



CHALLAN
MTR Form Number-6

GRN MH012666444201718E		BARCODE		Date 29/03/2018-16:49:47	Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID (If Any)		
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name NGP6_JT NAGPUR NO 6 SUB REGISTRAR			Full Name		ADV VINITA CHHAGANKAR
Location NAGPUR			Flat/Block No.		
Year 2017-2018 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030072201 SEARCH FEE		325.00	Area/Locality NAGPUR		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			Plot No 14 Cs No 54 Mouza Chikhali Khurd SEARCH FOR 13 YEARS		
			FROM 2006 TO 2018		
			Amount in Words		
			Three Hundred Twenty Five Rupees Only		
Total		325.00			
Payment Details CANARA BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02400412018032900412 1062903201800412
Cheque/DD No.			Bank Date	RBI Date	29/03/2018-16:50:31 Not Verified with RBI
Name of Bank			Bank-Branch CANARA BANK		
Name of Branch			Scroll No. , Date Not Verified with Scroll		

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Adv. Vinita A. Chhagankar
Mob. No. 8857062976

Adv. Vinita A. Chhagankar
B A. L.L.B.
Mob no. 8857062976
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TITLE VERIFICATION & SEARCH REPORT

Date - 29/03/2018

To

M/S Artha Infra Through Its Partners 1) Shri Gopal Ramdasji Kumbhare, 2) Shri Shyam Deoraoji Nimbalkar, 3) Shri Pravin Narayanji Khrbikar, 4) Shri Dilip Vinayakrao Ahirrao.

Dear Sir,

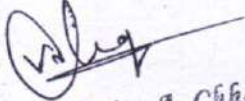
Having being engaged by M/S Artha Infra Through Its Partners 1) Shri Gopal Ramdasji Kumbhare, and others, Nagpur for preparing the Verification of Title and Search Report of immovable property possessed by M/S Artha Infra Through Its Partners 1) Shri Gopal Ramdasji Kumbhare, 2) Shri Shyam Deoraoji Nimbalkar, 3) Shri Pravin Narayanji Khrbikar, 4) Shri Dilip Vinayakrao Ahirrao for property situated at All That Piece And Parcel Of The Land Bearing Plot No. 14 Adm Area 836.09 Sq Mts. Ph No. 39, Cs No. 54, Sheet No. 530/34, And 531/33, Kh No. 26/1 Part , 27/2 Mouza Chikhali Khurd Ath & Dist. Nagpur, (herein after referred to as the said property). I submit my report as under;

1. **Name of the Applicant:** - M/S Artha Infra Through Its Partners 1) Shri Gopal Ramdasji Kumbhare, 2) Shri Shyam Deoraoji Nimbalkar, 3) Shri Pravin Narayanji Khrbikar, 4) Shri Dilip Vinayakrao Ahirrao
2. **Name of the Co- Applicant:-** NA
3. **Name of the owner:-** M/S Artha Infra Through Its Partners 1) Shri Gopal Ramdasji Kumbhare, 2) Shri Shyam Deoraoji Nimbalkar, 3) Shri Pravin Narayanji Khrbikar, 4) Shri Dilip Vinayakrao Ahirrao
4. **Nature of the property: Residential**
5. **Type of the property :** Freehold
6. **Description of the Property**

All That Piece And Parcel Of The Land Bearing Plot No. 14 Adm Area 836.09 Sq Mts. Ph No. 39, Cs No. 54, Sheet No. 530/34, And 531/33, Kh No. 26/1 Part , 27/2 Mouza Chikhali Khurd Ath & Dist. Nagpur.

Bounded as under.

On East	Road
On West	Plot no. 13
On North	Other layout
On South	Plot no. 07


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7. List of title documents examined (all copies)

Sr No	Date And No. Of Document	Document Type	From	To	Address
1.	28/06/2011, Sr No. 3727, Syb Reg No. 2	Sale Deed On Stamp Duty Of Rs. 442830/-	Shri Vishal Babulal Nayak	Shri Naval Laxminarayan Kakani. Shri Sudhir Sundarlal Yadav Shri Pramod Dharamdasji Zade	Plot No. 14 Adm Area 836.09 Sq Mts. Plot No. 13 Adm Area 836.09 Sq Mts. Ph No. 39, Cs No. 54, Sheet No. 530/34, And 531/33, Kh No. 26/1 Part, 27/2 Mouza Chikhali Khurd Ath & Dist. Nagpur.
2.	09/11/2017, Sr No. 7184, Sub Reg No. 1	Sale Deed On Stamp Duty Of Rs. 20885000/-	Shri Naval Laxminarayan Kakani. Shri Sudhir Sundarlal Yadav Shri Pramod Dharamdasji Zade	M/S Artha Infra Through Its Partners Shri Gopal Ramdasji Kumbhare Shri Shyam Deoraaji Nimbalkar Shri Pravin Narayanji Khrbikar Shri Dilip Vinayakrao Ahirrao	Plot No. 14 Adm Area 836.09 Sq Mts. Ph No. 39, Cs No. 54, Sheet No. 530/34, And 531/33, Kh No. 26/1 Part, 27/2 Mouza Chikhali Khurd Ath & Dist. Nagpur.
3.	23/10/2017	Akhive Patrika	Shri Naval Laxminarayan Kakani. Shri Sudhir Sundarlal Yadav Shri Pramod Dharamdasji Zade		Plot No. 14 And 13 Cs No. 54, Sheet No. 530/34, And 531/33, Mouza Chikhali Khurd Ath & Dist. Nagpur.
4.	17/07/2017	Regularization Letter	Nit	Shri Naval Laxminarayan Kakani. Shri Sudhir Sundarlal Yadav Shri Pramod Dharamdasji Zade	Plot No. 14 Adm Area 790.1280 Sq Mts. Built Up Area 23, Ph No. 39, Cs No. 54, Sheet No. 530/34, And 531/33, Kh No. 26/1 Part, 27/2 Mouza Chikhali Khurd Ath & Dist. Nagpur.
5.	01/08/2017	Na Order	Additional Tahasildar	Shri Naval Laxminarayan Kakani. Shri Sudhir Sundarlal Yadav Shri Pramod Dharamdasji Zade	Plot No. 14 Adm Area 836.09 Sq Mts. Ph No. 39, Cs No. 54, Sheet No. 530/34, And 531/33, Kh No. 26/1 Part, 27/2 Mouza Chikhali Khurd Ath & Dist. Nagpur.

8. History.

- That the said land bearing plot No. 14 Adm Area 836.09 Sq Mts. Plot No. 13 Adm Area 836.09 Sq Mts. Ph No. 39, Cs No. 54, Sheet No. 530/34, And 531/33, Kh No. 26/1 Part, 27/2 Mouza Chikhali Khurd Ath & Dist. Nagpur originally belonged to Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd.
- Whereas Nagrik Suvichar Gruha Nirman Sahakari Sanstha Ltd. Sold the said land to Shri Vishal Babulal Nayak vide sale deed dt. 28/06/2011, sr no. 3726, sub reg no. 1
- Whereas Shri Vishal Babulal Nayak sold the said plot to 1) Shri Naval Laxminarayan Kakani., 2) Shri Sudhir Sundarlal Yadav, 3) Shri Pramod Dharamdasji Zade vide sale deed dt. 28/06/2011, Sr No. 3727, Syb Reg No. 2


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- Whereas 1) Shri Naval Laxminarayan Kakani. , 2) Shri Sudhir Sundarlal Yadav, 3) Shri Pramod Dharamdasji Zade sold plot no. 14 to M/S Artha Infra Through Its Partners Shri Gopal Ramdasji Kumbhare and others vide sale deed dt. 09/11/2017, Sr No. 7184, Sub Reg No. 1.
- Whereas the said land was converted in to non agricultur el use by the collector order dt. 01/08/2017.
- Whereas the said plot was regularized by NIT on 17/07/2017.
- Whereas The owner has constructed a building on the said land styled as Arth Hights -1
- Whereas deed of declaration of the said building was registered on 07/03/2018, sr no. 1202, sub reg. no. 5.
- Whereas building plan was duly sanctioned by NIT on 28/02/2018.
- Whereas the name of the present owner has been duly mutated in the revenue records.

9. Additional : NIL

10. Minor's Interest / HUF Property:
Not Applicable

11. Mutation of the name of the owner in the revenue record :

The name of the Owner has been duly mutated in the revenue records.

12. Possession: the said property is under the legal possession of the owner. The physical possession is to be confirmed by the transferee personally.

13. Payment of Municipal /Local taxes/Cess etc :

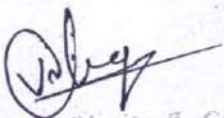
Remark: tax receipt paid up to 31/03/2018 is to be taken

14. Applicability of companies act in case of limited companies
Not applicable

15. Litigation and disputes :-

I have visited the website of the court www.districtcourtnagpur.com on 29/03/2018.

I have made search in all the name mention in list of document (all copies) examine. I did not found any litigation or dispute relating to the said property . an affidavit from the owner for no litigation and dispute pending is recommended.



Vinita A. Chhagankar
Mob. No. 8857062976

16. Search :-

I have carried out the search for 13 years (2006-2018) in the website of www.igrmaharashtra.gov.in on 29/03/2018. All the entries of the said property is verified in the search. I did not found any adverse entry in relating to this property. Original Search receipt no. MH012666645201718E dt. 29/03/2018 is enclosed.

Remark: some of the records has not been perfectly updated in this website. Hence and affidavit for clear and marketable title over the said property form the owner is recommended.

Certificate:

I have verified all the documents provided to me as per the list of document examine. The chain of the title has been properly established. All the transactions have been duly verified from the relevant records. On the basis of the search made by me and the documents place before me, I certify that the property is free from all type of encumbrances, charges, lien and mortgages and the title of the owners for the said property is clear unencumbered and marketable as on the date.

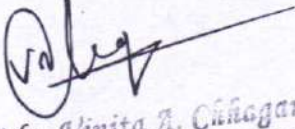
Stamp duty on the loan agreement and other related documents to be affixed as per the Bombay stamp act 1958.

Original verification of the title documents: Pending

Thanking You

Yours sincerely

Adv. Vinita A. Chhagankar.


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