



CHALLAN
MTR Form Number-6



GRN MH001059166201920E	BARCODE	Date 02/05/2019-13:42:41	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee Type of Payment Other Items		TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name DWIVEDI AND KHEDKAR ADVOCATES	
Location NAGPUR			
Year 2019-2020 One Time		Flat/Block No. SHRINIWAS WARDHAMAN NAGAR	
Account Head Details		Premises/Building	
Amount In Rs.			
0030072201 SEARCH FEE		325.00	
		Road/Street CENTRAL AVENUE	
		Area/Locality NAGPUR	
		Town/City/District	
		PIN 4 4 0 0 0 8	
		Remarks (If Any)	
		SEARCH FEES FOR SANDESH NAGARI - II PEWTHA NAGPUR RURAL	
		NAGPUR	
		Amount In Three Hundred Twenty Five Rupees Only	
Total		Words	
325.00			
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 00040572019050249777 CKJ3065377	
Cheque/DD No.		Bank Date RBI Date 02/05/2019-13:43:13 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. : 9373103103
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 नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

ADVOCATES

Consultants for transfer of
Properties & Income Tax

**TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This is to certify that we have verified the titles of the entire sanctioned Scheme known as "SANDESH NAGARI - II" to be developed on ALL THOSE pieces and parcels of lands bearing (i) land bearing Kh. Survey No. 67, admeasuring about 1.50 Hectares, Land Revenue RS. 8.94, (ii) land bearing Kh. Survey No. 73/1, admeasuring about 1.96 Hectares, Land Revenue RS. 6.55 and (iii) land bearing Kh. Survey No. 74/1, admeasuring about 3.92 Hectares, Land Revenue RS. 12.00, all lands jointly admeasuring about 7.38 Hectares (73800.00 Sq. Mtrs.), with Occupant Class I Bhumiswami rights situated at Mauza : PEWTHA, P. H. No. 40-A, Tahsil : NAGPUR (GRAMIN) and District : NAGPUR owned by SANDESH PROJECTS an Association of Persons having members (i) M/s Shri Ramdeo Prakashan Private Limited, (ii) Mohammed Aslam Rafique and (iii) Sandesh Infrastructures Private Limited, respectively. Our Findings are as under:

01. That the HIERARCHY, TITLE HISTORY, FLOW OF OWNERSHIP OF LAND is annexed herewith as per the Title Deeds.

02. That the owners got the user of the lands in all admeasuring about 7.38 Hectares converted into non agricultural purposes for the Collector, Nagpur, in Rev. Case No. 229/NAP-34/2017-2018 vide Order dt. 22.04.2018.

03. That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development



M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

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Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

04. That Nagpur Improvement Trust, Nagpur (METRO) has tentatively sanctioned and recommended for Demarcation the residential Lay Out carved on the said entire lands of Kh. No. 67, 73/1 and 74/1 jointly admeasuring about 7.38 Hectares vide Letter dt. 14.02.2017 and 02.03.2017.

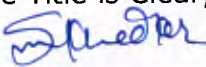
05. That the owners got the Agreement for Development said lands with Nagpur Metropolitan Region Development Authority vide Letter No. EE-1/NMRDA/79 dt. 14.11.2018 and are developing the said lands as per sanctioned lay out which was finally approved on 17.02.2018.

06. That all the owners M/s Shri Ramdeo Prakashan Private Limited, Mohammed Aslam Rafique and Sandesh Infrastructures Private Limited with a intention to develop the said adjacent lands formed the Association of Persons known as **"SANDESH PROJECTS"**

We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property known as SANDESH NAGARI - II being sanctioned lay out carved on Kh. No. 67, 73/1 and 74/1 of Mauza : PEWTHA is now came under the Association of Persons known as SANDESH PROJECTS as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.


(S.M. KHEDKAR)
ADVOCATE



HIERARCHY, TITLE HISTORY, FLOW OF OWNERSHIP OF LAND

KH. NO. 67

01. That, originally the said land being portion of old Khasra No. 10/3, admeasuring about 3.06 Hectares (7.55 Acres) and land bearing Kh. No. 11/4, admeasuring about 1.50 Hectares (3.70 Acres) owned by Hari Sakhya Bhajipale having been received under the family partition held between him and brother Govinda Sakhya Bhajipale as per the records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code of 1954.

02. That, that under the re-survey and re-measurement of the lands carried out in the said Mauza by the Govt. sometime in the year ~~1980-81~~ under the Consolidation and Fragmentation, the said Field Survey Number 11/4 has been changed as New Survey No. 67, admeasuring about 1.50 Hectares.

03. That the owner said Hari Sakhya Bhajipale applied before the Sub Divisional Officer, Nagpur u/s 29 of the Maharashtra Land Revenue Code, 1966 to include himself in Occupant Class-I category under clause (c) of Sub Section (2) of Section 29 of the said Act and the said Officer included the owners as Occupant Class-I with Bhumiswami rights in respect of said land in Rev. Case No. 229/LND-18/2006-07 by order dt. 05.12.2006 included the owner as Occupant Class-I with Bhumiswami rights in respect of said land. The Revenue Authorities i.e. Patwari has taken the change of the same as per Ferfar No. 411 dt. 14.11.2006.

04. That, said Shri Hari Sakhya Bhajipale sold the said land bearing Kh. No. 67, to Shri Hansraj Pralhad Meshram by Sale Deed dt. 19.01.2007 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 513 dt. 20.01.2007 and the name of Shri Hansraj Pralhad Meshram was mutated in revenue records as the owner of the said land.

05. That, said Shri Hansraj Pralhad Meshram sold / transferred the said land to M/s Shri Ramdeo Prakashan Private Limited by Sale Deed dt. 01.06.2007 registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1 at Sr. No. 2115 dt. 01.06.2007 and the name of M/s Shri Ramdeo Prakashan Private Limited was mutated in revenue records as the owner of the said land vide Ferfar No. 829 dt. 03.09.2012.

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**KH. NO. 73/1**

01. That, originally the said land being portion of old Khasra No. 83, admeasuring about 9.36 Hectares (23.14 Acres) was owned by (i) Ramdin Hiralal Gayal, (ii) Harishchandra Gangadin Gayal and (iii) Nilkanth Gangadin Gayal and under the Oral partition held in the year 1964, the said land alongwith other land came in the share of Harishchandra Gangadin Gayal and Nilkanth Gangadin Gayal and again the oral partition held between Harishchandra Gangadin Gayal and Nilkanth Gangadin Gayal the portion of land admeasuring about 4.98 Hectares gone in the share of Harishchandra Gangadin Gayal and the said portion of land was renumbered as Kh. No. 83/2 as per the records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code of 1954.

02. That, that under the re-survey and re-measurement of the lands carried out in the said Mauza by the Govt. sometime in the year ~~1980-81~~ under the Consolidation and Fragmentation, the said Field Survey Number 83/2 has been changed as New Survey No. 73, admeasuring about 4.98 Hectares.

03. That, the owners Shri Harishchandra Gangadin Gayal and other family members being wife and daughters sold the South-East portion of land admeasuring about 1.96 Hectares out of entire land bearing Kh. No. 73, in all admeasuring about 4.98 Hectares to Smt. Shantabai Mahadeorao Bokade by Sale Deed dt. 05.10.1994 registered with Sub Registrar, Nagpur - 9 at Book No. Add.-1, Volume No. 623 at pages 87 to 96 at Sr. No. 3820 dt. 05.10.1994 and the name of Smt. Shantabai Mahadeorao Bokade was mutated in revenue records as the owner of the said land vide Ferfar No. 113 dt. 18.01.1995 and the said portion of land admeasuring about 1.96 Hectares was renumbered as New Kh. No. 73/1.

04. That, the owner said Smt. Shantabai Mahadeorao Bokade sold / transferred of said land of Kh. No. 73/1, admeasuring about 1.96 Hectares to Shri Mohammed Aslam Raffik (Rafique) by Sale Deed dt. 01.10.2008 registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1, at Sr. No. 5243 dt. 01.10.2008 and the name of Shri Mohammed Aslam Raffik (Rafique) was mutated in revenue records as the owner of the said land vide Ferfar No. 512 dt. 17.10.2008.

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KH. NO. 74/1

01. That, originally the said land being portion of old Khasra No. 83, admeasuring about 9.36 Hectares (23.14 Acres) was owned by (i) Ramdin Hiralal Gayal, (ii) Harishchandra Gangadin Gayal and (iii) Nilkanth Gangadin Gayal and under the Oral partition held in the year 1964, the said land alongwith other land came in the share of Harishchandra Gangadin Gayal and Nilkanth Gangadin Gayal and again the oral partition held between Harishchandra Gangadin Gayal and Nilkanth Gangadin Gayal the portion of land admeasuring about 4.38 Hectares gone in the share of Nilkanth Gangadin Gayal and the said portion of land was renumbered as Kh. No. 83/1 as per the records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code of 1954.

02. That, that under the re-survey and re-measurement of the lands carried out in the said Mauza by the Govt. sometime in the year ~~1980-81~~ under the Consolidation and Fragmentation, the said Field Survey Number 83/1 and 82/2 were consolidated and has been given New Survey No. 74, admeasuring about 5.79 Hectares.

03. That the owner said Nilkanth Gangadin Gayal applied before the Sub Divisional Officer, Nagpur u/s 29 of the Maharashtra Land Revenue Code, 1966 to include himself in Occupant Class-I category under clause (c) of Sub Section (2) of Section 29 of the said Act and the said Officer included the owners as Occupant Class-I with Bhumiswami rights in respect of said land in Rev. Case No. 437/LND-18/1999-2000 by order dt. 26.06.1999 included the owner as Occupant Class-I with Bhumiswami rights in respect of said land.

04. That, the owner Shri Nilkantha Gangadin Gayal sold the land admeasuring about 3.92 Hectares bearing Kh. No. 74/1 to Shri Rakesh Rameshkumar Pandey by Sale Deed dt. 14.07.2008 registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1, at Sr. No. 3798 dt. 14.07.2008 and the name of Shri Rakesh Rameshkumar Pandey was mutated in revenue records as the owner of the said land vide Ferfar No. 508 dt. 04.08.2008.

05. That, the owner said Shri Rakesh Rameshkumar Pandey sold / transferred of said land of Kh. No. 74/1, admeasuring about 3.92 Hectares to Sandesh Infrastructures Private Limited by Sale Deed dt. 30.06.2012 registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1, at Sr. No. 2693 dt. 02.07.2012 and the name of Sandesh Infrastructures Private Limited was mutated in revenue records as the owner of the said land vide Ferfar No. 810 dt. 06.08.2012.

