CHALLAN
MTR Form Number-6

GRN	MH005075162201819E	BARCODE		Date	14/08/2018-15:03:58	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	SEL_SELOO SUB REGISTRAR	**Full Name**	Adv Chandrashekhar Anwane
Location	WARDHA		
Year	2018-2019 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	300.00
Total	300.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
Amount In Words	Three Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572018081439668	IK00SIMHK7
Cheque/DD No.		Bank Date	RBI Date	14/08/2018-15:04:22	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9823149796

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 लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 14-08-2018 03:04:23

Chandrashekhar Anwane
Advocate
Panel On : Shikshak Sahakari Bank, Nagpur.

RESI / OFF. :
Ramwadi, New Shukrawari Rd., Near Model Mill Sq.
Mob. 9373217895

COURT CHAMBER : Room No. 521, 5th Floor, Nyay Mandir, NAGPUR PH. 2531987 Ext. 41

Ref. No. **Date: 14/08/2018**

TITLE VERIFICATION REPORT

That having been engaged by **M/S. Sai Infratech** acting through its Partners **1. Shri Sanjay Vishwanath Bele, 2. Shri. Chandrashekhar Krishnaji Rewatkar, 3. Shri. Anil Ramdasji Palkar** for the purpose of search and verification of title in respect of the property mention below. I, the undersigned Advocate do hereby submit of verification report and opinion about the title in respect of the same as under.

That I have taken the search in respect of the below mentioned property at Survey No. 101, Mouza – Selu, Tah – Selu, Dist.- Wardha by inspecting the record of concerned Sub–Register by paying prescribed fees vide GRN No. MH005075162201819E dt. 14/08/2018 at Sub-Registrar of Selu, for a period of 12 Years from 2006 to 2018 (12 Years) as per the requirement and direction of the Bank/ Institution.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land bearing Survey No. 101, admeasuring 1.65 Hectares of Mouza – Selu, P.H. No. 15, situated at Selu within the limits of Nagar Panchayt – Selu in Tah. Selu and Dist.- Wardha.

ON THE EAST : Road
ON THE WEST : Survey No. 90
ON THE NORTH : Survey No. 102 B
ON THE SOUTH : Survey No. 96

That the chain of transaction over the said schedule of property as under.

1) From the document produced and the records inspected it is observed that the original owner of the said property was Smt. Mandabai Madhukar Ritonde, Shri. Ashok Madhukar Ritonde & Shri. Vijay Madhukar Ritonde as per 7/12 records, year 2003-2004.

2) Smt. Mandabai Madhukar Ritonde, Shri. Ashok Madhukar Ritonde & Shri. Vijay Madhukar Ritonde sale the said land to Shri. Anil Ramdasji Palkar vide its registered Sale Deed dated 30/07/2013 at Sr. No. 1184–2013 which is dully registered in the office of Sub- Registrar Selu.

3) WHEREAS, in his turn Shri. Anil Ramdasji Palkar sold the said entire land Survey No. 101, admeasuring 1.65 Hectares of Mouza – Selu to M/S Sai Infratech acting through its partners 1. Sanjay Vishwanath Bele 2. Shri. Chandrashekhar Krishnaji Rewatkar 3. Shri. Anil Ramdasji Palkar for a valuable consideration of Rs. 1,10,10,000/- by Agreement To Development dated 07/12/2017 and which is duly registered in the office of Sub-Registrar Selu, at Sr. No.1983 -2017 on dated 07/12/2017.

4) That for the purpose of registration of Agreements, Sale deeds, Agreement to Sale, Mortgage deed, Cancellation deed, Correction deed for the valid transfer of undivided share & registration of Deed of Declaration of the above property **M/s Sai Infratech** through their partners nominated their Attorney Mr. Sanjay Vihwanath Bele & Mr. Chandrashekhar Krishnaji Rewatkar. and the said Attorney had been duly executed & registered at Sr. No. 1984-2017 on dt. 07/12/2017.

5) That the Owners submitted layout plan for Survey No. 101 to Town Planing Office Wardha. The Officer Sanctioned the Residential layout plan at Survey No. 101, Mouza selu, Tah. Selu, Dis. Wardha at sr. no. नरव / 381 on dated 01/03/2018.

6) That the said Land Survey No. 101, was specified for Residential purpose. So the Owners converted the above mentioned land to Non Agricultural use on dated 20/07/2018 by order of Collector Wardha, by Revenue case no. 14/N.A.P.-34/2017-2018.

MUTATION

I hereby say that:

A) I have inspected the records of Sub-registrar's offices wherein the links of the schedule property was properly established.

B) All the relevant documents of schedule property placed before me and after perusing the same along with 7/12 of the schedule property, Sale deed, Agreement to Development, Presentation Power of Attorney, Sanction Plans. It is free form all types of encumbrances & title of owner is clear and marketable.

C) Further in view of personal verification and affidavit from the owners it has been stated them that they had not mortgage nor transferred the same at anywhere.

Thus I am of the opinion that the present owner, **M/s Sai Infatech** acting through its Partners **1. Shri Sanjay Vishwanath Bele, 2. Chandrashekhar Krishnaji Rewatkar 3. Anil Ramdasji Palkar** bears perfect title, interest over the said schedule property. Therefore it is good and mortgage able security for raising loan as such and hence there is no impediment in creating **charge** over the said property by way of **Mortgage.**

Nagpur

Dated. 14/08/2018

(C. V. Anwane)
Advocate