



CHALLAN
MTR Form Number-6



GRN	MH011950971201819E	BARCODE			Date	15/02/2019-10:04:23		Form ID					
Department Inspector General Of Registration					Payer Details								
Search Fee Type of Payment Other Items					TAX ID (If Any)								
					PAN No.(If Applicable)								
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR					Full Name		ADV RUBEY CHOUDHARY						
Location NAGPUR													
Year 2018-2019 From 01/01/2005 To 31/12/2018					Flat/Block No.								
Account Head Details				Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE				350.00	Road/Street		MANISH NAGAR						
					Area/Locality		NAGPUR						
					Town/City/District								
					PIN			4	4	0	0	3	4
					Remarks (If Any)								
					MOIUZA- GOTAL PANJRI K H NO-25 P H NO-38 A PLOT NO-03								
					Amount In		Three Hundred Fifty Rupees Only						
Total				350.00	Words								
Payment Details UNION BANK OF INDIA					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	02901792019021558855			32813031			
Cheque/DD No.					Bank Date	RBI Date	15/02/2019-10:07:21			Not Verified with RBI			
Name of Bank					Bank-Branch		UNION BANK OF INDIA						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. : 9372159257

Department ID : _____ Mobile No. : _____
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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MRS. RUBY CHAUDHARI

ADVOCATE

RES :- Flat No. 606, Sixth Floor, Fortune Empire, Beltarodi Road, Besa, Nagpur-440034

OFF :- Shop No.112, First Floor, Fortune Empire, Beltarodi Road, Besa, Nagpur-440034

Mobile No. 9372159257

TITLE INVESTIGATION REPORT

TO WHOM SO EVER IT MAY CONCERN

SUBJECT:-Verification of title and search of registration records pertaining to all that piece and parcel of the agricultural land total admeasuring area 1.05 hactor out of Survey/ Khasra No. 25 Mouza-Gotal Panjari, P.H. No. 38(A),within the limits of Gram Panchayat of Gotal Panjari in Tehsil Nagpur (Rural) District- Nagpur,

I have examined the document detailed below handed over to me to investigate the title of M/S ALLIANCE INFRASTRUCTURE through its Partners 1) MR. MOTILAL JIYALAL CHAUDHARI 2) MR. MOTILAL HOLIRAM PATLE Address: Shop No.112, Fortune Empire, Beltarodi Road, Besa, Nagpur-37, of immovable property situated to Nagpur on the basis of the deeds and other documents. Encumbrances certificates and the discussions regarding the immovable property hereunder :-

The Schedule Of Property

ALL THAT piece and parcel of the agricultural land total admeasuring area 1.05 Hector out of Survey/ Khasra No. 25 Mouza- Gotal Panjari, P.H. No. 38(A) in Tehsil Nagpur (Rural), District- Nagpur .



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ADVOCATE
Mrs. Ruby M. Chaudhari
 (Roll No. MAH/2436/2004)
 Add. 'Fortune Empire' Shop No.112,
 1st Floor, Beltrodi Road, Nagpur-15.

Whereas, Mean while the subsequent purchasers 1)Mr. Devesh Chandrakant Waghmare 2) Mrs. Rima Devesh Waghmare with intend to sold out the property in question entered into an agreement to sale, so also given registered General power of Attorney in favour of M/S ALLIANCE INFRASTRUCHER through its partners Mr. Motilal Jiyalal Choudhari and Motilal Holiram Patle which came to be registered before the sub registered no. 10 having bearing no.8949/2018. dt.4/10/2018 and power of Attorney having bearing no 8950/2018.

Lastly, the property in question was legally transferred in favor of **M/S ALLIANCE INFRASTRUCTURE** through its Partners Motilal Jiyalal Choudhari and Motilal Holiram Patle by registered sale deed no. 11268-2018 dated 11/12/2018 before the sub- registrar no.10 Nagpur Gramin .

Thereafter the above said property recorded in the name of **M/S ALLIANCE INFRASTRUCTURE** through its Partners Mr. Motilal Jiyalal Choudhari and Mr. Motilal Holiram Patle in the government land record in Adikhar Abhilekh and Gaon Namuna 7 as per farfar cramank no. 1179 dated 23/1/2019

Later on the conveyance of sale was completed in respect of the property in questioned and **ALL THAT PIECE & PARCEL** of land situated at Mouza Gotal Panjari, -,Kh. No. 25 Class-1 admeasuring area 1.05 Hecter within Tahsil- Nagpur (Rural) District- Nagpur. Thausterred successfully in favour of **M/S ALLIANCE INFRASTRUCTURE** through its Partners 1) **MR. MOTILAL JIYALAL CHAUDHARI** 2) **MR.MOTILAL HOLIRAM PATLE** through a registered sale deed no. 10041/2018 on 02/11/2018 registered before the sub- registrar Nagpur Gramin no. 10. Now by virtue of above said Sale Deed bearing no. 11268-2018 the present Vendor **M/S ALLIANCE INFRASTRUCTURE** become the absolute owner & possessor of the above said land.

I have examined an agreement to sell bearing No. 8884-2018 with the certified copy of the same brought from the Sub-Registrar No.10.

I have examined sale deed bearing No. 11268-2018 with the certified copy of the same brought from the Sub-Registrar No.10.

I have also examined 7/12 extract of Tahsil office Land recorded and gone through the Documents furnished before me and I found that the name of **M/S ALLIANCE INFRASTRUCTURE** has been duly mutated in the land record.

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ADVOCATE
Mrs. Ruby M. Chaudhari
 (Roll No.MAH/2436/2004)
 Add. 'Fortune Empire' Shop No.112,
 1st Floor, Beltrodi Road, Nagpur-15.

Conclusion/Recommendation/Certification

After perusal of all document supplied to me by **M/S ALLIANCE INFRASTRUCTURE** and detail search of the title it has been observed by me that the property in question mentioned in schedule of property has unbreakable title chain up to sale deed bearing No. **11268-2018** dated 11/12/2018. By which **M/S ALLIANCE INFRASTRUCTURE** having absolute and marketable title over the land admeasuring all that piece and parcel of the agricultural land total admeasuring area 1.05 hector of out of Survey/ Khasra No. 25 of Mouza-Gotal Panjari P.H. No. 38,(A) Gotal Panjari in Tehsil Nagpur (Gramin), District Nagpur,, I do not find any encumbrances or any adverse features in respect of the above property. It is certified that the property in questioned has valid title, right and interest of **M/S ALLIANCE INFRATSRUCTURE** and it can be legally transferable.

Hence this report.

NAGPUR

DATE:-19/02/2019



(ADV.MRS. RUBY M.CHAUDHARI)

ADVOCATE

ADVOCATE
Mrs. Ruby M. Chaudhari
 (Roll No.MAH/2436/2004)
 Add. 'Fortune Empire' Shop No. 12,
 1st Floor, Beltrodi Road, Nagpur-46.