



CHALLAN
MTR Form Number-6



GRN	MHD17269751202223E	BARCODE			Date	23/03/2023-15:31:30		Form ID	
Department					Inspector General Of Registration				
Search Fee					TAX ID / TAN (If Any)				
Type of Payment					Other Items				
Office Name					KLS_KALMESHVAR SUB REGISTRAR				
Location					NAGPUR				
Year					2022-2023 From 23/03/1994 To 23/03/2023				
Account Head Details					Amount In Rs.				
0000072201 SEARCH FEE					750.00				
Fiat/Block No.					B1 ZINGABAI TAKLI				
Premises/Building					NAGPUR				
Road/Street					NAGPUR				
Area/Locality					NAGPUR				
Town/City/District					NAGPUR				
PIN					4 4 0 0 3 0				
Remarks (If Any)					MOUZA YERLA KH NO 108 A MS PAM SERVICES				
Amount In					Seven Hundred Fifty Rupees Only				
Words					Total				
750.00									
Payment Details					PUNJAB NATIONAL BANK				
FOR USE IN RECEIVING BANK									
Cheque/DD Details					Bank CIN				
					Ref. No.				
					00006172023032301235				
					429041199				
Cheque/DD No.					Bank Date				
					RBI Date				
					23/03/2023-15:32:34				
					Not Verified with RBI				
Name of Bank					Bank/Branch				
					PUNJAB NATIONAL BANK				
Name of Branch					Scroll No. , Date				
					Not Verified with Scroll				

Department ID : Mobile No. : 9370186494
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 ಇದರ ಮೇಲೆ "ಕಾಂಪ್ ಟ್ರಾನ್ಸ್ ಮಿಷನ್" ಇದೆ ಎಂದು ದೃಢೀಕರಿಸುವುದು ಸಾಧ್ಯವಿಲ್ಲ. ಇದರ ಮೇಲೆ ದೃಢೀಕರಿಸುವುದು ಸಾಧ್ಯವಿಲ್ಲ. ಇದರ ಮೇಲೆ ದೃಢೀಕರಿಸುವುದು ಸಾಧ್ಯವಿಲ್ಲ.

RAVINDRA R. PALIWAL

ADVOCATE

Block No. 81, Rajat Plaza- I,
First Floor, Opp. Union Bank of
India, Near Vijay Taklies, Ghat
Road, Nagpur -440030.

Ref: - Search Report/2022-2023/132

Dated: - 28/03/2023

FORMAT-A

(Circular No. 28/2021)

To,

MAHARERA

6th AND 7th Floor, Housefin Bhavan

Plot No. C-21, E-Block, Bandra Kurla Complex,

Bandra (E), Mumbai-400 051.

MAHARERA

Administrative Building No.1,

Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect to All piece and parcel of land having admeasuring area of 0.31 Hectares bearing Khasra No. 108-A, Rental Rs. 2.19, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur.

(Hereafter referred as the said "Plot")

Respected Sir,

I Having been engaged by Mr. Manoj S/o Uttamchand Gangan, And Mr. Motilal S/o Khubchand Paliwal, Partner's of M/s. PAM SERVICES (PAN No. ABAFP8329G), A Partnership Firm duly registered with the Registrar of Firm having



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Reg. No. NG000007154 dated. 22, December, 2021 having its Registered Office at Shop No.-3, Laxmi Sada Apartment, Chhatrapati Square, Near Sai Mandir, Wardha Road, Nagpur-440015., to inspect the search/ title in respect of "Said Property" i.e. Agricultural.

1) Description of the Property:-

All piece and parcel of land having admeasuring area of 0.31 Hectares bearing Khasra No. 108-A, Rental Rs. 2.19, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur.. and the Said Property is bounded as under: -

On the East	: -	By Field of Shri Ramkrishna Wagh
On the South	: -	By Field of Mr. Gurusharan Kaur
On the West	: -	By Field of Shri Ramchandra Kalmegh
On the North	: -	By Field of Shri Sachin Sadashiv Hiwse

2) The documents of Ownership of Khasra No.108-A, Admeasuring Area 0.31 Hectares, Rental Rs. 2.19, -

- 7/12 extracted issued by Talathi, Nagpur Rural.
- 8-A Namuna extracted issued by Talathi, Nagpur Rural.
- That my client submitted extracted copy of Adhikar Abhilekh Panji dt.27/08/2021.
- K-Prat Dt. 16/07/2022 Mojani Reg. No. 1691/22
- Zone Certificate dt. 10/12/2021

- f) Sale Deed of Khasra No.108-A, Admeasuring Area 0.31 Hectares, Rental Rs. 2.19, Mauza: - Yerla, Patwari Saja No. 3, purchased by Mrs. Gurusharan Kaur Birendra Singh Chopra from Shri. Ramchandra Kashinath Kalmegh by Registered Sale Deed dt.29/07/1993, which is duly registered before the office of Sub- Registrar, Nagpur-01, Nagpur at Sr No. NGP-4301-1993 dt. 29/07/1993.
- g) That the previous owner of "said Property" i.e. Mrs. Gurusharan Kaur Birendra Singh Chopra mutated her name in 7/12 & 8-A Namuna on dated 17/01/2020 by Fer - Far No.1456.
- h) Sale Deed in respect of Khasra No.108-A, Admeasuring Area 0.31 Hectares, Rental Rs. 2.19, Mauza: - Yerla, Patwari Saja No. 3, purchased by **M/s. PAM SERVICES**, through its partners, 1) **Mr. Manoj S/o Uttamchand Gangan**, 2) **Mr. Motilal S/o Khubchand Paliwal**, 3) **Mrs. Pushpa W/o Motilal Paliwal**, 4) **Mrs. Harsha W/o Manoj Gangan**, from Mrs. Gurusharan Kaur Birendra Singh Chopra by Registered Sale Deed dt.20/12/2021, which is duly registered before the office of Sub- Registrar, Nagpur (Rural)-10, Nagpur at Sr No. NGP(Rural)-13996-2021 dt. 20/12/2021.
- i) That the as per the current record the above "said property" i.e. agricultural land is belong to **M/s. PAM SERVICES**, through its partners, 1) **Mr. Manoj S/o Uttamchand Gangan**, 2) **Mr. Motilal S/o Khubchand Paliwal**, 3) **Mrs. Pushpa W/o Motilal Paliwal**, 4) **Mrs. Harsha W/o Manoj Gangan**, as per 7/12 and 8-A records.



ADVOCATE

- j) That the present owner of "said Property" mutated its name in 7/12 & 8-A Namuna on dated 16/02/2022 by Fer - Far No.1608 is recorded as owner of "Said Property".

3. Search Report for 30 years from 1993 to 2023

4. On perusal of the abovementioned documents and all other relevant documents relating to title of the said property in our opinion that the title of (following owner/Promotor/Developer/Firm/Vendor) is clear marketable and without any encumbrance as per the available search from the online portal.

Owner of the Land

All piece and parcel of land having admeasuring area of 0.31 Hectares bearing Khasra No. 108-A, Rental Rs. 2.19, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur.	M/s. PAM SERVICES, through its partners, 1) Mr. Manoj S/o Uttamchand Gangan, 2) Mr. Motilal S/o Khubchand Paliwal, 3) Mrs. Pushpa W/o Motilal Paliwal, 4) Mrs. Harsha W/o Manoj Gangan,
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Road, Nagpur -440030.

5. Qualifying Comments / Remarks if Any :-

In accordance with the available search from the online portal the title of M/s PAM SERVICES, through its partners, 1) Mr. Manoj S/o Uttamchand Gangan, 2) Mr. Motilal S/o Khubchand Paliwal, 3) Mrs. Pushpa W/o Motilal Paliwal, 4) Mrs. Harsha W/o Manoj Gangan,, On the said land is good, valid, marketable, clear , and saleable.

6. The Report reflecting the flow of the title of M/s PAM SERVICES, on the said land enclosed herewith as annexure.

Place: - Nagpur

Dated: - 28/03/2023

RAVINDRA R. PALIWAL

Advocate

RAVINDRA R. PALIWAL
ADVOCATE

Block No.81, Rajat Plaza-I,
1st Floor, Opp. Union Bank of India
Near Vijay Taklies, Ghat Road,
Nagpur-440018. Ml. 9370186494

FORMAT-A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 EXTRACT ISSUED BY TALATHI, NAGPUR (RURAL) AS ON DATE OF
APPLICATION OF REGISTRATION.

The name of **M/s PAM SERVICES**, through its partners, 1) Mr. Manoj S/o Uttamchand Gangan, 2) Mr. Motilal S/o Khubchand Paliwal, 3) Mrs. Pushpa W/o Motilal Paliwal, 4) Mrs. Harsha W/o Manoj Gangan,, is recorded in the 7/12 Extract of Survey/Khasra No. 108-A issued by village officer, Yerla in tahsil – Nagpur (Rural) and Distt-Nagpur. In respect of the property comprising of All piece and parcel of land having admeasuring area of 0.31 Hectares bearing Khasra No. 108-A, Rental Rs. 2.19, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur.



2. MUTATION ENTRY:-

The 7/12 Extract of Survey/Khasra No. 108-A issued by village officer, Yerla in Tahsil – Nagpur (Rural) and Distt-Nagpur reveal that vide Mutation Entry/ Ferfar Entry No.1608 Dt. 16/02/2022 the name of **M/s PAM SERVICES**, (Partnership Firm) is recorded as owner of the said land.

3. Search Report for 30 years from 1993 to 2023 taken from Sub-Registrar office at Nagpur (Rural), Nagpur.:-

Thereafter I have applied for search in the office of Sub-Register, Nagpur (Rural), Distt- Nagpur. On Dated.23/03/2023 and deposit the **Search Fees of Rs.750/-** bearing Challan No.429040421 Dt. 23/03/2023. (Enclosed Herewith) paid for a period of 30 years and obtained the search of the available records. That at the time of search I have checked the index-II of "Said Property" the details of search are as under:-

<u>Year</u>	<u>Search</u>
1993 TO 2003	Register of Index-II are available but no transaction.
2003 to 2013	Register of Index-II are available but no transaction.
2013 to 2023	Register of Index-II are available on transaction are available

That **M/s PAM SERVICES**, through its partners, 1) Mr. Manoj S/o Uttamchand Gangan, 2) Mr. Motilal S/o Khubchand Paliwal, 3) Mrs. Pushpa W/o Motilal Paliwal, 4) Mrs. Harsha W/o Manoj Gangan, absolute owner of All piece and parcel of land

ADVOCATE

having admeasuring area of 0.31 Hectares bearing Khasra No. 108-A, Rental Rs. 2.19, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right, together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur.

That the said property acquired by Mrs. Gurusharan Kaur Birendra Singh Chopra from Shri. Ramchandra Kashinath Kalmegh by Registered Sale Deed dt.29/07/1993, which is duly registered before the office of Sub-Registrar, Nagpur-01, Nagpur at Sr No. NGP-4301-1993 dt. 29/07/1993. That by virtue of the said Sale Deed Mrs. Gurusharan Kaur Birendra Singh Chopra becomes an absolute owner of the said property.

That lateron **M/s PAM SERVICES**, through its partners, 1) Mr. Manoj S/o Uttamchand Gangan, 2) Mr. Motilal S/o Khubchand Paliwal, 3) Mrs. Pushpa W/o Motilal Paliwal, 4) Mrs. Harsha W/o Manoj Gangan, absolute owner of All piece and parcel of land having admeasuring area of 0.31 Hectares bearing Khasra No. 108-A, Rental Rs. 2.19, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right, together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur. by virtue of said Registered Sale Deed dt.20/12/2021, which is duly registered before the office of Sub- Registrar, Nagpur (Rural)-10, Nagpur at Sr No. NGP(Rural)-13996-2021 dt. 20/12/2021. That by virtue of

said sale deed **M/s PAM SERVICES**, through its partners, becomes absolute owner of said property.

That as per Zone Certificate issued on dated 08/12/2021 bearing outward letter No.NR/NMRDA/12322, issued by N.M.R.D.A., Nagpur, the said zone of property came under Sector: - West B Sector and Reserved for "Residential and Partially Agricultural, with 18.00 Mtr Winding Road and 15.00 Mtr. Wide Proposed Road. And accordingly, NMRDA has changed the Partially Agricultural to Residential Zone Change by charging additional premium for conversion fees of Rs. 6,675/- and said firm has paid Rs. 6,675/- on dated 08/06/2022.

That the aforesaid **M/s PAM SERVICES**, through its partners lateron decided to develop the said of Piece of land bearing Kh. No 107 & 108-A, Mauza: - Yeral, into **RESIDENTIAL LAYOUT** by carving out various Plot of different size therein. And accordingly, it has prepared the layout plan of the said Khasra No. 107 & 108-A by carving out various Plots of different size therein and the said layout finally sanctioned and approved by outward letter No. AE/NMRDA/7072 dt. 16/06/2022, by Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur.

That all the aforesaid documents produce before me by **M/s PAM SERVICES**, through its partners Mr. Manoj S/o Uttamchand Gangan, And Mr. Motilal S/o Khubchand Paliwal, for scrutiny and examination are photocopies. It is necessary to verify Original copies are in the custody of

the aforesaid present land owner in the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or third party interest is created.

That we have taken online search in respect of the aforesaid property from the Web-Portal www.igrmaharashtra.gov.in by giving inputs of Kh. No 108-A, Mauza: - Yeral, in Tahsil & Distt Nagpur (Rural) for the period of 30 years (1993 to 2023).

That during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4. ANY OTHER RELEVANT TITLE: -

There is no any other relevant title in respect of the said property.

5. LITIGATION IF ANY: -

That as per my knowledge, there is no Litigation in respect of said property.

Hence, this Report....

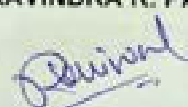
Place: - Nagpur

Dated: - 28/03/2023


RAVINDRA R. PALIWAL
ADVOCATE

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