



CHALLAN
MTR Form Number-6



GRN	MH004837873201920E	BARCODE			Date	02/08/2019-16:09:23	Form ID
Department		Inspector General Of Registration		Payer Details			
Type of Payment		Search Fee		TAX ID (If Any)			
		Other Items		PAN No.(If Applicable)			
Office Name		NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name	Adv Yashwant Kumarley		
Location		NAGPUR		Flat/Block No.			
Year		2019-2020 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street			
		0030072201 SEARCH FEE		325.00	Area/Locality		
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Mauza Chikhli Khurd Kh no 26/1 27/2 Plot no 16 2007-2019			
				Amount In	Three Hundred Twenty Five Rupees Only		
Total		325.00		Words			
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	00040572019080253352	CKK1802958		
		Bank Date	RBI Date	02/08/2019-16:24:09	Not Verified with RBI		
Cheque/DD No.				Bank-Branch	STATE BANK OF INDIA		
Name of Bank				Scroll No. , Date	Not Verified with Scroll		
Name of Branch							

Mobile No. : 0000000000

Department ID :
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 करता याचा दस्तावेज लागू नाही.

THE TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by EARTH INFRA through Partners 1) Shri Gopal S/o Ramdas Kumbhare, 2) Shri Shyam Deorao Nimbalkar, 3) Shri Pravin S/o Narayan Kharbikar, 4) Shri Dilip S/o Vinayakrao Ahirrao, All R/o. Nagpur, for preparing search report on the property acquired by them for getting financial assistance from Banks and for getting RERA Registration. I Yashawant L. Kumarley Advocate, R/o Near Kasturba Library, Gandhi Chowk, Sadar, Nagpur do hereby submits my report as under :-

(I) That the First/Original Owner of Land Shri Dinkar S/o Sitaram Satfale and Smt. Sayatrabai Wd/o Sitaramji Satfale, Both R/o Chikhli Khurd Nagpur executed Sale Deed of entire land bearing Khasra No. 26, admeasuring 3 Hectar 19 R of Mauza Chikhli Khurd to Shri Babulal Natthanlal Nayak and one other vide Docu. No. 169/1981 which was Registered before Sub-Registrar Nagpur on 30.01.1981 and thereafter both the brother mutually get oral partition of the land. After the death of Babulal Nayak his legal heirs mutated their names in all Government and Semi Government records. That the Wife of Babulal Nayak named Smt. Kusum Babulal Nayak and Daughter of Babulal Nayak named Sau. Manisha Rahul Gaur Both R/o Nagpur executed One Relinquishment Deed infavour of Shri. Shailendra S/o Babulal Nayak & others 3 on 21.01.2009 registered before Sub - registered Nagpur-4, vide document No. 416/2009.

That the another land owner named Shri. Madanlal S/o Ramchandra Gaur R/o. Siraspeth, Mattipura Nagpur also executed Sale Deed of land bearing Khasra No. 27/2, admeasuring 0 Hectar 41 R of Mauza Chikhli Khurd to Nagrik Suvichar Gruh Nirman Sahakari Sanstha Maryadit Nagpur vide Docu. No. 2884/2011 which was Registered before Sub-Registrar Nagpur No.3, on 21.05.2011.

That after the death of Babulal Nayak his son named Shri. Vishal S/o Babulal Nayak and others 3 transferred the land by way of sale to Nagrik Suvichar Gruh Nirman Sahakari Sanstha, Chikhli Khurd, Nagpur and thereafter in the land of Society, the president of the Society

Nayak on 28.06.2011 registered before Sub - registered Nagpur-2, vide document No. 3726/2011.

(II) WHEREAS Shri. Shailendra S/o Babulal Nayak and others (all the son of babulal Nayak) R/o Behind Asha Bhavan, Vakilpeth, reshimbag, Nagpur transferred by way of sale to Sau. Pushpa W/o Bhalchandra Madankar on 08.12.2011 registered before Sub - registered Nagpur - 2, vide document No. 6206/2011. Shri. Shailendra S/o Babulal Nayak and others has collect and obtained necessary document i.e. No Objection Certificate from Nagrik Suvichar Gruh Nirman Sahakari Sanstha Maryadit Nagpur on dated 07.12.2011. As a result therefore the she become a exclusive, absolute and full Owner of the property mentioned below with all heritable and transferable rights therein & she had also mutated her names in all relevant Government and Semi Government records i.e. City Survey & N. M. C., N. I. T etc.

(III) WHEREAS, owner Sau. Pushpa W/o Bhalchandra Madankar R/o Nagpur had also applied for conversion of the said Plot No. 16 into Non-Agricultural Residential use, accordingly The Uppar Tahsildar, Nagpur allowed and permitted conversion of the said plot No. 16 into Non - Agricultural for Residential Use, as per Order in Revenue Case No. 6716/NAP-34/2017-18; on 5.06.2018. Whereas she had paid all the development charges to Nagpur Improvement Trust Nagpur and obtained Regularization letter from Nagpur Improvement Trust Nagpur on 16.05.2018.

(IV) AND WHEREAS the Owner Sau. Pushpa W/o Bhalchandra Madankar R/o Nagpur, later on had decided to develop the above said Plot No. 16, containing by total admeasuring 8869.14 Sq. Ft. (823.964 Sq. Mtrs.) into a Residential Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartments thereon and accordingly. Wheread she has executed AGREEMENT OF DEVELOPMENT infavour of BUILDER named "EARTH INFRA" a partnership firm through Partners Shri. Gopal S/o Ramdasji Kumbhare and other on 04.07.2019 registered before Sub - registered Nagpur - 5, vide document No. 4561/2019. That she has also executed on GENERAL POWER OF ATTORNEY in fevour Shri. Pravin S/o Narayan Kharbikar on 04.07.2019 registered before Sub - registered Nagpur - 5, vide document No. 4562/2019.



Yeshwant L. Kumari

(V) AND WHEREAS the BUILDER wants started the construction work on Plot no. 16 and the Building Known & styled "EARTH HEIGHT II" and the same was sanctioned by the Building Engineer of the Nagpur Improvement Trust, Nagpur sanctioned the Plot and issued the Building Permit vide permit No. B.E.(SOUTH)/AB-S-87444, Tracking No. 201812205/1281 Dt. 15.07.2019.

VI) WHEREAS the original owner Smt. Pushpa W/o Bhalchandra Madankar have acquired all the title by way of above mentioned Deed of Sale and by virtue of which transferor claim to be the owner of the property mentioned above.

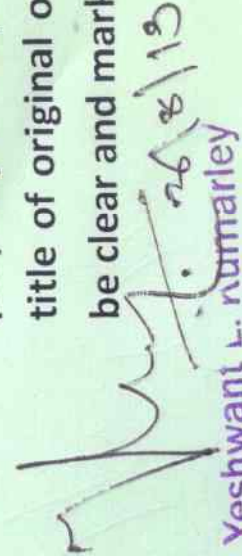
VII) That the title history of last 13 years (i.e. 2007 to 2019) from this date shows the following chain of transaction regarding the property and links in the chain and title has been properly established. All the transaction has been duly verified from the relevant records of register of documents.

VIII) I have taken the search of records of Registrar's office from Inspection Book No. (I) and Index No. (II) and other relevant records from last 13 years by paying the necessary search fee of Rs. 325/- paid vide receipt No. MH004837873201920E on dtd. 02-08-2019. The original search fee receipt is inclosed herewith.

IX) On the basis of searches made by me and the documents place before me, I have certify that the property referred in the schedule is owned and possessed by original owner Smt. Pushpa W/o Bhalchandra Madankar R/o Nagpur and the property is free from all encumbrances, charges, liens and mortgage or any other claim affecting the clear title as on the date.

X) I am satisfied that the property is heritable and transferable and transferor has right to transfer. All necessary parties have been joined in the documents and the documents have desired effect. Facts and event material to title have been satisfactorily proved.

XI) In result, I have to state that I have made necessary searches from the concerned Sub-Registrar office up to date. I have satisfied that the property is in question is free from all types of encumbrances and the title of original owner Smt. Pushpa W/o Bhalchandra Madankar would be clear and marketable.



Yeshwant L. Numarley

Advocate

Gandhi Chowk, Sadar, Nagpur
Regd. No. Mah/1197/ 1993

XII) I have to further state that there is no impediment, if the original owner Smt. Pushpa W/o Bhalchandra Madankar R/o Nagpur mortgages the said property to the Bank, or applied for RERA Registration and such property will be good and marketable.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Plot No. 16 total admeasuring 8869.14 Sq. Ft. (823.964 Sq.Mtrs.) Out of the layout of being a portion of entire land bearing Khasra No. 26/1, 27/2 of Mouza –Chikhli Khurd, P. H. No. 39, and Corporation House No. 4824/6, Ward No. 20 Sheet No. 531/33 & 530/34 City Survey No. 54, situated at Nagrik Suvichar Gruh Nirman Sahakari Sanstha, Chikhli (Khurd), Nagpur, within the limit of Nagpur Municipal corporation Nagpur and Nagpur Improvement Trust Nagpur Tah. and Dist. Nagpur & is bounded over as under :

ON THE EAST :- Road

ON THE WEST :- Plot No. 15

ON THE NORTH :- Other Layout

ON THE SOUTH :- Open Space

Hence this search report.

Nagpur

Dt. 3.08.2019

Y. L. KUMARLEY

Yeshwant Kumarley
ADVOCATE
Gandhi Chowk. Sadar, Nagpur
Regd. No. Mah/1197/ 1993