



CHALLAN
MTR Form Number-6

GRN	MH003951715201718E	BARCODE						Date	28/07/2017-14:19:43	Form ID	
Department	Inspector General Of Registration	Payer Details									
Type of Payment	Search Fee Other Items	TAX ID (If Any)									
Office Name	HGN_HINGNA SUB REGISTRAR	PAN No.(If Applicable)									
Location	NAGPUR	Full Name	ADV A S LULAY								
Year	2017-2018 One Time	Flat/Block No.	34								
Account Head Details	Amount In Rs.	Premises/Building									
0030072201 SEARCH FEE	325.00	Road/Street	KHAMLA								
		Area/Locality	NAGPUR								
		Town/City/District									
		PIN	4	4	0	0	2	5			
		Remarks (If Any)	13 YRS SEARCH Kh. No. 52/1 of Mouza TAKLI Village Takli P.S.K. 45 Tahsil Hingna District NAGPUR								
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only								
Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK									
Cheque/DD No.	Cheque-DD Details	Bank CIN	Ref. No.	03006172017072800586 101856292							
		Bank Date	RBI Date	28/07/2017-14:18:42 Not Verified with RBI							
Name of Bank		Bank-Branch	PUNJAB NATIONAL 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
Mobile No. : 9730414589
सर्वर चलान "चैस" और "डिबिट" सहेजे नवुद कारगुजारीदी लागु आते. इतर कारगुजारीदी बिबा नीदणी न कारगुजारीदी दखारिती लागु जाली.

A. S. LULAY
AJINKYA A. LULAY
ADVOCATES

Ph. No. 2293781(O)
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VYANKATESH NAGAR,
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NAGPUR-440025 (M.S.)

TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

UNDER instructions from my Client M/S. AADITYA INFRASTRUCTURES, A Partnership Firm having its Office at Block No. 4, Ghatate Chambers, Panchsheel Square, Ramdaspeth, Nagpur and acting through its Partners (1) SHRI. AMIT S/o SUKHLAL JAISWAL, Resident of Plot No. 39, Gorte Layout, Gopal Nagar, Nagpur-440022, Tahsil and District - NAGPUR; AND (2) SHRI. ALANKAR S/o VIJAY JAISWAL, Resident of Gayatri Nagar, Nagpur-440022, Tahsil and District - NAGPUR, I have investigated the Title relating to the property comprising ALL THAT Piece and Parcel of land bearing Kh. No. 52/1 of Mouza – TAKLI, situate at Village – Takli, P.S.K. 45 in Tahsil – Hingna and District – NAGPUR and my findings are as under :-

(1) THAT ALL THAT Agricultural land bearing Kh. No. 16 of Mouza – TAKLI, having an area of 2.53 Hectors held in Bhogwatdar Class-1 Rights, situate at Village – Takli, P.S.K. 45 in Tahsil – Hingna and District – NAGPUR, Originally belonged to Shri. Bahadur Sheikh S/o Farid Sheikh, being his separate property.

(2) THAT the said Shri. Bahadur Sheikh S/o Farid Sheikh and his sons namely Shri. Sheikh Gani Sheikh Farid, Shri. Mustafa Sheikh Farid, Shri. Ajiz Sheikh Farid and Shri. Majid Sheikh Farid lateron jointly effected a Partition of the said Kh. No. 16 of Mouza – TAKLI in between them and thereby a Piece of land having an area of 0.91 Hectors was allotted to the exclusive share of Shri. Sheikh Gani Sheikh Farid absolutely forever with heritable and transferable rights therein. The said Piece of land having an area of 0.91 Hectors out of Kh. No. 16 of Mouza – TAKLI was renumbered as Kh. No. 16/1 of Mouza - TAKLI. By the same Partition the remaining Piece of land having an area of 1.62 Hectors was allotted to the exclusive share of Shri. Mustafa Sheikh Farid, Shri. Ajiz Sheikh Farid and Shri. Majid Sheikh Farid absolutely forever with heritable and transferable rights therein. The said Piece of land having an area of 1.62 Hectors out of Kh. No. 16 of Mouza – TAKLI was renumbered as Kh. No. 16/2 of Mouza – TAKLI.

(3) THAT the Government lateron carried out re-survey and re-measurement under the Consolidation and Fragmentation Act and thereby the said Kh. Nos. 16/1 and 16/2 of Mouza - TAKLI are now renumbered as Kh. No. 52/1 and 52/2 of Mouza – TALKI.

(4) THAT the said Shri. Sheikh Gani Sheikh Farid breathed his last on 3-6-1985 and consequent upon his death/demise the said Kh. No. 52/1 of Mouza - Takli devolved upon his widow Smt. Sheikh Salimbi, 4 sons namely Shri. Sheikh Rafique,

Shri. Sheikh Shaffi, Shri. Sheikh Ashique and Shri. Sheikh Sadique and 3 daughters namely Miss. Sheikh Shahnaz D/o Late Shri. Sheikh Gani, Miss. Sheikh Shakila D/o Late Shri. Sheikh Gani and Miss. Sheikh Shahjaha D/o Late Shri. Sheikh Gani, by way of intestate succession, being the only legal heirs of the deceased.

(5) THAT the said Smt. Sheikh Salimbi Wd/o Late Shri. Sheikh Gani, Shri. Sheikh Rafique S/o Late Shri. Sheikh Gani, Shri. Sheikh Shaffi S/o Late Shri. Sheikh Gani, Shri. Sheikh Ashique S/o Late Shri. Sheikh Gani, Shri. Sheikh Sadique S/o Late Shri. Sheikh Gani, Miss. Sheikh Shahnaz D/o Late Shri. Sheikh Gani, Miss. Sheikh Shakila D/o Late Shri. Sheikh Gani and Miss. Sheikh Shahjaha D/o Late Shri. Sheikh Gani lateron jointly transferred the said Kh. No. 52/1 of Mouza - Takli by way of Sale to Shri. Abbas S/o Sadruddin Dhamani, Mrs. Noorjahan W/o Abbas Dhamani, Shri. Noordin S/o Sadruddin Rana, Shri. Suhail S/o Noordin Rana, Shri. Shamsuddin S/o Sadruddin Rana, Mrs. Rozina W/o Shamsuddin Rana and Shri. Noor Ali S/o Kayam Ali Hakani jointly by a Sale Deed Dated 2-12-2011, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 6220 on even date.

(6) THAT the said Shri. Abbas S/o Sadruddin Dhamani, Mrs. Noorjahan W/o Abbas Dhamani, Shri. Noordin S/o Sadruddin Rana, Shri. Suhail S/o Noordin Rana, Shri. Shamsuddin S/o Sadruddin Rana, Mrs. Rozina W/o Shamsuddin Rana and Shri. Noor Ali S/o Kayam Ali Hakani in their turn jointly transferred the said Kh. No. 52/1 of Mouza - Takli by way of Sale to Shri. Ramesh S/o Shyamsunder Kothari and Shri. Rajkumar S/o Goverchandas Chandak, jointly by a Sale Deed Dated 19-7-2014, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3183 on even date.

(7) THAT the said Shri. Ramesh S/o Shyamsunder Kothari and Shri. Rajkumar S/o Goverchandas Chandak lateron jointly transferred the said Kh. No. 52/1 of Mouza - TAKLI, having an area of 0.91 Hectors, Rental Rs. 2.00 held in Bhogwatdar Class-1 Rights by way of Sale to M/s. Aadiya Infrastructures by a Sale Deed Dated 26-4-2017, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 1696 on even date. As a result therefore the said M/s. Aadiya Infrastructures has now become an exclusive, absolute and full Owner of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

(8) THAT the aforesaid land comprising Kh. No. 52/1 of Mouza - TAKLI is converted for Non-Agricultural Use by the Collector, Nagpur vide his Order Dated 5-7-2017 passed in Revenue Case No. 129/NAP-34/2015-2016.

(9) THAT the said M/s. Aadiya Infrastructures has prepared a Layout of the said entire land by carving out various Plots of different sizes therein and the same is duly sanctioned and approved by The Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur and Building Engineer (Nagpur), Nagpur Improvement Trust, Nagpur.


A. S. LULAY

Advocate

Reg. No. MAH/1220/1986

Contd.

The said Layout is also approved by the Collector, Nagpur vide his Order Dated 5-7-2017 passed in Case No. NA/677/17.

(10) THAT I have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Hingna and found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof holds good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2004 to 2017 is deposited in the Office of the Sub-Registrar, Hingna vide Receipt No. MH003951715201718E Dated 28-7-2017.

NAGPUR

DATED : 28-7-2017.


(A.S. LULAY)

A. S. LULAY Advocate
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