CHALLAN
MTR Form Number-6

GRN	MH004392404201920E	BARCODE		Date	24/07/2019-14:11:52	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	ADV VIVEK KARADE
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	MAHENDRA NAGAR
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 7
		Remarks (If Any)	MOUZA BESA KH NO 93/3 PLOT NO 22 ARAJI 503.15 SQ MTRS TAH DISTT NAGPUR FOR 30 YRS
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019072499064	CKK0987801
Cheque/DD No.		Bank Date	RBI Date	24/07/2019-14:12:25	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. : 9422122730

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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

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VIVEK U. KARADE
Advocate

Off.: 404/C, Mahendra Nagar, Nagpur
Mob. : 9422122730

Date : 26.07.2019

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by RAJ BUILDCON, A Partnership Firm, having its office at Besa, its Authorised Partners 1) SAU. MALAN W/o. PREMRAJ BADOLE, Residing at 61, Unnati Park, Besa, Nagpur-440003 (2) SHRI SANJAY S/O GULABRAO BANAIT, Residing at Plot No. 1, Omshiv Sai Society, Besa Square, Besa, Nagpur-440034, (3) SHRI SURAJ S/O MANOHAR KAPARTIWAR, Residing at Plot No.1, Flat No. 101, Swami Samarth Sah Pipla Road, Besa, Nagpur-440034 to give the search report of the property, which is described in the schedule of property, hence I am submitting the search report of the property mentioned in the schedule of property as follows:

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Plot No. 22, which admeasuring 5416 sq. feet (OR 503.15 Sq. Mtrs.) situated at Mouza –Besa, P.H. No. 38, Khasra No. 93/3, within the limits of the Grampanchayat Besa, in Tahsil Nagpur Gramin and District Nagpur and the said property is bounded as follows :-

Towards East : 9.00 Mtrs. wide Shivpandhan Road
Towards West : Duplex Plot No. 23, 24, & 25
Towards North : Khasra No. 93/2
Towards South : Plot No. 21

1) That, I have personally inspected the concerned deeds, documents and also the record after the due payment of search fees vide GRN No. MH043924042019 20E, at Sub-Registrar Office No. 10 Nagpur for the period of 1990 to 2019 i.e. for 30 years.

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2) That, the applicant has placed before me the following documents. My opinion is based on careful study of:

i) Index Register for the period from 2000 to 2019

ii) Xerox copy of Sale Deed dated 31.10.2018, Doc. Sr. No. 9854/2018 before Sub-registrar No. 10 Nagpur Rural;

iii) Xerox copy of 7/12;

iv) Xerox copy of Layout Plan;

v) Xerox copy of N.A. Order issued by Hon'ble Collector Nagpur on 14.12.2004 in Rev. case No. 3013/2004;

vi) Xerox copy of Grampanchayat Tax receipt;

vi) Xerox copy of Sale Deed dated 24.01.2005 executed by Ibrahim Khan S/o. Karim Khan Pathan in favour of Deepak Vasantrao Nilawar (HUF) through Karta Deepak Vasantrao Nilawar along with consenter M/s. Chintamani Builders through it's authorised partner Shri. Raju Laxmikant Itkelwar on 24.01.2005, Doc. Sr. No. 476/2005 before Sub-registrar No. 10 Nagpur Rural;

Forms the part and parcel of the instant opinion and Index Verification.

3) That, it appears from the documents that Ibrahim Khan S/o. Karim Khan Pathan was the owner of land admeasuring 1.75 Hectares out of which 1.21 Hectares of land was in his possession of land bearing Khasra No. 93/3 of Mouza at Village Besa, in Tahsil and District Nagpur.

4) That, it appears from the documents that Ibrahim Khan S/o. Karim Khan Pathan by an agreement dated 20.08.2003 entrusted the M/s. Chintamani Builders to developed and sale the said property upon certain terms and conditions.

5) That, it appears from the documents that Ibrahim Khan S/o. Karim Khan Pathan submitted a scheme of construction of plots for the weaker section of the society under section 20 of

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the said Act for the surplus vacant land admeasuring about 7600 sq. mtrs. and accordingly executed and registered general power of attorney in favour of Shri. Raju S/o. Laxmikant Itkelwar, authorized partner of M/s. Chintamani Builder, that for the said work and said attorney prepared a scheme for the entire retainable and surplus land admeasuring 12100 sq. mtrs. And the competent authority sanctioned the scheme vide it's order dated 3.7.2004 passed in case No. ATP/ULC/TD(420)/2004/915.

6) That, it appears from the documents that the aforesaid entire land comprising 93/3 of Mouza – Besa is converted for non-agricultural use vide order dated 14.12.2004 passed by the Additional Collector, Nagpur in Rev. Case No. 753/NAP-34/2003-2004 and also that the layout plan of the said entire land is duly approved and sanctioned by the Assistant Director, Town Planning, Nagpur.

7) That, it appears from the documents that out of the said sanctioned layout a plot bearing No. 22 has been sold by the Ibrahim Khan S/o. Karim Khan Pathan to Deepak Vasantrao Nilawar (HUF) through Karta Deepak Vasantrao Nilawar along with consenter M/s. Chintamani Builders through it's authorised partner Shri. Raju Laxmikant Itkelwar vide Sale Deed dated 24.01.2005, Doc. Sr. No. 476/2005 before Sub-registrar No. 10 Nagpur Rural.

8) That, it appears from the documents that thereafter, Deepak Vasantrao Nilawar (HUF) through Karta Deepak Vasantrao Nilawar sold the said property bearing Plot No. 22 to RAJ BUILDCON, through Partners 1) SAU. MALAN W/o. PREMRAJ BADOLE, (2) SHRI SANJAY S/O GULABRAO BANAIT, (3) SHRI SURAJ S/O MANOHAR KAPARTIWAR and as such they have became the absolute legal owner of the said property. They have

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mutated their names in Grampanchayat Record, and all other relevant Government records as owner thereof.

9) That, on the basis of search, enquiries, verification and inspection of Sale Deed and after due verification of the relevant records I am of the opinion that the said property is free from all types of encumbrances and/or charges, lien whatsoever and the title of RAJ BUILDCON, through Partners 1) SAU. MALAN W/o. PREMRAJ BADOLE, (2) SHRI SANJAY S/O GULABRAO BANAIT, (3) SHRI SURAJ S/O MANOHAR KAPARTIWAR is free from all encumbrances and/or charges whatsoever that too the same appears to be clear and marketable title in respect of said property.

10) After careful scrutiny & examination of papers placed before me, I say and certified that the aforesaid property is absolutely free from all encumbrances and RAJ BUILDCON, through Partners 1) SAU. MALAN W/o. PREMRAJ BADOLE, (2) SHRI SANJAY S/O GULABRAO BANAIT, (3) SHRI SURAJ S/O MANOHAR KAPARTIWAR is the legal and absolute owner of the said Plot No. 22 mentioned in the schedule of property in respect of the said property. That, I am satisfied that the property described in schedule is heritable and transferable and have good valid and marketable title thereon and have right to mortgage or sell out the said property.

11) However an affidavit is also required to be sworn by the present owner RAJ BUILDCON, through Partners 1) SAU. MALAN W/o. PREMRAJ BADOLE, (2) SHRI SANJAY S/O GULABRAO BANAIT, (3) SHRI SURAJ S/O MANOHAR KAPARTIWAR in respect of said land bearing Plot No. 22 regarding "No encumbrances" on the above said Property till date.

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12) That, an instant report is prepared by the undersigned after the careful study of records at office of Sub-Registrar Office Nagpur-10, I verified the concerned records with utmost care so that there should not the any doubt in any regards. However since the said verification involves the perusal of volumes, records at the office of Sub-Registrar Nagpur-10 consisting of Thousand of papers there is likelihood of human error, which can arise in the given circumstances even at the hands of person action with a great caution and sincerity. Needless to mention chance of causing such error is almost nil.

Hence this Title Verification and Search Report.

Nagpur
Date : 26.07.2019

VIVEK U. KARADE
ADVOCATE

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