



CHALLAN
MTR Form Number-6

GRN MH004439844201718E	BARCODE 	Date 11/08/2017-14:27:25	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 NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name	ADV CHANDRASHEKHAR JANBANDHU
Location NAGPUR			
Year 2017-2018 From 01/01/2005 To 11/08/2017		Flat/Block No.	POONAM CHAMBER
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	SADAR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 4
		Remarks (If Any)	
			MOUZA NARA PLOT NO 3 AND 3A P.H. NO. 11 CTS NO. 486 AREA
			558.651 SQ. MTR.
		Amount In	Three Hundred Twenty Five Rupees Only
Total	325.00	Words	
Payment Details SYNDICATE BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 03325352017081100063 2974700
Cheque/DD No.		Bank Date	RBI Date 11/08/2017-14:27:40 Not Verified with RBI
Name of Bank		Bank-Branch	SYNDICATE 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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9175715750

CHANDRASHEKHAR JANBANDHU
Advocate

OFFICE: C/o. Om Shakti Legal Services LLP. Chamber No. 101, 1 st Floor Poonam Chambers, Byramji Town, Sadar, Nagpur- 440013 M/b. 9175715750

TITLE VERIFICATION REPORT
TO WHOMSOEVER IT MAY CONCERN

Having been engaged by **M/S. NANIK ASSOCIATES** having its Office at G-1, Aastha Apartment, Kalpana Nagar, Nari Ring Road, Nagpur - 440026 for my opinion in respect of their title of the following properties, I have gone through the papers supplied and have thoroughly inspected the same and of the considered opinion as under:

All that piece and parcel of land bearing Plot Nos. 3 & 3A bearing Kh. No. 186/1, P.H. No. 11, Mouza - Nara admeasuring 279.394 Sq. Mtr. & 279.257 Sq. Mtr. Respectively thus totalling 558.651 Sq. Mtr. bearing City Survey No. 486 Sheet No. 626/111 situated at tahsil and district Nagpur, within the limit of NMC and NIT and more particularly described in the schedule of property written hereunder.

From perusal and verification of the document it reveals that, the above said property originally belongs to Murlidhar Ghih Nirman Sahakari Sanstha Ltd. Nagpur. That the Murlidhar Ghih Nirman Sahakari Sanstha Ltd. Nagpur, through its secretary Shri. Suryabhan Vistari Dhoble had transfer the above said property to Sau. Sita Kashinath Khapre by way of sale deeds which is duly registered in the office of sub registrar Nagpur -5 at sr. No. 4117/1999 and 4118/1999 respectively dated 28/12/1999.

The above said Sau. Sita Kashinath Khapre had transfer the said property to shrimati nirja jitendrarao namineni by way of sale deed which is duly registered at sr. No. 1110/2012 and 1111/2012 respectively on 31/1/201 with office of sub. Registrar Nagpur City-8.



That the above said plots have been regularized, released by NIT, under layout/plot regularization scheme upon payment of development charges/regularization expenses under the provision of Maharashtra Gunthewari Development (Regulation Upgradation and Control) Act, 2001 as per release letter No. BE(N)/1248 dated 27/8/2014 and release letter No. BE(N)/1249 dated 27/8/2014 respectively.

That the said plots have been amalgamated by Town Planning (Nagpur Improvement Trust) as per letter No. TP/12210 dated 2/3/2016.

The above said shrimati nirja jitendrarao namineni had sold the above said property (more particularly mentioned in Schedule of property herein below written) to **M/s. Nanik Associates**, vide **registered Sale Deed dt. 9/5/2017** which is registered at **sr. No. 3315/2017** with office of sub. Registered Nagpur City-3

That, I have verified the relevant entries in the records of Sub Registrar, Nagpur, pertaining to the property in question having paid the necessary search fees. The receipts in original are enclosed herewith.

That, the Indentures referred above have been executed and registered as per law and proper stamp duty, registration fees has been paid thereon. The said property appears to be free from all kinds of encumbrances such as mortgage, sale, gift etc. In view of the aforesaid, I am of the considered opinion from the study of the documents and on the basis of information supplied to me after having carefully examined and inspected the Indenture and Sale Deeds and other documents supplied to me, the Transferor hereinto has good, valid and marketable title over the said property.



That, in view of verification done by me and on the basis of documents provided before me, it is submitted that said **M/s. Nanik Associates**, is the absolute owner and in possession of said properties and they have full rights and authority to transfer to any person or persons by way of assignment, mortgage or otherwise as per law, and the Purchasers would get absolute title on execution of Sale Deed. The original receipts evidencing are enclosed herewith.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing **Plot Nos. 3 & 3A** bearing Kh. No. 186/1, P.H. No. 11, Mouza – Nara admeasuring 279.394 Sq. Mtr. & 279.257 Sq. Mtr. Respectively thus totalling **558.651 Sq. Mtr.** Bearing City Survey No. 486 Sheet No. 626/111 situated at tahsil and district Nagpur, within the limit of NMC and NIT and bounded as under:

ON THE EAST	:	Plot No. 4 & 5
ON THE WEST	:	Plot No. 2
ON THE NORTH	:	Plot No. 1
ON THE SOUTH	:	9.00 Mtr. Wide Road.

Hence this report.

Nagpur

Dated : 11.08.2017



(CHANDRASHEKHAR JANBANDHU)

Advocate