CHALLAN
MTR Form Number-6

GRN	MH005048978201920E	BARCODE		Date	08/08/2019-20:13:06	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Search Fee	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	Adv Suyog H Madavi
Location	NAGPUR		
Year	2019-2020 From 08/08/2006 To 08/08/2019	**Flat/Block No.**	Plot No 70 Bank Colony
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	Bhagwan Nagar
0030072201 SEARCH FEE	325.00	**Area/Locality**	Nagpur
		Town/City/District	
		PIN	4 4 0 0 2 7
		Remarks (If Any)	NIT Plot No. 11 Kh No 51 Mouza-Sakkardara CTS 2541 Sheet No 240
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332019080910052	226838006
Cheque/DD No.		Bank Date	RBI Date	08/08/2019-20:14:46	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 8275744324

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 नमुद कारणासाठीच लागु आहे.इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

SUYOG H. MADAVI
LL.B.
ADVOCATE
Plot No. 70, Saga Sadan,
Near Bante Kirana Bank Colony Bhagwan Nagar, NAGPUR-440027
☎ Mobile No.9834585574, 7588802751
E Mail : suyog_madavi@yahoo.com

Date:- 08.08.2019

TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents submitted by **M/s. Dev Developers & Constructions acting through its Proprietress Sau. Minal Girish Gulhane**, R/o. 200, Gajanan Kunj, Dattatraya Nagar, Nagpur-440024, for the purpose of Verification Search of Title in respect of the property described below. I, the undersigned Advocate, do hereby submit my Verification & Search Report about the title in respect of the same.

DESCRIPTION OF THE PROPERTY

All that piece and parcel of land bearing **NIT Leasehold Plot No. 11**, admeasuring about 464.515 Sq. Mtr. (i.e. 5000 Sq. Ft.) in the layout of Sakkardara Street Scheme of NIT, Nagpur being a portion of entire land bearing Kh. No. 51 of **Mouza-Sakkardara,** bearing City Survey No. 2541 of Sheet No. 240, bearing Corporation House No. 6431/A/11, Ward No. 20, situated at New Subhedar Layout, Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tah. & Dist. Nagpur and same is bounded as under:-

On the East	:	Plot Nos. 1/15 & 1/16,
On the West	:	Road,
On the North	:	Plot No. 10,
On the South	:	Plot No. 12.

That I have taken search by inspecting the index Registers for a period of 13 years, i.e. 2006 to 2019 in the office of Registrar & Sub-Registrar Nagpur. I have also perused document placed before me.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:

a) Originally All that piece and parcel of land bearing **Plot No. 11**, admeasuring about 464.515 Sq. Mtr. (i.e. 5000 Sq. Ft.) being a portion of entire land bearing Kh. No. 51 of **Mouza-Sakkardara,** Circle No. 3, Division No. 2, bearing City Survey No. 2541 of Sheet No. 240, bearing Corporation House No. 6431/A/11, Ward No. 20, situated at New Subhedar Layout, Nagpur in Tah. & Dist. Nagpur belonged to Nagpur Improvement Trust, Nagpur under its in Sakkardara Street Scheme.

b) That the Nagpur Improvement Trust, Nagpur later on lease out the said **Plot No. 11**, admeasuring about 464.515 Sq. Mtr. (i.e. 5000 Sq. Ft.) to Shri. Keshavrao Kisnuji Pardikar, for the period of 30 years, which commencing from 23/06/1975 and will be ending on 31/03/2006, by way of executing registered Lease Deed, same was registered in the office of Sub-registrar Nagpur No. 2, at Sr. No. 4694 (P) dated 19/10/1983.

c) That thereafter the said owner/lessee i.e. Shri. Keshavrao Kisnuji Pardikar left for heavenly abode on 21/07/2004, leaving behind the following legal heirs namely as 1) Shri. Narayan Keshavrao Pardikar, 2) Shri. Haribhau Keshavrao Pardikar, 3) Shri. Pandurang Keshavrao Pardikar, 4) Smt. Kaushalya W/o. Eknath Sonkusare, 5) Smt. Pushpa W/o. Krushnarao Moundekar and by virtue of intestate succession they become the joints owners of the scheduled property and their name duly mutated in Akhivpatrika.

d) That thereafter the 1) Smt. Kaushalya W/o. Eknath Sonkusare, 2) Smt. Pushpa W/o. Krushnarao Moundekar had relinquished their undivided share and interest in the scheduled property in favour of 1) Shri. Narayan Keshavrao Pardikar, 2) Shri. Haribhau Keshavrao Pardikar, 3) Shri. Pandurang Keshavrao Pardikar, by way of executing registered Relinquishment Deed, same was registered in the office of Sub-registrar Nagpur No. 6, at Sr. No. 2507/2009 dated 08/06/2009.

e) That after the aforesaid transaction, 1) Shri. Narayan Keshavrao Pardikar, 2) Shri. Haribhau Keshavrao Pardikar, 3) Shri. Pandurang Keshavrao Pardikar become the joint owners / lessee of the scheduled property and their names also recorded in the Akhivpatrika as well as Nagpur Municipal Corporation i.e. in Tax records as owners thereupon.

f) That after expiry of original lease period the registered Renewal Lease Deed executed by Nagpur Improvement Trust, Nagpur in favour of 1) Shri. Narayan Keshavrao Pardikar, 2) Shri. Haribhau Keshavrao Pardikar, 3) Shri. Pandurang Keshavrao Pardikar for further 30 years, which commencing from 01/04/2006 and will be ending on 31/3/2036, same was registered in the office of Sub-registrar Nagpur No. 5, at Sr. No. 2197/2010 dated 06/09/2010.

g) That thereafter the said owners/lessee i.e. 1) Shri. Narayan Keshavrao Pardikar, 2) Shri. Haribhau Keshavrao Pardikar, 3) Shri. Pandurang Keshavrao Pardikar decide to develop the said NIT Leasehold Plot No. 11 in to a Multistoried Building comprising of various self-contained apartment/flat and accordingly had entered into a Agreement of Development with M/s. Dev Developers & Constructions acting through its Proprietress Sau. Minal Girish Gulhane, by way of executing registered Agreement of Development, same was registered in the office of Sub-registrar Nagpur No. 5, at Sr. No. 720/2019 dated 02/02/2019 under various terms and conditions.

h) That in pursuance of the aforesaid Development Agreement, the registered Irrevocable Power of Attorney executed by 1) Shri. Narayan Keshavrao Pardikar, 2) Shri. Haribhau Keshavrao Pardikar, 3) Shri. Pandurang Keshavrao Pardikar in favour of M/s. Dev Developers & Constructions acting through its Proprietress Sau. Minal Girish Gulhane, same was registered in the office of Sub-registrar Nagpur No. 5, at Sr. No. 721/2019 dated 02/02/2019 and appointed her to their lawful power of attorney.

i) That in aforesaid Agreement of Development dt. 02/02/2019, thereby agreed between parties that builder/developer will given one 4BHK Flat/Apartment on 2nd Floor will be admeasuring 104.690 Sq. Mt. (Front Facing/Road Side view) which is to be retained by Shri. Pandurang Keshavrao Pardikar, AND one 4BHK Flat/Apartment on 2nd Floor will be admeasuring 104.690 Sq. Mt. (Back Side View) which is to be retained by Shri. Narayan Keshavrao

Pardikar AND one 2BHK Flat/Apartment on 3rd Floor will be admeasuring 68.931 Sq. Mt. (Back Side View) which is to be retained by Shri. Haribhau Keshavrao Pardikar for their exclusive use.

j) That registered Will executed by Shri. Haribhau Keshavrao Pardikar in favour of 1) Sau. Kamal W/o. Haribhau Pardikar, 2) Sau. Pragati W/o. Abhay Raikar, same was registered in the office of Sub-registrar Nagpur No. 5, at Sr. No. 722/2019 dated 02/02/2019 in respect of the 2BHK Apartment on Third Floor admeasuring 68.931 Sq. Mt. to be constructed in the proposed scheme/building.

k) That registered Will executed by Shri. Narayan Keshavrao Pardikar in favour of 1) Sau. Nirmala W/o. Narayan Pardikar, 2) Shri. Niraj S/o. Narayan Pardikar, 3) Shri. Girish S/o. Narayan Pardikar, 4) Sau. Vandana W/o. Rajesh Dalal, 5) Sau. Rupvarsha Rajesh Sorate, same was registered in the office of Sub-registrar Nagpur No. 5, at Sr. No. 723/2019 dated 02/02/2019 in respect of the 4BHK back side Apartment on Second Floor admeasuring 104.690 Sq. Mt. to be constructed in the said proposed scheme/building.

l) That registered Will executed by Shri. Pandurang Keshavrao Pardikar in favour of 1) Sau. Renuka W/o. Pandurang Pardikar, 2) Shri. Pravin Pandurang Pardikar, 3) Shri. Devendra Pandurang Pardikar, 4) Shri. Rohit Pandurang Pardikar, same was registered in the office of Sub-registrar Nagpur No. 5, at Sr. No. 724/2019 dated 02/02/2019 in respect of the 4BHK front side Apartment on Second Floor admeasuring 104.690 Sq. Mt. to be constructed in the said proposed scheme/building.

m) That accordingly the said owner/developer in order to develop the said plot in to multistoried building had prepared the proposed building plan and submitted it to the office of Nagpur Municipal Corporation, Nagpur and after following due procedure the Assistant Director Town Planning Deptt. Nagpur Municipal Corporation, Nagpur ha sanctioned by issuing sanctioned Building Plan & Permit vide its Permit No. 245/BP/Sakkardara/TP/NMC/587 dated 31/07/2019.

- From the perusal of all the Xerox documents submitted and perusal thereof, I am of the opinion that **1) Shri. Narayan Keshavrao Pardikar, 2) Shri. Haribhau Keshavrao Pardikar, 3) Shri. Pandurang Keshavrao Pardikar** are the legal owners/lessee of the aforesaid property and *having good and marketable title over the said property* and **M/s. Dev Developers & Constructions acting through its Proprietress Sau. Minal Girish Gulhane** is the authorized developer of the scheduled property.
- That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing ***Rs.325/-***vide Receipt Nos. ***GRN MH005048978201920E*** dated ***08.08.2019***.
- That during the course of my inspection, I did not come across any entry as to any encumbrance and charges whatsoever over the said property.
- That it is needless to mention here that the *concern bank must verify the all original documents in respect of the schedule property before disbursement of loan amount.*

❖ ***DOCUMENSTS PERUSED*** :-

1. **Copy of** registered Lease Deed executed by Nagpur Improvement Trust, Nagpur in favour of Shri. Keshavrao Kisnuji Pardikar, same was registered in the office of Sub-registrar Nagpur No. 2, at Sr. No. 4694 (P) dated 19/10/1983.
2. **Copy of** Death Certificate issued by NMC, Nagpur in the name of Shri. Keshavrao Kisnuji Pardikar dated 29/07/2004.
3. **Copy of** registered Relinquishment Deed executed by 1) Smt. Kaushalya W/o. Eknath Sonkusare, 2) Smt. Pushpa W/o. Krushnarao Moundekar in favour of 1) Shri. Narayan Keshavrao Pardikar, 2) Shri. Haribhau Keshavrao Pardikar, 3) Shri. Pandurang Keshavrao Pardikar, same was registered in the office of Sub-registrar Nagpur No. 6, at Sr. No. 2507/2009 dated 08/06/2009.
4. **Copy of** Akhivpatrika issued in the name of 1) Shri. Narayan Keshavrao Pardikar, 2) Shri. Haribhau Keshavrao Pardikar, 3) Shri. Pandurang Keshavrao Pardikar dated 29/10/2009.
5. **Copy of** registered Renewal Lease Deed executed by Nagpur Improvement Trust, Nagpur in favour of 1) Shri. Narayan Keshavrao Pardikar, 2) Shri. Haribhau Keshavrao Pardikar, 3) Shri. Pandurang Keshavrao Pardikar, same was registered in the office of Sub-registrar Nagpur No. 5, at Sr. No. 2197/2010 dated 06/09/2010.
6. **Copy of** Tax Receipt paid for the year 2017-2019, dated 05/09/2018.
7. **Copy of** registered Agreement of Development executed by 1) Shri. Narayan Keshavrao Pardikar, 2) Shri. Haribhau Keshavrao Pardikar, 3) Shri. Pandurang Keshavrao Pardikar in favour of M/s. Dev Developers & Constructions acting through its Proprietress Sau. Minal Girish Gulhane, same was registered in the office of Sub-registrar Nagpur No. 5, at Sr. No. 720/2019 dated 02/02/2019.
8. **Copy of** registered Irrevocable Power of Attorney executed by 1) Shri. Narayan Keshavrao Pardikar, 2) Shri. Haribhau Keshavrao Pardikar, 3) Shri. Pandurang Keshavrao Pardikar in favour of M/s. Dev Developers & Constructions acting through its Proprietress Sau. Minal Girish Gulhane, same was registered in the office of Sub-registrar Nagpur No. 5, at Sr. No. 721/2019 dated 02/02/2019.
9. **Copy of** registered Will executed by Shri. Haribhau Keshavrao Pardikar in favour of 1) Sau. Kamal W/o. Haribhau Pardikar, 2) Sau. Pragati Abhay Raikar, same was registered in the office of Sub-registrar Nagpur No. 5, at Sr. No. 722/2019 dated 02/02/2019. *(to be retain 2BHK Apartment on Third Floor admeasuring 68.931 Sq. Mt.)*
10. **Copy of** registered Will executed by Shri. Narayan Keshavrao Pardikar in favour of 1) Sau. Nirmala W/o. Narayan Pardikar. 2) Shri. Niraj S/o. Narayan Pardikar, 3) Shri. Girish S/o. Narayan Pardikar, 4) Sau. Vandana W/o. Rajesh Dalal, 5) Sau. Rupvarsha Rajesh Sorate, same was registered in the office of Sub-registrar Nagpur No. 5, at Sr. No. 723/2019 dated 02/02/2019. *(to be retain 4BHK back side Apartment on Second Floor admeasuring 104.690 Sq. Mt.)*

11. **Copy of** registered Will executed by Shri. Pandurang Keshavrao Pardikar in favour of 1) Sau. Renuka W/o. Pandurang Pardikar, 2) Shri. Pravin Pandurang Pardikar, 3) Shri. Devendra Pandurang Pardikar, 4) Shri. Rohit Pandurang Pardikar, same was registered in the office of Sub-registrar Nagpur No. 5, at Sr. No. 724/2019 dated 02/02/2019. *(to be retain 4BHK front side Apartment on Second Floor admeasuring 104.690 Sq. Mt.)*

12. **Copy of** sanctioned Building Plan & Permit sanction by Nagpur Municipal Corporation, Nagpur vide its Permit No. 245/BP/Sakkardara/TP/NMC/587 dated 31/07/2019.

Hence, this report of Search & Verification of Title.

Encl **:-** One Original Search Fee Receipts as mentioned above.

Note **:-** Take affidavit of aforesaid owner / Lessee that the said property is not mortgaged, sold, or subject matter of dispute is pending in any court.

Suyog H. Madavi
Advocate
70. Bank Colony Bhagwan Nagar,
Nagpur-440027 M.: 8275744324

(Suyog H. Madavi)
Advocate

Place:- Nagpur
Date : 08/08/2019