



CHALLAN
MTR Form Number-6



GRN	MH002003712201920E	BARCODE			Date	28/05/2019-15:29:18		Form ID	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Search Fee Other Items				TAX ID (If Any)				
					PAN No.(If Applicable)				
Office Name	NGP5_JT NAGPUR NO 5 SUB REGISTRAR				Full Name	adv vinita chhagankar			
Location	NAGPUR								
Year	2019-2020 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)					
				Plot No 31 Cs No 51 Mouza Bhankheda search for 13 years from 2007 to					
				2019					
				Amount In	Three Hundred Twenty Five Rupees Only				
Total			325.00	Words					
Payment Details		CANARA BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	02400412019052800350		1062805201902400350	
Cheque/DD No.				Bank Date	RBI Date	28/05/2019-15:30:19		Not Verified with RBI	
Name of Bank				Bank-Branch	CANARA BANK				
Name of Branch				Scroll No. , Date	Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Mobile No. : 8857062976

..uv. Vinita A. Chhagankar
Mob No. 8857062976

Adv. Vinita A. Chhagankar
B A. L.L.B.
Mob no. 8857062976
E-Mail ID :- vinitashukla@yahoo.com

TITLE VERIFICATION & SEARCH REPORT

Date - 28/05/2019

To
Vishal Umesh Chouksey.

Dear Sir,

Having being engaged by Vishal Umesh Chouksey, Nagpur for preparing the Verification of Title and Search Report of immovable property possessed by Vishal Umesh Chouksey for property situated at All That Piece And Parcel Of The Land Bearing Plot No. 31 Adm Area 418.06 Sq Mtrs, House No. 800, Ward No. 53, Cs No. 51, Sheet No. 4, Mouza Bhankheda Tah & Dist Nagpur, (herein after referred to as the said property). I submit my report as under;

1. Name of the Applicant: - Vishal Umesh Chouksey
2. Name of the owner:- Vishal Umesh Chouksey
3. Nature of the property: Residential
4. Type of the property : Freehold
5. Description of the Property

URJA REGENCY II

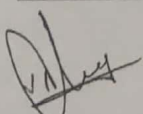
All That Piece And Parcel Of The Land Bearing Plot No. 31 Adm Area 418.06 Sq Mtrs, House No. 800, Ward No. 53, Cs No. 51, Sheet No. 4, Mouza Bhankheda Tah & Dist Nagpur.

Bounded as under.

On East	Road
On West	Road
On North	Plot no. 32
On South	Plot no. 30

DOD Details

Flat no.	Floor	Built up area in sq mtrs.	Undivided share
101	First	62.208	8.628 %
102	First	54.456	6.975 %
103	First	54.43	6.975 %
201	Second	62.208	8.628 %
202	Second	54.456	6.975 %
203	Second	54.43	6.975 %
301	Third	62.208	8.628 %
302A	Third	54.456	6.975 %
302B	Third	54.43	6.975 %
401	fourth	62.208	8.628 %
402	fourth	108.872	17.639 %


Adv. Vinita A. Chhagankar
Mob No. 8857062976

8. List of title documents examined (all copies)

Sr No	Date And No. Of Document	Document Type	From	To	Address
1.	30/07/1974, Sr No. 2270, Sub Reg No. 2	Sale Deed	Shri Premsagar Tarachand Chawla	Shri Jiwan Vikramji Nikose	Plot No. 31 Adm Area 418.06 Sq Mtrs Survey No. 17/23, Lashkari Bag Nagpur.
2.	31/07/1974, Sr No. 625, Sub Reg No. 2	Lease Deed Commencing From 10/02/1964 And Valid Up To 31/03/1994	NIT	Shri Premsagar Tarachand Chawla	Plot No. 31 Adm Area 418.06 Sq Mtrs Lashkari Bag Nagpur.
3.	01/04/1998, Sr No. 300, Sub Reg No. 6	Lease Deed Commencing From 10/02/1994 And Valid Up To 31/03/2024	NIT	Shri Jiwan Vikramji Nikose	Plot No. 31 Adm Area 418.06 Sq Mtrs Ward No. 53, Lashkari Bag Nagpur.
4.	22/12/2015, Sr No. 4072, Sub Reg No. 5	Sale Deed On Stamp Duty Of Rs. 747500/-	Jiwan Vikramji Nikose	Vishal Umesh Chouksey	Plot No. 31 Adm Area 418.06 Sq Mtrs Along With 111.48 Sq Mtrs Construction, House No. 800, Ward No. 53, Cs No. 51, Sheet No. 321/4, Mouza Bhankheda Tah & Dist Nagpur.
5.	15/05/2019, Sr No. 2337, Sub Reg No. 3	Deed Of Declaration	Vishal Umesh Chouksey		Urja Regency li Plot No. 31 Adm Area 418.06 Sq Mtrs, House No. 800, Ward No. 53, Cs No. 51, Sheet No. 4, Mouza Bhankheda Tah & Dist Nagpur.
6.	03/02/2018	Building Permit	Nmc	Jiwan Nikose	Plot No. 31 Adm Area 418.06 Sq Mtrs House No. 800, Ward No. 53, Cs No. 51, Sheet No. 321/4, Mouza Bhankheda Tah & Dist Nagpur.
7.	22/04/2019	Akhive Patrika	Akhive Patrika	Vishal Umesh Chouksey	Cs No. 51, Sheet No. 321/4, Mouza Bhankheda
8.	08/05/2019	Tax Receipt Paid Up To 31/03/2020	Nmc	Vishal Umesh Chouksey	House No. 800, Ward No. 53

9. History.

- That the said land bearing Plot No. 31 Adm Area 418.06 Sq Mtrs Along With 111.48 Sq Mtrs Construction, House No. 800, Ward No. 53, Cs No. 51, Sheet No. 321/4, Mouza Bhankheda Tah & Dist Nagpur originally belonged to NIT
- Whereas NIT has executed lease deed in favour of Shri Premsagar Tarachand Chawla on dt. 31/07/1974, Sr No. 625, Sub Reg No. 2
- Whereas Shri Premsagar Tarachand Chawla sold the said land to Shri Jiwan Vikramji Nikose vide sale deed dt. 30/07/1974, Sr No. 2270, Sub Reg No. 2
- Whereas NIT has executed renewed lease deed dt. 01/04/1998, Sr No. 300, Sub Reg No. 6 in favour of Shri Jiwan Vikramji Nikose which is valid up to 31/03/2024
- Whereas Jiwan Vikramji Nikose sold the said land to Vishal Umesh Chouksey vide sale deed dt. 22/12/2015, Sr No. 4072, Sub Reg No. 5.
- Whereas Vishal Umesh Chouksey constructed a building styled as Urja Residency II on the said plot
- Whereas building plan was sanctioned by NMC on dt. 03/02/2018

(Signature)
Mr. Vinita A. Chhagankar
 Mob No. 8357062976

- Whereas deed of declaration of the said building was registered on 15/05/2019, Sr No. 2337, Sub Reg.No. 3.
- Whereas the name of the present owner has been duly mutated in the revenue records.

10. Additional : NIL

11. Minor's Interest / HUF Property:

Not Applicable

12. Mutation of the name of the owner in the revenue record :

The name of the Owner has been duly mutated in the revenue records.

13. Possession: the said property is under the legal possession of the owner. The physical possession is to be confirmed by the transferee personally.

14. Payment of Municipal /Local taxes/Cess etc : the tax has been paid up to 31/03/2018

Remark: tax receipt paid up to 31/03/2018 is to be taken

15. Applicability of companies act in case of limited companies

Not applicable

16. Litigation and disputes :-

I have visited the website of the court www.districtcourtnagpur.com on 28/05/2019.

I have made search in all the name mention in list of document (all copies) examine. I did not found any litigation or dispute relating to the said property . an affidavit from the owner for no litigation and dispute pending is recommended.

17. Search :-

I have carried out the search for 13 years (2007-2019) in the website of www.igrmaharashtra.gov.in on 28/05/2019. All the entries of the said property is verified in the search. I did not found any adverse entry in relating to this property. Original Search receipt no. MH002003712201920E dt. 28/05/2019 is enclosed.

Remark: some of the records has not been perfectly updated in this website. Hence and affidavit for clear and marketable title over the said property form the owner is recommended.

Certificate:

I have verified all the documents provided to me as per the list of document examine. The chain of the title has been properly established. All the transactions have been duly verified from the relevant records. On the basis of the search made by me and the documents place before me, I certify that the property is free from all type of encumbrances, charges, lien and mortgages and the title of the owners for the said property is clear unencumbered and marketable as on the date.

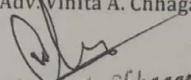
Stamp duty on the loan agreement and other related documents to be affixed as per the Bombay stamp act 1958.

Original verification of the title documents: Pending

Thanking You

Yours sincerely

Adv. Vinita A. Chhagankar.


Adv. Vinita A. Chhagankar
Mob No. 8357062976

4072	विक्रीपत्र	22/12/2015	सह दु.नि.नागपूर 5	("श्री जिवन विक्रमजी निकोसे--", "श्री विशाल ऊमेश चौकसे--")	("श्री विशाल ऊमेश चौकसे-- ")	इतर माहिती: नागपूर सुधार प्रन्यास व नागपूर महानगर पालीकेच्या सिमेंतील खास मौजा- भानखेडा, येथील सर्व्हे क्रं. 6 या मध्ये ना. सु. प्र. ने टाकलेल्या लेआऊट मधील प्लॉट क्रं. 31 पाचपावली हाऊसिंग अकोमोडेशन स्कीम मधील याची एकूण क्षेत्रफल 418.06 चौ. मी., घर क्रं. 800, वार्ड क्रं. 53, नगर भूमापन क्रं. 51, शिट क्रं. 321/4, यावर बांधलेल्या आर सी सी बांधकामासहीत 111.48 चौरस मिटर सहीत संपूर्ण जमिन हिस्सासहीत. मुद्दा क्रं. 2.95/4, पान क्रं. 224, रुपये 21600/-.
2337	घोषणापत्र	15/05/2019	सह दु.नि.नागपूर 3			इतर माहिती: मौजा- भानखेडा, सिटी सर्व्हे नं. 51, शिट नं. 4, मधिल प्लाट नं. 31 जमिन आराजी 418.06 चौ. मी. पांचपावली हाऊसिंग अकोमोडेशन स्कीम, मनपा नं. 800 वार्ड नं. 53 व इतर माहिती वरील दस्तावेज प्रमाणे.


 ...v. Vinita A. Chhagankar
 Mob No. 8857062976