CHALLAN

MTR Form Number-6

GRN	MH003869863201718E	BARCODE		Date	26/07/2017-14:10:34	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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	ADV ANILCHANDRA M BABHULE
Location	NAGPUR		
Year	2017-2018 One Time	Flat/Block No.	MAHAL NAGPUR
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	300.00	Road/Street	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 3 2
		Remarks (If Any)	
		MZ-PIPALA PH NO 38 KH NO 9/3 B CLASS 1 AREA 1.05 HR TAH AND DIST NAGPUR FOR 12 YRS	
		Amount In Words	Three Hundred Rupees Only
Total	300.00		

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172017072600502	5007272493
Cheque/DD No		Bank Date	RBI Date	26/07/2017-14:09:58	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

"चलन प्रकार" "पेमेंट ऑफ" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 26-07-2017 02:11:42

ANILCHANDRA M. BABHULE
Advocate & Notary

Near Navyug Highschool, Kothi Road, Mahal, Nagpur
Mob. : 9860047064

TITLE VERIFICATION AND SEARCH REPORT

That being engaged by M/s. RACHNA DEVELOPERS, through Partner Shishir Shankarrao Diote, Aged major, Occupation — agriculturist & Business, Office – Lotus, 4th Floor, Dharameth, Nagpur, to verify the title in respect of an agricultural land Kh. No. 9/3B total Area admeasuring 1.05 H.R., Land Revenue Rs. 5.28, Occupancy Class – I, of Mouza – Pipla, P.H. No. 38, in Tahsil Nagpur Rural, District Nagpur. The description of the same has been given in the schedule of the property attached with this report.

That, M/s. RACHNA DEVELOPERS, through Partner Shishir Shankarrao Diote, Sau. Nilima Shishir Diote are the absolute owner and in possession of of Malik Makbuja land property admeasuring 1.05 H./R. (10500 sq. mtrs.) bearing Kh. No. 9/3B of Mouza – Pipla, P.H. No. 38, in Tahsil and District Nagpur by virtue of Regd. Sale Deed dated 13.09.2013 duly registered in the office of Sub-registrar No. 7, Nagpur Rural at Doc. Sr. No. 4485/2013.

That, after purchasing the said property, the said land was converted into non-agriculture for residential purpose vide order passed by Hon'ble Collector vide it's reference No. 387/2014 dated 25.04.2014.

That, layout plan of the said property has been approved and sanctioned by the Chairman of Nagpur Improvement Trust on 26.03.2014 and plans of the residential complex/row houses been sanctioned vide building permit No. BE(M)/South/Ngp/MB183/ 201460720/543 dated 22.09.2014 by the building Engineer of Nagpur Improvement Trust.

That, M/s. RACHNA DEVELOPERS, through Partner Shishir Shankarrao Diote, Sau. Nilima Shishir Diote constructed Row houses on land bearing Kh. No. 9/3B of Mouza Pipla and constructed and completed the construction of 8 Row Houses out of total 172 number of

tenements. Hence, NIT has given part occupancy certificate to occupy only 8 number of tenements vide letter No. EE/South417 dated 1.8.2016 for Building A-4, RH-9 to RH-16. That M/s. Rachna Developers are free to construct the remaining tenements as per sanction available with them and sell these independent residential units to prospective purchasers.

The said property is mutated in the name of present owner M/s. RACHNA DEVELOPERS, through Partner Shishir Shankarrao Diote, Sau. Nilima Shishir Diote in Grampanchyat record and other government and semi-government records as owner thereof.

That, the chain of the title is properly established. All the transactions have been duly verified from the relevant records of the Registrar of documents. I have taken search from the record of the Registrar Office, Nagpur vide Receipt No. GRN MH003869863201 78E on dated 26.07.2017.

That, on the basis of the search made by me, I certify that the property referred in the schedule is owned by M/s. RACHNA DEVELOPERS, through Partner Shishir Shankarrao Diote, Sau. Nilima Shishir Diote is free from all encumbrances, charges, lien, or any other claim affecting the clear title till today. That, all the relevant document such as Sale Deed, Tax receipt, Sanctioned Map, NIT Development Agreement, N.A. Order, Building Permit issued by NIT, Occupancy Certificate issued by NIT for Row Houses No. RH-9 to RH-16 etc. placed before me are original and appears to be genuine, I have verified these documents from the records of registrar of documents.

I have also confirmed from Government and Public land acquisition authorities that the property described in schedule is not a subject to any acquisition or requisition from these authorities.

In result I have to state that I have made necessary search of the property from the concerned Sub-registrar's Office No. 7 Nagpur Rural upto date and as the result of such searches. I am satisfied that the

property is free from all types of encumbrances and the title of said house property is clear and marketable. I have to further add that there is no impediment, if the present owner M/s. RACHNA DEVELOPERS, through Partner Shishir Shankarrao Diote, Sau. Nilima Shishir Diote / or any prospective Apartment purchaser mortgage the property with any financial institution or Bank for raising the loan and such property will be good and marketable security for the financial institution.

SCHEDULE OF PROPERTY

All that piece and parcel of land Kh. No. 9/3B total Area admeasuring 1.05 H.R., Land Revenue Rs. 5.28, Occupancy Class – I, of Mouza – Pipla, P.H. No. 38, in Tahsil Nagpur Rural, District Nagpur and the same is bounded as under :-

On the East	-	Pandhan
On the West	-	Kh. No. 8
On the North	-	Remaining portion of Kh. No. 9/3 & Kh. No. 6
On the South	-	Kh. No. 9/2

Hence this Title verification and search

Nagpur
Date: 26.07.2017

(Anilchandra M. Babhule)
Advocate

A. M. BABHULE
B.A., LL.B.
Advocate & Notary
Near Navyug Vidyalaya
Kothi Road, Mahal, Nagpur