



CHALLAN
MTR Form Number-6



GRN	MHD10018564201819E	BARCODE			Date	30/12/2018-15:31:45		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name		ADV RUBEY CHAUDHARI	
Location				NAGPUR					
Year				2018-2019 From 01/01/2006 To 30/12/2018		Flat/Block No.		Fortune Empire	
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				325.00		Road/Street		Beltarodi road	
						Area/Locality		Nagpur	
						Town/City/District			
						PIN		4 4 0 0 3 4	
						Remarks (If Any)			
						MOUZA - WARODA P H NO-41 KH NO-31/1 SEARCH FOR 13 YRS			
						Amount In			
						Three Hundred Twenty Five Rupees Only			
Total				325.00		Words			
Payment Details				UNION BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		02901792018123008676 32300124	
Cheque/DD No.				Bank Date		RBI Date		30/12/2018-15:32:45 Not Verified with RBI	
Name of Bank				Bank-Branch		UNION BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

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

Mobile No. : 9372159257

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

MRS. RUBY CHAUDHARI
ADVOCATE

RES :- Flat No. 606, Sixth Floor, Fortune Empire, Beltarodi Road,
Besa, Nagpur-440034

OFF :- Shop No.112, First Floor, Fortune Empire, Beltarodi Road,
Besa, Nagpur-440034

Mobile No. 9372159257

TITLE INVESTIGATION REPORT

TO WHOM SO EVER IT MAY CONCERN

SUBJECT:-Verification of title and search of registration records pertaining to all that piece and parcel of the agricultural land total admeasuring area 1.42 hactor (3.518 Acre), out of Survey/ Khasra No. 31/1,Class-1,Jama Rs.4.57, Khate No. 171,of Mouza-Waroda, P.H. No. 41, in Tehsil Nagpur (Gramin), District- Nagpur,

I have examined the document detailed below handed over to me to investigate the title of MY ASSETS INFRA through Proprietor MR. MOTILAL JIYALAL CHAUDHARI Address: Shop No.112, Fortune Empire, Beltarodi Road, Besa, Nagpur-37, of immovable property situated to Nagpur on the basis of the deeds and other documents. Encumbrances certificates and the discussions regarding the immovable property hereunder :-

The Schedule Of Property

ALL THAT piece and parcel of the agricultural land total admeasuring area 1.42 Hecter (3.518 Acre), hactor out of Survey/ Khasra No. 31/1,Class-1,Jama Rs.4.57, Khate No. 171,of Mouza-Waroda, P.H. No. 41, in Tehsil Nagpur (Gramin), District- Nagpur, The said property is bounded as under:-

TO EAST :-	EXPRESS HIGH WAY ROAD.
TO WEST :-	AGRICULTURE LAND BEARING SURVEY NO. 30/B
TO NORTH :-	AGRICULTURE LAND BEARING SURVEY NO. 32.
TO SOUTH :-	AGRICULTURE LAND BEARING SURVEY NO. 29.

 Whereas, Originally the property in question belongs to Late Mr. Hirasingh Chandansingh Thakur and the property questioned above partitioned on 5/4/1969 among

1) Mr. Hirasingh Chandansingh Thakur, 2) Mr. Amarsingh Hirasingh Thakur 3) Mr. Shivcharansingh Hirasingh Thakur 4) Mr. Anantsingh Hirasingh Thakur and 5) Mr. Ramsingh Hirasingh Thakur, 6) Mrs. Anjirabai Wd/o Hirasingh Thakur, their name also came on the land of record. Thereafter Mr. Hirasingh Chandansingh Thakur rest in the heavenly aboard on 26/03/1987 and his share transferred in name of his legal hairs no.2 to 6 so name also mutated In the land record by FerFar No. 80 dated 28/06/1989. Thereafter the legal hairs from 2 to 5 relinquished their share in the property in favour of legal hair No. 6 Smt. Anjirabai Hirasingh Thakur by registered relinquished deed dated 28/08/1989 by virtue of said deed name of Smt. Anjirabai Hirasingh Thakur muted on 10/10/1989 in record of land. After that Smt. Anjirabai Hirasingh Thakur died leaving behind her legal hairs 1) Mr. Amarsingh Hirasingh Thakur 2) Mr. Shivcharansingh Hirasingh Thakur 3) Mr. Anantsingh Hirasingh Thakur and 4) Mr. Ramsingh Hirasingh Thakur, so also name of all no. 1 to no. 4 come on record by fer far No. 21 dated 29/12/2000 and above 1 to 4 became the absolute owner of the property in question that the name also mutated in the 7/12 according to khat No. 67

Whereas; 1) Mr. Amarsingh Hirasingh Thakur 2) Mr. Shivcharansingh Hirasingh Thakur 3) Mr. Anantsingh Hirasingh Thakur and 4) Mr. Ramsingh Hirasingh Thakur, all were amicably decided to sold out the property for good cause and utilize the sale proceed for their personal use. Thereafter by negotiation the property in question was transferred in favour of M/s Nirmal Iron Trading Company Pvt. Ltd. Registration No. U51420 MH2001PTC/33684 Through director Mr. Vinod Makkhanlal Agrawal by registered sale deed No. 5883/2012 dated 21/11/2012 before the sub-registrar No. 10. That the name of M/s Nirmal Iron Trading Company Pvt. Ltd. Through director Mr. Vinod Makkhanlal Agrawal was mutated in the land record as per fer far No.340 shown in the 7/12 extract.

By virtue of sale deed No. 11828/2018 dated 21/12/2018 registered before the sub-registrar No. 10. All that piece and parcel of the agricultural land total admeasuring area 1.42 hactor (3.518 Acre), out of Survey/ Khasra No. 31/1, Class-1, Jama Rs.4.57, Khat No. 171, of Mouza-Waroda, P.H. No. 41, in Tehsil Nagpur (Gramin), District- Nagpur, has been sold out by M/s Nirmal Iron Trading Company Pvt. Ltd. Through director Mr. Vinod Makkhanlal Agrawal in favour of My Assets Infra through its proprier MR. Motilal Jiyalal Chaudhari and finally MY ASSETS INFRA become the absolute owner & possessor of the above said land.

I have examined the copy of Sale Deed Bearing No. 5883/2012 dated 21/11/2012 with the original.

I have also examined 7/12 extract of Tahsil office Land recorded as per FerFar No.340 and gone through the Documents furnished before me and I found that the name of

M/s Nirmal Iron Trading Company Pvt. Ltd. Through director Mr. Vinod Makkhanlal Agrawal has been duly mutated in the land record.

As per record maintained with SUB-REGISTRAR NO.10 according to index 2 dated 21/12/2018 it has been observed that MY ASSETS INFRA have become the exclusive and Absolut owner of all that piece and parcel of the agricultural land total admeasuring area 1.42 hactor (3.518 Acre), out of Survey/ Khasra No. 31/1,Class-1,Jama Rs.4.57, Khate No. 171,of Mouza-Waroda, P.H. No. 41, in Tehsil Nagpur (Gramin), District- Nagpur bearing Khasra No.31/1. I have examined and verified through e-search.

Searches :-

i) Enquiries made with the sub- registrar.

I had verified all the relevant index entries from the book and records kept and maintained in the office of the Sub- Registrar Nagpur for the period of last 13 (Thirteen) years by depositing necessary search fees in inspector General of Registration vide Challan GRN No. MH010018564201819E DATED 30/12/2018, only those available out of the torn and disarrange /disfigure index and found that no adverse entry is recorded at the office of sub-registrar, Nagpur.

ii) Lispedens :-

I found no lis-pedence with any court, Tribunal and Forum in which the above said property in question.

iii) Site Inspection:-

Inspection regarding site of the above mentioned property in question, I found the physical possession are very much of MY ASSETS INFRA through its Proprietor MR. MOTILAL JIYALAL CHAUDHARI.

Conclusion/Recommendation/Certification

After perusal of all document supplied to me by MY ASSETS INFRA through its Proprietor MR. MOTILAL JIYALAL CHAUDHARI and detail search of the title it has been observed by me that the property in question mentioned in schedule of property has unbreakable title chain up to sale deed bearing No.11828 dated 21/12/2018by virtue of which MY ASSETS INFRA is having absolute and marketable title over the land of all that piece and parcel of the agricultural land total admeasuring area 1.42 hactor (3.518 Acre), out of Survey/ Khasra No. 31/1,Class-1,Jama Rs.4.57, Khate No. 171,of Mouza-Waroda, P.H. No. 41, in Tehsil Nagpur (Gramin), District- Nagpur, I do not find any encumbrances

or any adverse features in respect of the above property. Therefore, it is certified that the property in questioned has valid title; right and interest of MY ASSETS INFRA and it can be legally transferable.

Hence this report.

NAGPUR

DATE:-01/01/2019

Adv. Mrs. Ruby M. Chaudhari
Reg. No. MAH/2436/2004
Add. off:-Shop No.112, Fortune
Empire Beltarodi Rd. Rajeshwar
Park, Besa, Nagpur-34
M. No:-9372159257



(ADV.MRS. RUBY M.CHAUDHARI)

ADVOCATE