



CHALLAN
MTR Form Number-6



GRN	MHC02144621201920E	BARCODE			Date	31/05/2019-14:36:40	Form ID	
Department			Inspector General Of Registration					
Type of Payment			Search Fee					
Other Items								
Office Name			HGN_HINGNA SUB REGISTRAR		Full Name		Adv Sarang D Nighot	
Location			NAGPUR		PAN No.(If Applicable)			
Year			2019-2020 One Time		Flat/Block No.		Plot Nos. 55 56 57 58 59 Survey No. 138 and 139	
Account Head Details			Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE			325.00		Road/Street		Mouza - Hingna	
					Area/Locality		Nagpur	
					Town/City/District			
					PIN		4 4 1 1 1 0	
					Remarks (If Any)			
					Search Fee for the period of 13 Years commencing from 2007 to 2019			
Total			325.00		Amount In Words		Three Hundred Twenty Five Rupees Only	
Payment Details			BANK OF BARODA		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN		Ref. No.		02003942019053100567 112765621	
Cheque/DD No.			Bank Date		RBI Date		31/05/2019-14:36:11 Not Verified with RBI	
Name of Bank			Bank-Branch		BANK OF BARODA			
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
 सदर चालान "टाइम ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी व कचऱ्याच्या दस्तांसाठी लागू नाही.
 Mobile No. : 9422829960

SARANG D. NIGHOT
B.A., D. (P.M.), LL.B.

(Signature)
Advocate

SARANG D. NIGHOT

Advocate



Office at - Behind Gajanan Maharaj Mandir,
Lakdapul, Mahal, Nagpur - 440032.
Communication - 0712-2764222, 9422829960

TITLE VERIFICATION & SEARCH REPORT

Being engaged by M/s. SUNDERSHILP BUILDERS & DEVELOPERS (PAN - ACVFS 6514 N), a Partnership Firm, having its Office at - Jageshwar Puri, in front of Tahsil Office, Kanholibara Road, Hingna, Tah. Hingna, Dist. Nagpur-441 110, through its Partners - 1) Mr. DARVIN RAMDASJI GAUTAM AND 2) Mr. PARAG @ VIJAY PYARELALJI PARDHI. I am submitting my Title Verification Report on the basis of search taken by me by depositing of Rs. 325/- vide Receipt GRN No. MH002144621201920E, dated 31/05/2019 in the office of the Jt. Sub-Registrar, Hingana for the search of last 13 years (2007 to 2019) record in respect of following property.

DESCRIPTION OF PROPERTY

ALL THAT piece and parcel of Land Bearing Plot Nos. 55, 56, 57, 58 & 59, containing by total admeasuring 2273.53 Sq.Mtrs. (378 Sq.Mtrs. + 297 Sq.Mtrs. + 297 Sq.Mtrs. + 297 Sq.Mtrs. + 1004.53 Sq.Mtrs. = 2273.53 Sq.Mtrs. (As per Sale Deed)), in the layout of "M/s. Shubhlaxmi Developers", being a portion of the entire land bearing Survey/Khasra No. 138 & 139 of Mouza - Hingna, P. H. No. 49, having Nagar Panchayat House / Malmatta No. 3903/55, 56, 57, 58, 59, situated at - Ward No. 18, within the Limits of Nagar Panchayat - Hingna, Tah. Hingna and Dist. Nagpur and the said plots of land jointly bounded as under:-

On the East	-	P.U. Land & Open Space
On the West	-	9.00 Mtr. Wide Road
On the North	-	7.50 Mtr. Wide Road
On the South	-	15.00 Mtr. Wide Road

(Hereinafter to be called as "The Said Property".)

LIST OF DOCUMENTS REFERRED OR FURNISHING PRIMA FACIE OPINION :

That, I have gone through the various documents submitted by the said Owner, i.e. Sale Deed, 7/12 Extract, N.A. Order, Sanctioned Building Plan/Map, Building Permit, etc. and also verified the day books from the office of Jt. Sub-Registrar, Hingna for the Year 2007 to 2019.

BRIEF HISTORY OF OWNERSHIP / TRACING OF TITLE :

WHEREAS, initially above said plots of land purchased by Mrs. Vandana Gopalrao Dhawad & Mrs. Indira Namdeorao Padole from M/s. Shubhlaxmi Developers through its Partners - Mr. Gopalrao Panduranji Dhawad & Mr. Namdeorao Bhaiyyaji Padole, by virtue of registered Sale Deed, Dtd. 29/06/2012, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 2931/2012.

SARANG D. NIGHOT
Advocate, Nagpur, M.P.

WHEREAS, later on abovenamed previous owner Mrs. Vandana Gopalrao Dhawad & Mrs. Indira Namdeorao Padole have executed and registered an Agreement to Sell regarding the said Plots of land in favour of the Present Owner / Vendor on 13/06/2018, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 2523/2018 & it is seen that, the proper Stamp Duty & Registration Fees paid thereon by the Present Owner / Vendor.

WHEREAS, later on the said plots of land purchased by the Present Owner / Vendor from abovenamed previous owner Mrs. Vandana Gopalrao Dhawad & Mrs. Indira Namdeorao Padole by virtue of registered Sale Deed, Dtd. 14/08/2018, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 3489/2018, as a result the above said owner have now became the full & an absolute owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated their name in the relevant records. **AND.**

THAT, the abovesaid land bearing Survey/Khasra No. 138 & 139 of Mouza - Hingna converted into Non-Agricultural Use for Residential Purpose by the Order passed by the Hon'ble Collector, Nagpur on 27/02/2004 vide Revenue Case No. 140/NAP-34/2003-2004.

THAT, the layout map/plan of the abovesaid land bearing Survey/Khasra No. 138 & 139 of Mouza - Hingna has passed by the Town Planning Department on 23/02/2006 vide its Order No. स.सं.नाग.८६६.

THAT, for cogent reasons and good causes the said owner had decided to develop the said land into a "RESIDENTIAL ESTATE" by constructing a Multistoried building thereon as per sanctioned plan issued by the Office of the Hon'ble Chief Officer, Nagar Panchayat, Hingna issued a Building Permit on 24/05/2019, its Building Permit No. न.पं.हि./जा.क्र. ७६२/२०१९, AND.

THAT, the said owner to be started the construction of the group housing project/building on the said Plots of land and the same is known as "UTTARA PARK" and the said group housing project/building consist various Residential Apartments / Flats / Duplex.

COMMENTS ON TITLE :

On perusal of above documents, it is clear that, the above said owner hold clear and marketable title to the said property/land.

APPROVED PLAN FOR RESIDENTIAL USAGE :

As per the Approved Plan, Dtd. 24/05/2019, the said premises are residential in nature and hence the premises can be use for the purpose of Residential Use..

ELECTRICITY, WATER, SEWAGE CONNECTION, COMMON AREA, FACILITIES & BYE-LAWS :

There is Electric Power Connection, water & sewage/Chamber connection to be available in the said premises and also the owner have right to use common area and facilities available in the said premises subject to bye-laws / terms & conditions are accepted and will be complied with.

SUBHASH D. NIGHOT
S. D. NIGHOT

STATUS ON TAX DUES :

All Tax dues have been paid to the Concern Authority upto date.

ENCUMBRANCES AND LIEN :

After examining all the relevant document relating to said property/land, I have an opinion that, the Present Owners are the joint & an absolute owners of the abovesaid property mentioned in Schedule here-in-above and I found that, the abovementioned premises is not mortgaged, charged or any lien neither created nor encumbered in any manner whatsoever.

I am satisfied from the same and that, the property in question is free from all types of encumbrances and hence the present Owner having good, clear and marketable title.

LITIGATION :

I have examined that, there is no existing litigation in respect of the said premises.

CONCLUSION / RECOMMENDATION :

- 1) This is a free hold property.
- 2) The abovenamed Owners are the joint and an absolute owners of the said property.
- 3) For to concerning authorities to take necessary affidavit in respect of no encumbrances, charge, lien & mortgage over the said property.

Thanking You.

Place : Nagpur

Dated : 01/06/2019



(SARANG D. NIGHOT)
Advocate

SARANG D. NIGHOT
B.A., D.F.S., LL.B.

Advocate