CHALLAN

MTR Form Number-6

GRN	MH003867314201718E	BARCODE		Date	26/07/2017-13:32:00	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	88715147
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2017-2018 One Time	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	325.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332017072612265	130779046
Cheque/DD No.		Bank Date	RBI Date	26/07/2017-13:34:49	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

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 26-07-2017 01:39:01

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**

TITLE VERIFICATION REPORT

UNDER instructions and authority from our Clients (1) SHRI. SHANKAR S/o MURLIDHAR MURARKA, Aged 55 years, Occupation – Business, Income Tax PAN ABXPM-1927-A, (2) MRS. ASHA W/o SHANKAR MURARKA, Aged about 53 Years, Occupation –Business, Income Tax PAN AEMPM-5494-A, Both Residents of Modi No. 2, Sitabuldi, Nagpur-440012, Tahsil and District – NAGPUR, (3) SMT. NARENDRA KAUR Wd/o LATE SHRI HARMIT SINGH SETHI, Aged 51 years, Occupation –Business, Income Tax P.A.N. BIBPS-4187-E, (4) SHRI. SATPALSINGH S/o. LATE SHRI HARMITSINGH SETHI, Aged about 28 Years, Occupation – Business, Income Tax PAN BEKPS-2774-E AND (5) SHRI. MANMEETSINGH S/o. LATE SHRI HARMITSINGH SETHI, Aged about 24 Years, Occupation – Business, Income Tax PAN CIFPS-2776-G, Sr. Nos. 3 to 5 Residents of 65, P.M.G. Society, Ravindra Nagar, Nagpur-440022, Tahsil and District – NAGPUR, we have investigated the title relating to the property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / Gut No. 137/2 of MOUZA – ISASANI, P. S. K. 46 having area of 1.34 Hectares (OR 13400 Sq. Mtrs.), Land Revenue Rs. 670 Yearly, held in Bhogwatdar Class – 1 rights including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Isasani in Tahsil - HINGNA and District – NAGPUR and our findings are as under :-

(1) THAT it is seen from the Revenue Records that the property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra No. 6/1 of MOUZA – ISASANI, P. S. K. 46, having area of 6.64 Acres (i.e. 2.687 Hectares), Land Revenue Rs. 14.87 Yearly, held in Class – 2 Rights including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Isasani in Tahsil - Hingna and District – NAGPUR, Originally belonged to Shri. Bhagumal Zangimal Kachela, having purchased the same by him from (i) Shri Damdu Saoji Dorle, (ii) Smt. Sivarabai Antu Mankar for self as well as Natural Guardian Mother for Mater Balwant, Ku. Kausal, Ku. Suman, Ku. Sindhu and Ku. Indu by a Sale Deed

Contd. . .

Dated 19-8-1968, which is Registered at the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Serial No. 4572 on 20-08-1968.

(2) THAT it is seen from the Revenue Records that the resurvey of the said Mouza – Issasani was conducted and the aforesaid land of Shri. Bhagumal Zangimal Kachela is now identified as Survey / Khasra / Gut No. 137, having an area of 2.69 Hectares, Rental Rs. 14.87 Yearly, held in Occupancy Class 1 Rights, Khate No. 64.

(3) THAT it is seen that the aforesaid Shri. Bhagumal Zangimal Kachela left for heavenly abode leaving behind him (i) Shri. Omprakash Bhagumal Kachela, (ii) Shri. Rajkumar Bhagumal Kachela, (iii) Shri. Shankarlal Bhagumal Kachela, (iv) Smt. Kamla Shankarlal Katariya, (v) Smt. Bhagabai Rupchand Kachela, (vi) Shri. Sunil Rupchand Kachela, (vii) Shri. Ashok Rupchand Kachela, (viii) Smt. Pevandabai Bhagumal Kachela, (ix) Smt. Yashoda Ghanshyamdas Sajwani, (x) Mrs. Anju Dhiraj Govindani and (xi) Shri Nandlal Bhagumal Krishnani (Kachela), as his only legal heirs, who inherited the said entire property by way of succession and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 689 Dated 15-03-2007.

(4) THAT it is observed from the relevant records that the aforesaid Co-owners (i) Smt. Bhagabai Rupchand Kachela, (ii) Shri. Sunil Rupchand Kachela, (iii) Shri. Ashok Rupchand Kachela, (iv) Smt. Pevandabai Bhagumal Kachela, (v) Smt. Yashoda Ghanshyamdas Sajwani, (vi) Mrs. Anju Dhiraj Govindani and (vii) Shri Nandlal Bhagumal Krishnani (Kachela) later on jointly transferred a undivided portion of land admeasuring 1.34 Hectares of land out of land bearing Survey / Khasra No.137 of Mouza – Isasani by way of Sale to Shri. Prasanna Manohar Pardhi, by a Sale Deed 16-07-2008, which is registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. 4493 on even date. A Deed of Correction thereto is also registered at the Office of the Joint Sub Registrar, Hingna at Serial No. 644 on 06-02-2009.

(5) THAT it is seen that during the course of time aforesaid Co-owners (i) Shri Prasanna Manohar Pardhi, (ii) Shri Omprakash Bhagumal Kachela, (iii) Shri Rajkumar Bhagumal Kachela, (iv) Shri Shankarlal Bhagumal Kachela and (v) Mrs. Kamla Shankarlal Kataria later on partitioned their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. 137 of MOUZA – ISASANI, P.S.K. 46, having an area of 2.69 Hectares, Rental Rs. 14.87 Yearly, held in Occupancy Class 1 Rights, Khate No. 64 including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Isasani in Tahsil - HINGNA and District – NAGPUR in between themselves by executing a Deed of Partition dated 06-02-2009, which is registered at the Office of the Joint Sub Registrar, Hingna at Serial No. 645 on even date. In terms of the said partition dated

06-02-2009, the portion of land comprising ALL THAT Piece and Parcel of Agricultural Land containing by admeasurements 1.345 Hectares comprising EASTERN HALF PORTION of the entire land bearing Survey / Khasra / Gut No. 137 of MOUZA – ISASANI, P.S.K. 46, having an area of 2.69 Hectares, Rental Rs. 14.87 Yearly, held in Occupancy Class 1 Rights, Khate No. 64 including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Isasani in Tahsil - HINGNA and District – NAGPUR fallen to the exclusive share of Shri Prasanna Manohar Pardhi, the Party No. 1 called therein absolutely forever having heritable transferrable rights therein. The said portion of land is now identified as Survey / Khasra / Gut No. 137/2 of Mouza - Isasani having an area of 1.34 Hectares, Rental Rs.7.43 Yearly, Khate No. 100 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 1089 Dated 02-03-09.

(6) THAT the said Shri. Prasanna Manohar Pardhi in his turn later on transferred the aforesaid property comprising ALL THAT Piece and Parcel of agricultural land bearing Khasra No. 137/2 of Mouza – Isasani having an area of 1.34 Hectares, Land Revenue Rs. 7.43 Yearly, held in Bhogwatadar Class-1, Khate No. 100 situate at Isasani, in Tahsil Hingna and District - NAGPUR by way of Sale to (i) Shri. Shankar Murlidhar Muraraka, (ii) Shri. Vijaykumar Radheshyam Agrawal and (iii) Mrs. Manju Sharad Bagadiya, by a Sale Deed Dated 22-06-2009, which is registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. 3501 on 01-08-2009 and same is accordingly recorded in the Revenue Record vide Ferfar Entry No. 1279 Dated 31-12-2009.

(7) THAT out of the said Owners Shri. Vijaykumar Radheshyam Agrawal and Mrs. Manju Sharad Bagadiya in their turn Gifted their undivided 2/3rd share and interest in the said land bearing Khasra No. 137/2 in favour of Mrs. Asha Shankar Murarka by a Gift Deed Dated 15-6-2011, which is registered at the Office of Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. 3433 on even date. As a result therefore Shri Shankar Murlidhar Murarka is having 1/3rd Undivided share in the said land and Mrs. Asha Shankar Murarka is having 2/3rd Undivided share in the said land with heritable and transferable rights therein and same is accordingly recorded in the Revenue Record vide Ferfar Entry No. 1532 Dated 30-06-2011.

(8) THAT it is seen that by an Agreement to Sell dated 09-05-2012, the aforesaid Shri Shankar Murlidhar Murarka and Mrs. Asha Shankar Murarka agreed to sell the property comprising THE UNDIVIDED 50 PERCENT share and interest in ALL THAT Piece and Parcel of agricultural land bearing Khasra No. 137/2 of MOUZA – ISASANI , P S.K. 46 having area of 1.34 Hectares (OR 3.32 Acres), Land Revenue Rs. 7.43 Yearly, held in Bhogwatdar Class – 1 rights, Khate No. 200, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village –

Isasani in Tahsil - HINGNA and District – NAGPUR to (i) Shri Harmitsingh Bhagwansingh Sethi and (ii) Mrs. Narendrakaur Harmitsingh Sethi and the said Agreement to Sell dated 09-05-2012, is registered at the Office of Joint Sub Registrar, Hingna at Serial No. 2040 on even date on payment of requisite stamp duty and registration fees payable thereon.

(9) THAT in pursuance to the said Agreement to Sell dated 09-05-2012 the aforesaid Owners namely Shri Shankar Murlidhar Murarka and Mrs. Asha Shankar Murarka later on transferred the aforesaid property comprising THE UNDIVIDED 50 PERCENT share and interest (admeasuring 0.67 Hectares) in ALL THAT Piece and Parcel of agricultural land bearing Survey / Khasra / Gut No. 137/2 of MOUZA – ISASANI, P. S. K. 46 having area of 1.34 Hectares (OR 3.32 Acres), Land Revenue Rs. 7.43 Yearly, held in Bhogwatdar Class – 1 Rights, Khate No. 200, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Isasani in Tahsil - HINGNA and District – NAGPUR by way of Sale to Shri Harmitsingh Bhagwansingh Sethi and Mrs. Narendrakaur Harmitsingh Sethi, by a Sale Deed dated 04-07-2013, which is registered at the Office of the Joint Sub Registrar, Hingna at Serial No. 3124 on even date . As a result therefore (i) Shri Shankar Murlidhar Murarka, (ii) Mrs. Aasha Shankar Murarka, (iii) Shri Harmitsingh Bhagwansingh Sethi and (iv) Mrs. Narendrakaur Harmitsingh Sethi, now becomes Co-owners/Joint Owners of the aforesaid property having heritable transferable rights therein and same is accordingly recorded in the Revenue Records.

(10) THAT the aforesaid entire land bearing Survey / Khasra / Gut No. 137/2 having an area of 1.34 Hectares (OR 13,400 Sq. Mtrs.) is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide its Order Prastut/Ziladhikari/Kavi-453/2013 Dated 09-04-2013 passed in Revenue Case No. 280/NAP-34/2012-2013.

(11) THAT the aforesaid Owners being desirous of developing the aforesaid land containing by total admeasurements 13,400 Sq. Mtrs. bearing Survey / Khasra / Gut No. 137/2 of MOUZA - ISASANI into the RESIDENTIAL ESTATE/INTEGRATED TOWNSHIP by constructing various Multistoried Buildings thereon consisting of various self contained separate Apartments of various types viz. 1 BHK, 2 BHK, 3 BHK and 4 BHK Apartments/Duplex Apartments therein and framed a scheme for development/construction and sale under name and styled as **"RADHE GREENS"** hereinafter referred to as the 'Said Project' thus applied to the Nagpur Improvement Trust for sanction of the said Project.

(12) THAT for the purpose of development of said land the aforesaid Owners entered into an Agreement with Nagpur Improvement Trust on 22-08-2013 upon the several terms and conditions contained therein.

Contd. . .

(13) THAT in terms of the said Agreement, Nagpur Improvement Trust, Nagpur has approved the development of said land as per the Group Housing Scheme and approved the layout Plan of said land vide its Order dated 21-03-2013.

(14) THAT the Building Plans are sanctioned and approved by the Building Engineer (Metro), Nagpur Improvement Trust, Nagpur vide Building Permit No. B.E.(Metro)/West/Hingna Tahsil/MB3989/2013090317/379 Dated 17-12-2013.

(15) THAT for the purpose of giving clear title over the Apartment chosen by the prospective Purchasers and each of the other buyers in the said project known and styled as **"RADHE GREENS"**, the aforesaid Owners have executed a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970, which is registered at the Office of the Joint Sub-Registrar, Hingna, in Book No. 1 at Serial No. 4114 on 07-10-2014.

(16) THAT during the course of time, one of the joint Owner Shri Harmitsingh Bhagwansingh Sethi left for his heavenly abode on 28-10-2014 and consequent upon his demise his undivided share and interest in the aforesaid property admeasuring 0.44 Hectare is devolved upon his Widow Smt. Narendrakaur Harmitsingh Sethi and two Sons (i) Shri Satpalsingh Harmitsingh Sethi and (i) Shri Manmeetsingh Harmitsingh Sethi, by way of succession being only heirs of the deceased each having 1/3 undivided share and interest admeasuring 0.1467 Hectares and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 2054 dated 02-12-2014.

(17) THAT aforesaid Smt. Narendrakaur Harmitsingh Sethi has relinquished the share which was inherited by her after demise of her husband Late Shri Harmitsingh Bhagwansingh Sethi in favor of her two Sons (i) Shri Satpalsingh Harmitsingh Sethi and (i) Shri Manmeetsingh Harmitsingh Sethi absolutely forever by a Relinquishment/Release Deed dated 11-12-2014, which is registered at the Office of the Joint Sub Registrar, Hingna at Serial No. 5212 on even date. As a result therefore (i) Shri Shankar Murlidhar Murarka, (ii) Mrs. Asha Shankar Murarka, (iii) Smt. Narendrakaur Harmitsingh Sethi, (iv) Shri Satpalsingh Harmitsingh Sethi and (v) Shri Manmeetsingh Harmitsingh Sethi jointly have now becomes Co-owners of the aforesaid property having heritable transferrable rights therein and their undivided ownership rights in the land bearing Survey / Khasra / Gut No. 137/2 having following shares:

(i) Shri Shankar Murlidhar Murarka and }	
(ii) Mrs. Asha Shankar Murarka }	0.67 Hectare
(iii) Smt. Narendrakaur Harmitsingh Sethi	0.23 Hectare
(iv) Shri Satpalsingh Harmitsingh Sethi	0.22 Hectare
(v) Shri Manmeetsingh Harmitsingh Sethi	0.22 Hectare

and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 2091 dated 27-01-2015.

(18) THAT, for the purpose of Verification of Title, the following documents were provided to us :-

(i) Copies of 7/12 Extract, Namuna 8-A, Patwari Nakasha.
(ii) Copies of Ferfar Panji bearing Nos. 689 Dated 15-03-2007, 1089 Dated 02-03-2009, 1279 Dated 31-12-2009, 1532 Dated 30-06-2011 and 2091 27-01-2015.
(iii) Copy of Sale Deed dated 19-08-1968 bearing registration 4572.
(iv) Copy of Sale Deed dated 16-07-2008 bearing registration 449.
(v) Copy of Correction Deed dated 06-02-2009 bearing registration No. 644.
(vi) Copy of Deed of Partition dated 06-02-2009 bearing registration No. 645.
(vii) Copy of Sale Deed dated 22-06-2009 bearing registration No. 3501.
(viii) Copy of Gift Deed dated 15-06-2011 bearing registration No. 3433.
(ix) Copy of Agreement to Sell dated 09-05-2012 bearing registration No. 2040.
(x) Copy of Sale Deed dated 04-07-2013 bearing registration No. 3124.
(xi) Copy of Deed of Declaration dated 07-10-2014 bearing registration No. 4114.
(xii) Copy of N.A. Order Dated 09-04-2013.
(xiii) Copy of Agreement of Development dated 22-08-2013.
(xiv) Copy of Building Permit B.E.(Metro)/West/Hingna Tahsil/MB3989/2013090317/379 Dated 17-12-2013.

(19) THAT links in the title history of last 13 (Thirteen) years of chain of title have been established. All the transactions which have taken place at Nagpur & Hingna have been verified from the relevant records of the Sub-Registrar, Revenue Department etc. We have taken search of records of Sub-Registrar's Office from inspection Book No. (I) and day books, which were kept and maintained by the respective office and made available to us.

(20) While searching the records, it was found that some record was mutilated and torn form, some was incomplete and disorganized, lot of jurisdictional changes have taken place during different periods in Sub-Registrar Office. It is also informed that recent Indexes are not sorted out and complied Mouzawise, some indexes are even yet not printed out at the Sub-Registrar Office at Nagpur and Hingna.

(21) In alternative only entry of the registration of the documents can be verified from the Token register/day book. As per procedure adopted in the office of the Sub-

Registrar only name of the Purchaser is noted and the name of Vendor and details of property are not noted in the Token Register/Day book. In Nagpur District Encumbrance Certificate is not issued by the Sub-Registrar offices. In view of abovementioned reasons, unavailable records, concurrent jurisdiction of the Sub-Registrar Office.

(22) THAT, we have verified all the relevant index entries from on line search available on the website of Registration Department for the period of last 13 (Thirteen) Years (i.e. for 2005 to 2017) by depositing necessary Search Fees in the Office of the Sub-Registrar, Hingna vide GRN No. MH003867314201718E of which Receipt No. 1111221436 Dated 26-07-2017, only those made available out of the torn and disarrange index and found that the aforesaid property is free from encumbrances of all kinds whatsoever. The Original Search fees Receipt is enclosed herewith.

(23) THAT, in view of the searches made by us and subject to aforesaid compliances we state that, subject to execution of ongoing Agreements, Sale Deeds being executed by aforesaid Co-owners namely (i) Shri. Shankar Murlidhar Murarka, (ii) Smt. Asha Shankar Murarka, (iii) Smt. Narendra Kaur Late Shri Harmit Singh Sethi, (iv) Shri. Satpalsingh Harmitsingh Sethi and (v) Shri. Manmeetsingh Harmitsingh Sethi, they continues to own, possess and entitled to the remaining units/undivided share out of the aforesaid property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / Gut No. 137/2 of MOUZA – ISASANI, P. S. K. 46 having area of 1.34 Hectares (OR 13400 Sq. Mtrs.), Land Revenue Rs. 670 Yearly, held in Bhogwatdar Class – 1 Rights including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Isasani in Tahsil - HINGNA and District – NAGPUR. Naturally therefore prospective purchaser of the remaining properties in the said complex known and styled as **"RADHE GREENS"** shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed.

(24) THAT it is pertinent to note that the Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The aforesaid project is an ongoing project and the provisions of the said Act, Rules and Regulation thereof are applicable to the said Project.

(25) THAT In view of getting clarity as regards non execution of any unregistered documents/mentioning no transaction of any kind has taken place in respect of the remaining units/undivided share out of the aforesaid property at any of the Sub-

Registrar Offices or any other place till this date, an affidavit from the Owner be obtained.

Hence this Title Verification Report.

NAGPUR.
DATE : 27-07-2017

SANDEEP SHASTRI & ASSOCIATES
NAGPUR

(SANDEEP SHASTRI)
ADVOCATE