

Abhay Baldeorao Bodhe

Advocate

B.Sc., L.L.B., M.S.W.

Shree Gajanan Maharaj Mandir Road,

Chandrapur-442401

Bar Room No. 81, 2nd Floor,

Naya Mandir (District Court)

Chandrapur.

263117, Cell: 9422139803

NOTARY PUBLIC
(Govt. of India)

Panel Advocate

- *Municipal Corporation, Chandrapur
- *Corporation Bank, Branch Chandrapur
- *The Chandrapur District Central Co-operative Bank Ltd., Chandrapur
- *Shri Kanayaka Nagari Sahakari Bank Ltd, Chandrapur
- *Vidharbha Konkan Gramin Bank, Branch Chandrapur
- *Shikshak Sahakari Bank, Nagpur
- *Member of District Child Welfare Committee, Chandrapur.

Ref.No:-

Date :- 03.08.2019

To,

WHOM SOEVER IT MAY CONCERN

Sub. :- Title Verification and Search Report about the Property
At Mouza- Chanda Rayyatwari, P.C. No. 10, Tah. & Distt. Chandrapur,
Nagar Parishad Ward, No. 53, Civil Ward No.1, Diverted Survey No.
12, 13/4, 18/1, out of layout plot No. 78 area about 468.00 Sq. mtr
(5037.55 Sq.ft) within the Jurisdiction of Sub-Registrar,
Registration Chandrapur belonging to Ravneetkour
W/o. Charanjeetsingh Wadhwa R/o. Adarsh Gruha Nirman Society,
Wadgaon Ward Chandrapur, Tah. & Dist. Chandrapur.

This is to certify that I verified the records about the maintenance for
record and the day book of sub-register Registration, Chandrapur about the
Registration of the documents for last 20 years. And since the records of the year
2015-2019 the Index-II, records is not available for inspection due to nonbinding.
So demand affidavit about no transaction in these year except aforesaid from the
owner.

The original search receipt bearing No. 6158 dtd 02/08/2019 of
the Sub-register, Registration, (for year 1998-2019) Chandrapur of Rs. 500/- is
attached herewith.

That, Ravneetkour W/o. Charanjeetsingh Wadhwa R/o. Adarsh
Gruha Nirman Society, Wadgaon Ward Chandrapur, Tah. & Dist. Chandrapur also
submitted the concerning documents i.e. (1) Sale deed (Xerox copy) Dtd. 18/7/2019
(2) Layout Map (3) Diversion Order Dtd. 3/8/1980 before me on perusal of it and
inspection of records as I stated Supra about the property, I herewith submitting
that:-



The Property, At "Mouza- Chanda Rayyatwari, P.C. No. 10, Tah. & Distt. Chandrapur, Nagar Parishad Ward, No. 53, Civil Ward No.1, Diverted Survey No.12, 13/4, 18/1, out of layout plot No. 78 area about 468.00 Sq. mtr (5037.55 Sq.ft) within the Jurisdiction of Sub-Registrar, Registration Chandrapur belonging to **Ravneetkour W/o. Charanjeetsingh Wadhwa R/o. Adarsh Gruha Nirman Society, Wadgaon Ward Chandrapur, Tah. & Dist. Chandrapur.**

The said Plot No. 78 is bounded as:

To the East :- Layout Plot No. 80
To the West :- Layout Plot No. 77
To the North :- Layout Plot No. 70, 71 &
To the South :- Layout Road

The title history of last 30 years shows following chain of transection:-

- (1) Originally the land bearing survey No. 12, 13/4 & 18/1, was belonging to Subhash Sitaram Raghatate & Others, R/o. Chandrapur
- (2) Thereafter the said owners put up, the case for diversion of said Agriculture Land before SDO Chandrapur & the case was Register vide 9/NAP-34/1989-90 on dtd. 29/01/1990. The SDO forwarded the said Rev. Case before Honble Collector, Chandrapur and The Collector, Chandrapur passed order of diversion on dtd. 3/8/1990 in Rev. Case No. 1/NAP 34/1991 and the land converted in N.A. i.e. for Residential use.
- (3) Thereafter the Index-II Records shows that **Ravneetkour W/o. Charanjeetsingh Wadhwa R/o. Adarsh Gruha Nirman Society, Wadgaon Ward Chandrapur, Tah. & Dist. Chandrapur** purchased the said property at "Mouza- Chanda Rayyatwari, P.C. No. 10, Tah. & Distt. Chandrapur, Nagar Parishad Ward, No. 53, Civil Ward No.1, Diverted Survey No.12, 13/4, 18/1, out of layout plot No. 78 area about 468.00 Sq. mtr (5037.55 Sq.ft) within the Jurisdiction of Sub-Registrar, Registration Chandrapur from Shri Harish Sitaramji Raghatate R/o. Chandrapur by way of Registered Sale-deed on dtd. 18/7/2019 vide Registered Sale-deed No. 3393/2019 for the total consideration of Rs. 33 Lakh. Therefore the present owner **Ravneetkour W/o. Charanjeetsingh Wadhwa R/o. Adarsh Gruha Nirman Society, Wadgaon Ward Chandrapur, Tah. & Dist. Chandrapur** is the absolute owner of property at "Mouza- Chanda Rayyatwari, P.C. No. 10, Tah. & Distt. Chandrapur, Nagar Parishad Ward, No. 53, Civil Ward No.1, Diverted Survey No.12, 13/4, 18/1, out of layout plot No. 78 area about 468.00 Sq. mtr (5037.55 Sq.ft) within the Jurisdiction of Sub-Registrar, Registration Chandrapur.

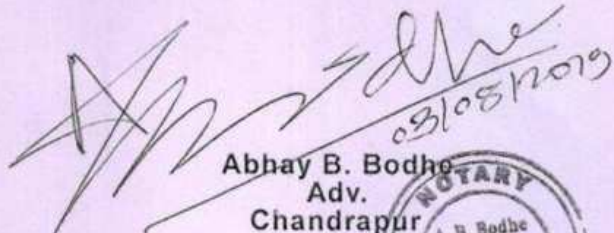
- (4) It is advise to obtain/ask about the ferfar Panji, Non-agricultural tax receipt. Advise to demand affidavit about no transaction and no litigation pending in any court and if found he will be responsible for the same. This Search Report is based on prodeuced document before me and available records at Sub-Register office at Chandrapur. Advise to verify all original documents.

Therefore Ravneetkour W/o. Charanjeetsingh Wádha R/o. Adarsh Gruha Nirman Society, Wadgaon Ward Chandrapur, Tah. & Dist. Chandrapur is the real owner of the said property she have not been transferred the aforesaid property by way of gift, sale, mortgage or by any other means to any person. It has clear title and it is free from all encumbrances and it has clear marketable value.

Hence this Title Verification / Report.

Date :- 03/08/2019

Place:- Chandrapur


03/08/2019
Abhay B. Bodhe
Adv.
Chandrapur



91/0

इतर पावती

Original/Duplicate

Friday, 02 August 2019 2:58 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6158 दिनांक: 02/08/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: चदन-0-2019

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. अभय व. बोधे

वर्णन मौजा चांदा रै. येथील परीवर्तीत सर्व्हे न. 12, 13/4, 18/1 पैकी प्लॉट नं. 78 आराजी 468.00 चौ मि (शोध सन 1998 ते 2019 एकुण 20 वर्षे)

शोध व निरीक्षणे

रु. 500.00

एकूण:

रु. 500.00

Sub Registrar Chandrapur

1. दस्तऐवजाचा प्रकार: eChallan रकम: रु. 500/-

सीटी घनादेशाचे ऑर्डर क्रमांक: MH004802148201920E दिनांक: 02/08/2019

वर्कने नाव व पत्ता:

8/2/2019



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 27AAMPW5143L1Z0

1.	Legal Name	RAVNEETKAUR CHARANJEETSINGH WADHWA			
2.	Trade Name, if any	HEERA DEVELOPERS			
3.	Constitution of Business	Proprietorship			
4.	Address of Principal Place of Business	R/O-163 NEAR VASNTA BHAVAN, CHARNAJITSINGH SAHADRASINGH WADHAVA, , JATPURA GATE WARD C/82 DTC-077, CHANDRAPUR, Chandrapur, Maharashtra, 442402			
5.	Date of Liability	08/08/2019			
6.	Period of Validity	From	08/08/2019	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature					
Name					
Designation					
Jurisdictional Office					
9. Date of issue of Certificate		17/08/2019			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 17/08/2019.



सत्यमेव जयते

Annexure A

GSTIN

27AAMPW5143L1Z0

Legal Name

RAVNEETKAUR CHARANJEETSINGH WADHWA

Trade Name, if any

HEERA DEVELOPERS

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0



सत्यमेव जयते

Annexure B

GSTIN

27AAMPW5143L1Z0

Legal Name

RAVNEETKAUR CHARANJEETSINGH WADHWA

Trade Name, if any

HEERA DEVELOPERS

Details of Proprietor

1



Name

RAVNEETKAUR CHARANJEETSINGH

Designation/Status

proprietorship

Resident of State

Maharashtra