CHALLAN

MTR Form Number-6

GRN	MH010884063201819E	BARCODE		Date	21/01/2019-14:37:32	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	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	ADV RITESH C MAHENDRA
Location	NAGPUR		
Year	2018-2019 From 21/01/2007 To 21/01/2019	Flat/Block No.	LAXMI NAGAR
		Premises/Building	
		Road/Street	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	MOUZA - PARSODI CITY SURVEY NO 193 SHEET NO 194-A/12 PLOT NO 26 SEARCH FOR 13 YEARS
		Amount In Words	Three Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333201901211310 3	199241509
Cheque/DD No.		Bank Date	RBI Date	21/01/2019-14:37:55	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. 0000000000

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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Print Date 21-01-2019 02:38:02

RITESH C. MAHENDRA
ADVOCATE
PLOT NO.O-5 "BHAKTI APARTMENT"
LAXMI NAGAR,
NAGPUR,
Mob. : 9860902292

"श्री"

TITLE VERIFICATION REPORT

Under instructions from my client and the Xerox Documents of the property provided to me by my client - **ADISUN BUILDCON PRIVATE LIMITED, NAGPUR**, A Company incorporated under Companies Act, 1956 (No. 1 of 1956) with CIN U45200MH2006PTC161134, having its Registered Office at Plot No. O-1, Laxmi Nagar, RPTS Road, Nagpur-440022, Acting through its Director - **SHRI. ADITYA S/o VIJAY SALANKAR**, Aged about 36 Years, Occupation – Business, Resident of Plot No. 49, Madhav Nagar, Nagpur-440022, Tahsil and District - NAGPUR, I have investigated the

title relating to **ALL THAT** Piece of Parcel of Land bearing **Plot No. 26**, admeasuring about 540.00 Sq. Mtrs., (OR 5812.56 Sq. Ft.), togetherwith corporation House No. 1341, having load bearing construction 27.87 Sq. Mtrs. (OR 300.00 Sq. Ft.), being a part and portion of the entire land bearing Kh. Nos. 11 and 12 of **MOUZA – PARSODI**, P.S.K 44, bearing City Survey No. 193, Challa No. 10, Sheet No. 194-A/12, situated at Sanctioned layout in Civil Station Expansion Scheme, popularly known as Naik Layout, Subhash Nagar, Ward No. 74, Nagpur, within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil & District – NAGPUR and the said plot is bounded as under :-

ON THE EAST- BY PLOT NOS. 34 & 35

ON THE WEST - BY ROAD

ON THE NORTH - BY PLOT NO. 25

ON THE SOUTH - BY PLOT NO. 27

THAT, my findings in respect of the aforesaid property are as under :-

(1) THAT, ALL THAT Piece of Parcel of Land bearing **Plot No. 26**, admeasuring about 540.00 Sq. Mtrs., (OR 5812.56 Sq. Ft.), being a part and portion of the entire land bearing Kh. Nos. 11 and 12 of **MOUZA – PARSODI**, P.S.K 44, bearing City Survey No. 193, Challa No.

10, Sheet No. 194-A/12, situated at Sanctioned layout in Civil Station Expansion Scheme, popularly known as Naik Layout, Subhash Nagar, Ward No. 74, Nagpur, within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil & District – NAGPUR, Originally belonged to Shri. Purushottam Krishnaji Ghaisas, having purchased the same by him from the aforesaid Smt. Indirabai Ambadas Naik, by a Sale Deed Dated 22/10/1981, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur, in Book No. 1, at Sr. No. 5258 on 26/10/1981.

(2) THAT, the said Shri. Purushottam Krishnaji Ghaisas lateron transferred the aforesaid property by way of sale to Shri. R. Vijay Krishnan Ramlingam Subramanian & Shri. R.G. Subramanian S. Ramlingam, by a Sale Deed Dated 14/11/1994, which is duly Registered in the Office of the Sub-Registrar, Nagpur – 1, in Addl. Book No. 1, Volume No. 991, Page Nos. 131 to 134 at Sr. No. 8809 (P) on 8/12/1994. As a result therefore Shri. R. Vijay Krishnan Ramlingam Subramanian & Shri. R.G. Subramanian S. Ramlingam had become exclusive, absolute and Joint owners of the aforesaid property {i.e. each having 50% undivided share and interest } with heritable and transferable rights therein.

(3) THAT, the said Shri. R. Vijay Krishnan Ramlingam Subramanian lateron transferred his 50% undivided share and interest in **ALL THAT** Piece of Parcel of Land bearing **Plot No. 26**, admeasuring about 540.00 Sq. Mtrs., (OR 5812.56 Sq. Ft.), being a part and portion of the entire land bearing Kh. Nos. 11 and 12 of **MOUZA – PARSODI**, P.S.K

44, bearing City Survey No. 193, Chalta No. 10, Sheet No. 194-A/12, situated at Sanctioned layout in Civil Station Expansion Scheme, popularly known as Naik Layout, Subhash Nagar, Ward No. 74, Nagpur, within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil & District – NAGPUR, by way of sale to Shri. R.G. Subramanian S. Ramlingam, by a Sale Deed Dated 22/11/2013, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur – 4, in Book No. 1, at Sr. No. 7005 on even date.

(4) THAT, as a result therefore Shri. R.G. Subramanian S. Ramlingam has now become an exclusive, absolute and full Owner of **ALL THAT** Piece of Parcel of Land bearing **Plot No. 26,** admeasuring about 540.00 Sq. Mtrs., (OR 5812.56 Sq. Ft.), togetherwith corporation House No. 1341, having load bearing construction 27.87 Sq. Mtrs. (OR 300.00 Sq. Ft.), being a part and portion of the entire land bearing Kh. Nos. 11 and 12 of **MOUZA – PARSODI,** P.S.K 44, bearing City Survey No. 193, Chalta No. 10, Sheet No. 194-A/12, situated at Sanctioned layout in Civil Station Expansion Scheme, popularly known as Naik Layout, Subhash Nagar, Ward No. 74, Nagpur, within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil & District – NAGPUR with heritable and transferable rights therein and the same is also accordingly mutated in his name in relevant records.

(5) THAT, Shri. R.G. Subramanian S. Ramlingam has decided to sell the aforesaid property to my client i.e. **ADISUN BUILDCON**

PRIVATE LIMITED, NAGPUR and my client has expressed its desire and willingness to purchase the same.

(6) THAT, for the purpose of verification of the title, the following documents relating to the property comprising **ALL THAT** Piece of Parcel of Land bearing **Plot No. 26**, admeasuring about 540.00 Sq. Mtrs., (OR 5812.56 Sq. Ft.), togetherwith corporation House No. 1341, having load bearing construction 27.87 Sq. Mtrs. (OR 300.00 Sq. Ft.), being a part and portion of the entire land bearing Kh. Nos. 11 and 12 of **MOUZA – PARSODI**, P.S.K 44, bearing City Survey No. 193, Chalta No. 10, Sheet No. 194-A/12, situated at Sanctioned layout in Civil Station Expansion Scheme, popularly known as Naik Layout, Subhash Nagar, Ward No. 74, Nagpur, within the limits of the Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil & District – NAGPUR are provided to me :-

(i) Copy of Sale Deed Dated 22/10/1981, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur, in Book No. 1, at Sr. No. 5258 on 26/10/198 .

(ii) Copy of Sale Deed Dated 14/11/1994, which is duly Registered in the Office of the Sub-Registrar, Nagpur – 1, in Addl. Book No. 1, Volume No. 991, Page Nos. 131 to 134 at Sr. No. 8809 (P) on 8/12/1994.

(ii) Copy of Sale Deed Dated 22/11/2013, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur – 4, in Book No. 1, at Sr. No. 7005 on even date.

(iv) Copy of mutated Property Card issued by City Survey Office, Nagpur.

(7) THAT, all these aforesaid documents produced before me are photocopies. In the like manner it is further necessary to obtain an Affidavit from the aforesaid Owner that he has not executed any registered or unregistered deed or document whereby his ownership rights are affected, diluted or c third party interest is created.

(8) THAT, I have taken online Search in respect of the aforesaid property for last 13 Years from the web portal www.igrmaharashtra.gov.in, by giving inputs of Plot No. 26, Kh. Nos. 11 and 12 of **MOUZA – PARSODI** for the period of 13 Years (i.e. from 2007-2019) by depositing necessary Search Fees of Rs. 325/- online with the Department of Registration vide GRN No. MH010884063201819E, Dated 21/1/2019 and found that the present Owner - Shri. R.G. Subramanian S. Ramlingam has availed Non-Housing Loan of Rs. 2,00,00,000/- by mortgaging this property from Punjab National Bank, Civil Lines, Nagpur. Shri. R.G. Subramanian S. Ramlingam has full right and authority to Sale/Transfer the said property to any third person after he repays all the said loan

amount to the aforesaid Bank and only after obtaining No Objection Certificate from the said Bank.

(9) THAT, naturally therefore, **ADISUN BUILDCON PRIVATE LIMITED, NAGPUR** shall also acquire a perfectly good, valid and marketable title on obtaining a proper and duly registered Sale Deed from the present Owner. I am of further Opinion that after obtaining all necessary documents for registration of Sale Deed, the Sale Deed can be executed between the parties.

(10) THAT, it is needless to mention here that on obtaining such Sale Deed as well as various necessary documents (i.e. Latest Mutated Property Card, Latest Corporation Tax Paid Receipt, Layout Sanctioned Plan, No Due Certificate from Punjab National Bank, Civil Lines, Nagpur, etc.,) **ADISUN BUILDCON PRIVATE LIMITED, NAGPUR** can very well mortgage the aforesaid property to any Financial Institution by way of security for obtaining Loan, if it so desires.

Hence, this report.

Ritesh C. Mahendra
ADVOCATE

NAGPUR.

DATE :- 4/2/20199