership Firm, through its Partner **SHRI. SACHIN S/o SUMAT KUMAR JEJANI.**

Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **M/S. FORTUNE INFRA,** A Partnership Firm, acting through its Partner **SHRI. SACHIN S/o SUMAT KUMAR JEJANI,** is the owner of the said land.

SANDEEP SHASTRI NAGPUR 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 **M/S. FORTUNE INFRA,** A Partnership Firm, acting through its Partner **SHRI. SACHIN S/o SUMAT KUMAR JEJANI,** is recorded in the Property Card in respect of the property comprising ALL THAT Piece and parcel of land admeasuring about 956.06 Sq. Mtrs. of MOUZA – GADGA, bearing Municipal Corporation House No. 240 & 240/A, City Survey No. 1092 and Sheet No. 33 of Mouza – Gadga, situated at Opposite Khare Town Post Office, Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District - NAGPUR.

2} Mutation Entry –

The property card of Plot No. 74 reveal that vide Mutation / Ferfar Entry No. 7122 dated 26-07-2023, the name of **M/S. FORTUNE INFRA,** A Partnership Firm, acting through its Partner **SHRI. SACHIN S/o SUMAT KUMAR JEJANI** is recorded as Owner of the said property.

3} Search report for 30 years from 1994 to 2023 taken from Sub-Registrar office at Nagpur.

(i) **THAT,** ALL THAT Piece and parcel of land admeasuring about 1600 Sq. Mtrs. (as per City Survey records area being 815.50 Sq.Mtrs. and subsequently rectified as 956.06 Sq.Mtrs.) bearing Survey No. 29/35 and 29/36 of MOUZA – GADGA, bearing Municipal Corporation House No. 240 & 240/A, situated at Opposite Khare Town Post Office, Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District - NAGPUR, Originally belonged to Shri. Prakash Chaganlal Daga and Smt. Surjadevi Chaganlal Daga, being their separate property, having purchased the same by them from Smt. Radhadevi Govind Mahadeokar and others by a Sale Deed dated 16-06-1978, which is duly Registered at the Office of the Sub-Registrar, Nagpur-III in Book No. I at Sr. No. 3588 on 14-09-1978.

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

(ii) **THAT**, the aforesaid Shri. Prakash Chaganlal Daga left for heavenly abode on 24-12-1999 leaving behind him, his widow Smt. Shardavedi Prakash Daga, only son namely Shri. Ashish Prakash Daga and 2 married daughters namely Mrs. Vandana Ajay Mohta and Mrs. Neha Atul Niyati, as his only legal heirs, who inherited the said entire property by way of intestate succession and accordingly their names were mutated in the Revenue records of property.

(iii) **THAT**, during her life time the aforesaid Smt. Surjadevi Chaganlal Daga executed her LAST WILL AND TESTAMENT on 09-12-2008 and thereby she bequeathed her share in the aforesaid entire property to her Grand daughter-in-law namely Mrs. Priti Ashish Daga absolutely forever with heritable and transferable rights therein and accordingly her name was mutated in the Revenue records of property. Smt. Surjadevi Chaganlal Daga left for heavenly abode on 21-07-2010 and consequent upon her demise her share in the aforesaid property devolved upon her Grand daughter-in-law namely Mrs. Priti Ashish Daga.

(iv) **THAT**, the aforesaid Smt. Shardavedi Prakash Daga, Mrs. Vandana Ajay Mohta and Mrs. Neha Atul Niyati lateron relinquished all their rights, share and interest in favour of Shri. Ashish Prakash Daga, by a Release Deed dated 25-05-2011, which is duly Registered at the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 2943 on even date. As a result therefore said entire property belonged to Shri. Ashish Prakash Daga and Mrs. Priti Ashish Daga.

(v) **THAT**, the aforesaid Shri. Ashish Prakash Daga and Mrs. Priti Ashish Daga lateron constructed a Residential building on the said plot of land.

(vi) **THAT**, the aforesaid Shri. Ashish Prakash Daga and Mrs. Priti Ashish Daga have obtained the financial assistance from Saraswat Bank and mortgaged the aforesaid property to it by way of security for the repayment of Loan and they repaid the entire amount of Loan Togetherwith an interest accrued thereon. The said property was again mortgaged with Fullerton India Credit Company and subsequently they repaid the entire amount of Loan Togetherwith an interest accrued thereon.

SANDEEP SHASTRI NAGPUR ADVOCATE

(vii) THAT, the aforesaid Shri. Ashish Prakash Daga and Mrs. Priti Ashish Daga later on transferred/sold the said property comprising ALL THAT Piece and parcel of land admeasuring about 815.50 Sq. Mtrs. of MOUZA – GADGA, TOGETHERWITH a Residential House standing thereon, bearing Municipal Corporation House No. 240 & 240/A, City Survey No. 1092 and Sheet No. 33 of Mouza – Gadga, situated at Opposite Khare Town Post Office, Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR, by way of sale to M/s. Fortune Infra, a Partnership Firm, by a Sale Deed Dated 10-05-2023, which is duly Registered at the Office of the Sub-Registrar, Nagpur-5 in Book No. 1 at Sr. No. 2911 on even date. Subsequently pursuant to the order dated 04-05-2023 passed by the District Superintendent Land Records, the City Survey officer No. 3 rectified the area of said land as 956.06 Sq.Mtrs. Accordingly a Correction Deed to the said Sale Deed was executed and the same is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 6987 on 20-06-2023, thereby the area of said land transferred is corrected as 956.06 Sq.Mtrs.. As a result therefore M/s. Fortune Infra has become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly recorded in Revenue Records vide Ferfar Entry No. 7122 on 26-07-2023.

(viii) THAT, the aforesaid M/s. Fortune Infra later on decided to develop the aforesaid Plot of land by constructing a Multistoried Building consisting of various Commercial Units therein and shall be known and styled as **"FORTUNE CREST"** is duly sanctioned by the Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. NMO/B/2023/APL/02104, Dated 07-12-2023.

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

(a) Copy of Release Latter dated 25-05-2011 executed by Mrs. Vandana Ajay Mohta and Mrs. Neha Atul Niyati in favour of Shri. Ashish Prakash Daga, Registered at Sr. No. 2943.

(b) Copy of Sale Deed dated 10-05-2023 executed by Shri. Ashish Prakash Daga and Mrs. Priti Ashish Daga in favour of M/s. Fortune Infra, Registered at Sr. No. 2911.

(c) Copy of Correction Deed dated 20-06-2023 executed by Shri. Ashish Prakash Daga and Mrs. Priti Ashish Daga in favour of M/s. Fortune Infra, Registered at Sr. No. 6987.

SANDEEP SHASTRI NAGPUR

(d) Copy of Building Sanction Plan dated 07-12-2023.

(e) Tax Receipt.

(x) THAT, all the aforesaid documents produced before me for Scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present 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 its ownership rights are affected, diluted or third-party interest is created.

(xi) 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. 1092 MOUZA : GADGA, 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. MH011933994202324E, dated 05-12-2023, i.e., for the period of 1994 to 2005 and GRN No. MH011932145202324E, dated 05-12-2023, i.e., for the period of 2006 to 2023. The receipts of the same are enclosed herewith.

(xii) 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: 13-12-2023

(SANDEEP SHASTRI)
ADVOCATE