



CHALLAN
MTR Form Number-6



GRN	MH005713141201819E	BARCODE	01 1000 1 11 000001 0011 0010 0011 0010 0011 0110 10 00		Date	01/09/2018-11:48:15		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR					Full Name		ADVOCATE PRAVIN G PATIL			
Location NAGPUR										
Year 2018-2019 One Time					Flat/Block No.					
Account Head Details				Amount in Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In		Seven Hundred Fifty Rupees Only			
Total				750.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572018080102753		IK00SXYYM1	
Cheque/DD No.					Bank Date	RBI Date	01/09/2018-11:48:53		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 : _____ Mobile No. : 9822470484
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालान 'टैक्स ऑफ पेमेंट' नध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Praveen G. Patil
Advocate

off : 40, Ghatate Chambers, 3rd Floor
Ramdaspath, Nagpur-10.
(MOB)- 9822470484.

TITLE VERIFICATION AND SEARCH REPORT

Having engaged to sought verification report for the title of property comprising ALL THAT PIECE AND PARCEL OF LAND bearing KHASRA No. 81/2/2 admeasuring 1.613 H.R (3.9858 Acres) of Mouza- BESA, Land Revenue Rs. 5.62 yearly, Patwari Halka No. 38 held in Occupancy Right Bhogwatdar Class I (Bhoomiswami), TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, within the limits of Tahsil Nagpur (Grameen), AND District:- NAGPUR, I **Pravin G. Patil** Advocate R/o Ramdaspath, Nagpur do hereby submit my report as follows:-

The 'Title History' of last 30 years from this date shows the following chain of transaction regarding the property described in schedule.

- 1) THAT, Originally ALL THAT PIECE AND PARCEL of Agriculture Land bearing Khasra No. 81 admeasuring 4.52 H.R, Land Revenue Rs. 15.50 held in Bhogwatdar Class-I rights, P.H No. 38 of Mouza-BESA, Tahsil and Dist Nagpur belonged to Shri. Madho Shrawan Jabalpure and his Wife Smt. Gangabai Madho Jabalpure, Resident of Nagpur.
- 2) THAT, Madho Shrawan Jabalpure has expired on 10-04-1972 and his Wife Smt. Gangabai Madho Jabalpure has also expired on 26-01-1990 leaving behind them sons (1) Shri. Kashinath Madho Jabalpure, (2) Shri. Khushal Madho Jabalpure, and Daughters (3) Smt. Saraswati Babulal Reware (Yadav), (4) Smt. Deokabai Laxmanrao Ghate, (5) Smt. Shantabai Gokul Gunde (6) Smt. Shewantabai Babulal Reware (Yadav) AND (7) Smt. Pushpabai Shyamlal Satbhaiyya (Yadav) as their only legal heirs and successors as per the Hindu Sicecession Act, 1956; AND
- 3) THAT, during the due course of time, Smt. Shewantabai Babulal Reware (Yadav) has left for her heavenly abode on 19-09-1959 leaving behind her son Shri. Omprakash Babulal Yadav (Reware) as her only Legal Heir and successor.
- 4) In the like manner Smt. Pushpabai Shyamlal Satbhaiyya (Yadav) has left for her heavenly abode on 19-09-117-11-2005 leaving behind her sons (1) Shri. Jitendra @

Jitesh Shyamlal Satbhaiyya (Yadav) and daughters (2) Mrs. Jyoti Raghuvir Bagale, (3) Mrs. Bharti Narendra Girde as as her only legal Heirs and successor.

- 5) THAT, (1) Shri. Kashinath Madho Jabalpure, (2) Shri. Khushal Madho Jabalpure, (3) Smt. Saraswati Babulal Reware (Yadav), (4) Smt. Deokabai Laxmanrao Ghate, (5) Smt. Shantabai Gokul Gunde (6) Shri. Omprakash Babulal Yadav (Reware), (7) Shri. Jitendra @ Jitesh Shyamlal Satbhaiyya (Yadav) (8) Mrs. Jyoti Raghuvir Bagale, (9) Mrs. Bharti Narendra Girde have thus become the Joint Co-Owners of the ALL THAT PIECE AND PARCEL of Agriculture Land bearing Khasra No. 81 admeasuring 4.52 H.R, Land Revenue Rs. 15.50 held in Bhogwatdar Class-I rights, P.H No. 38 of Mouza-BESA, Tahsil and Dist Nagpur being the legal heirs and successors of Shri. Madho Shrawan Jabalpure and Smt. Gangabai Madho Jabalpure and their name also came to be mutated in the relevant revenue records; AND
- 6) THAT, the said (1) Shri. Kashinath Madho Jabalpure, (2) Shri. Khushal Madho Jabalpure, (3) Smt. Saraswati Babulal Reware (Yadav), (4) Smt. Deokabai Laxmanrao Ghate, (5) Smt. Shantabai Gokul Gunde (6) Shri. Omprakash Babulal Yadav (Reware), (7) Shri. Jitendra @ Jitesh Shyamlal Satbhaiyya (Yadav) (8) Mrs. Jyoti Raghuvir Bagale, (9) Mrs. Bharti Narendra Girde later on sold and transferred ALL THAT **Eastern portion** of the Agriculture land admeasuring **2.42 H.R (6.00 Acres)** by making a division of **NORTH-SOUTH** out of the said **Khasra No. 81** total admeasuring **4.52 H.R of Mouza- BESA**, Land Revenue Rs. 15.50 yearly, Patwari Halka No. 38 held in Occupancy Right Bhogwatdar Class I (Bhoomiswami), TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, within the limits of Tahsil Nagpur (Grameen), AND District:- NAGPUR to (1) Shri. Prashant Gajanan Tatiwar, (2) Shri. Raju Gajananrao Tatiwar, (3) Shri. Shailendra Manohar Pulliwar, (4) Shri. Prasad Manohar Pulliwar, (5) Mrs. Sonali Subodh Kshirsagar, (6) Mrs. Babita Rajeev Roy, (7) Shri. Samay Ganesh Marawar, (8) Shri. Padmakar Ramchandra Shastri, (9) Shri. Avinash Purushottam Gotmare, (10) Shri. Jagannath Harihar Roy, (11) Shri. Shankar Vitthalrao Thakre, (12) Mrs. Kalpana Shyamrao Kanhere, (13) Shri. Sudhakar Namdeorao Raghorte, (14) Shri. Vishwanath Nagorao Raut, (15) Shri. Shyamrao Laxmanrao Sakhare AND (16) Mrs. Pushpa Kumari Sharma by way of a Sale Deed dated 9-08-2007 which is duly registered in Book No-1 at Serial No. 5034 in the office of the Sub- Registrar-7, Nagpur. The said Khasra No. 81 after division and execution of the Sale Deed is renumbered as Khasra No. 81/2 admeasuring 2.42 H.R.
- 7) THAT, out of the said above said persons (1) Mrs. Babita Rajeev Roy, (2) Shri. Jagannath Harihar Roy and (3) Mrs. Pushpa Kumari Sharma have executed

General Power of Attorney conferring all the powers to deal including the right to sale their Undivided share and interest in the said Khasra No. 81/2 of Mouza Besa in favor of (1) Shri. Prashant Gajanan Tatiwar (2) Shri. Shailendra Manohar Pulliwar and (3) Shri. Rajeev Bindeshwari Roy by way of a General Power of Attorney dated 7-09-2007 which is duly registered in Book No-4 at Serail No. 4259 before the Sub Registrar-10, Nagpur Rural.

- 8) Similarly the other Co-Owners of Khasra No. 81/2 of Mouza Besa namely (1) Shri. Raju Gajananrao Tatiwar, (2) Shri. Prasad Manohar Pulliwar, (3) Mrs. Sonali Subodh Kshirsagar, (4) Shri. Samay Ganesh Marawar, (5) Shri. Padmakar Ramchandra Shastri, (6) Shri. Avinash Purushottam Gotmare, (7) Shri. Shankar Vitthalrao Thakre, (8) Mrs. Kalpana Shyamrao Kanhere, (9) Shri. Sudhakar Namdeorao Rarghorte, (10) Shri. Vishwanath Nagorao Raut, (11) Shri. Shyamrao Laxmanrao Sakhare have executed, General Power of Attorney conferring all the powers to deal including the right to sale their Undivided share and interest in the said Khasra No. 81/2 of Mouza Besa in favor of (1) Shri. Prashant Gajanan Tatiwar (2) Shri. Shailendra Manohar Pulliwar by way of a General Power of Attorney dated 6-09-2007 which is duly registered in Book No-4 at Serial No. 4227 before the Sub Registrar-10, Nagpur Rural.
- 9) That, later on the aforesaid owners has sold the ALL THAT Piece of Agriculture land bearing Khasra No. 81/2 admeasuring 2.42 H.R (6.00 Acres) of Mouza- BESA, Land Revenue Rs. 8.30 yearly, Patwari Halka No. 38 held in Occupancy Right Bhogwatdar Class I (Bhoomiswami), TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, within the limits of Tahsil Nagpur (Grameen), AND District:- NAGPUR to M/s Satkar Developers, Nagpur a Partnership Firm acting Through its Partners (1) Shri. Prashant Gajanan Tatiwar and (2) Shri. Shailendra Manohar Pulliwar by way of a Sale Deed dated 24-07-2008 which is duly registered in Book No-1 at Serial No. 3985 before the Sub Registrar-10, Nagpur Rural .
- 10) THAT, the said M/s Satkar Developers, Nagpur a Partnership Firm acting Through its Partners (1) Shri. Prashant Gajanan Tatiwar and (2) Shri. Shailendra Manohar Pulliwar sold and transferred the said Khasra No. 81/2 admeasuring 2.42 H.R (6.00 Acres) of Mouza- BESA to Shri. Pankaj Natwarlal Patel and Smt. Sunita Pankaj Patel by way of a Sale Deed dated 11-11-2010 which is duly registered at Serial No. 5085 in the office of the Sub Registrar-10, Nagpur- Rural.
- 11) THAT Shri. Pankaj Natwarlal Patel and Smt. Sunita Pankaj Patel in turn has sold ALL THAT **Southern portion** of the Agriculture land admeasuring **1.613 H.R (3.9858 Acres)** by making a division of **East- West** out of the said Khasra No. 81/2 total admeasuring **2.42 H.R** of **Mouza- BESA**, Land Revenue Rs. 8.30 yearly,

Patwari Halka No. 38 held in Occupancy Right Bhogwatdar Class I (Bhoomiswami), TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, within the limits of Tahsil Nagpur (Grameen), AND District:- NAGPUR to M/s. **SHREE GANGA BUILDERS**, a Partnership firm, acting Through its Authorized Partners (1) **SHRI. MEHUL MUKESH PATEL** (2) **SHRI. VINOD WASUDEO SHYAMKAR** by way of a Sale Deed dated 28-11-2017 which is duly registered in Book No-1 at Serial No. 9438 in the office of the Sub Registrar-7, Nagpur- Rural.

- 12) THAT, the said Khasra No. 81/2 has been renumbered as Khasra No. 81/2/2 and M/s. **SHREE GANGA BUILDERS**, a Partnership firm, acting Through its Authorized Partners (1) **SHRI. MEHUL MUKESH PATEL** (2) **SHRI. VINOD WASUDEO SHYAMKAR** have thus become the absolute and lawful owner of ALL THAT Piece and Parcel of the Agriculture land bearing Khasra No. 81/2/2 admeasuring 1.613 H.R (3.9858 Acres) of Mouza- BESA, Land Revenue Rs. 5.62 yearly, Patwari Halka No. 38 held in Occupancy Right Bhogwatdar Class I (Bhoomiswami), TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, within the limits of Tahsil Nagpur (Grameen), AND District:- NAGPUR and herein after referred to said Land and its name is also accordingly mutated in the relevant record.
- 13) That M/s. **SHREE GANGA BUILDERS** have also applied for the measurement of the said land to the Taluka Inspector of Land Records and as per the measurement Sheet 'K' Prat in Measurement Case No. 7/2018 dated 13-03-2018, the area of the said Khasra No. 81/2/2 is shown as 1.61.30 H.R.
- 14) THAT, M/s. **SHREE GANGA BUILDERS** has later on applied to the Nagpur Metropolitan Region Development Authority for the conversion of the said land for Non Agriculture use for laying a layout for Residential purpose and considering the said request, the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur have permitted the temporary sanction of the layout plan for residential use and demarcation of the plots vide its Letter No. का.अभि/वि.प.क/नामप्रविप्रा/८८४ दिनांक २-०८-२०१८
- 15) The links in the chain of title have been properly established. All the transactions have been duly verified from the relevant records of -Registrar of Document.
- 16) I have taken the search of Records of Registrar's office for last 30 years by paying the necessary search fee Vide receipt GRN MH005713141201819E 1-09-2018

- 17) On the basis of searches made by me and the Original copies of the following documents supplied to me which are duly verified, I certify that the property referred in schedule is owned by **M/s. SHREE GANGA BUILDERS**, Through its Partners (1) **SHRI. MEHUL MUKESH PATEL** (2) **SHRI. VINOD WASUDEO SHYAMKAR** and appears to be free from all encumbrances, charges, liens, mortgages.

Documents verified and scrutinized:-

1) Sale Deed dated 9-08-2007 which is duly registered at Serial No. 5034-2007 before the Sub Registrar-7 Nagpur- Rural by Shri. Kashinath Madho Jabalpure and 8 others in favor of Shri. Prashant Gajanan Tatiwar and 15 others.	Original
2) General Power of Attorney dated 7-09-2007 which is duly registered at Serial No. 4259-2007 before the Sub Registrar-10 Nagpur-Rural by Babita Rajeev Roy and others in favor of Shri. Prashant Gajanan Tatiwar and other.	Original
3) General Power of Attorney dated 6-09-2007 which is duly registered at Serial No. 4227-2007 before the Sub Registrar-10 Nagpur-Rural by Raju Gajanan Tatiwar and others in favor of Shri. Prashant Gajanan Tatiwar and other.	Original
4) Sale Deed dated 24-07-2008 which is duly registered at Serial No. 3985/2008 before the Sub Registrar-10 Nagpur-Rural by Raju Gajananrao Tatiwar and others in favor of M/s Satkar Developers, Nagpur.	Original
5) Sale Deed dated 11-11-2010 which is duly registered at Serial No. 5085-2010 before the Sub Registrar-10 Nagpur-Rural by M/s Satkar Developers, Nagpur in favor of 1) Shri. Pankaj	Original

Natwarlal Patel and 2) Smt. Sunita Pankaj Patel.	
6) Sale Deed dated 28-11-2017 which is duly registered at Serial No. 9438 before the Sub Registrar-7 Nagpur-Rural by 1) Shri. Pankaj Natwarlal Patel and 2) Smt. Sunita Pankaj Patel in Favor M/s SHREE GANGA BUILDERS.	Original
7) 7/12 Extract of Khasra No. 81/2/2 area 1.61.30 H.R of Mouza Besa in the name of M/s SHREE GANGA BUILDERS.	Original
8) "K" Prat measurement Sheet of Khasra No. 81/2/2 area 1.61.30 H.R of Mouza Besa.	Original
18) Letter No. का.अभि/वि.प.क/नामप्रविप्रा/८८४ दिनांक २-०८-२०१८ issued by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur for the temporary sanction of the layout plan for residential use in Khasra No. 81/2/2 area 1.61.30 H.R of Mouza Besa.	Original

I am satisfied that the property is heritable and transferable.

- 16) In result, I have to state that I have made necessary searches at the concerned Sub-Registrars office upto date and as the result of such searches, I am satisfied that the property in question is owned by **M/s. SHREE GANGA BUILDERS**, Through its Partners (1) **SHRI. MEHUL MUKESH PATEL** (2) **SHRI. VINOD WASUDEO SHYAMKAR** and is free from all types of encumbrances.

SCHEDULE OF THE PROPERTY

ALL THAT Piece and Parcel of the Agriculture land bearing Khasra No. 81/2/2 admeasuring 1.61.30 H.R (3.9858 Acres) of Mouza- BESA, Land Revenue Rs. 5.62 yearly, Patwari Halka No. 38 held in Occupancy Right Bhogwatdar Class I (Bhoomiswami), TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto,

within the limits of Tahsil Nagpur (Grameen), AND District:- NAGPUR and bounded as under:-

On East : Khasra No. 82.

On West : Khasra No. 81/1.

On North : Remaining Portion of Khara No. 81/2

On South : Road.

NAGPUR
10-09-2018



PRAVIN G PATIL.
(Advocate)

PRAVIN G. PATIL
ADVOCATE
D/5, VANDANA FLATS,
CANAL ROAD, RAMDASPETH,
NAGPUR-10.