Chandrashekhar V. Anwane
ADVOCATE

RESE./OFF.
Ramwadi, newshukrawari Road,
Near Model Mill Square, Nagpur
Ph. No. 2726198, Moblie : 9503248105

Ref.No.:-

Date : 22/09/2019

To Whome So Ever it may Concern

TITLE VERIFICATION REPORT

That having been engaged by M/s SHUBH INFRATECH, Through it's Partner Shri Bal Vinayakrao Pisal & 4 others, R/o Mahalakshmi Nagar-2, Manewada Road, Nagpur-440024, for the Purpose of Search and Verification of title in respect of the property mention below. I, the undersigned Advocate do hereby submit of verification report and option about the title in respect of the same as under.

That I have taken the search in respect of the below mentioned property (Mouza- TAKLI, Tah-Hingna, Dist-Nagpur) by inspecting the record of concerned Sub-Registrar by paying prescribed fees vide receipt no. MH006556748201929E at Sub Registrar, Hingna Nagpur for the period of 13 years from 2006 to 2019 (13 Years) as per the requirement and direction of the Bank.

SCHEDULE OF PROPERTY (I)

ALL THAT Piece and parcel of **Agriulture Land bearing Survey /Khasra No. 25/2, total admeasuring area 1.39 Hector R. situated at Mouza Takli, P.H. No. 45, Jama Rs. 3.14, Occupancy right-I, within the limits of Tahsil-Hingna, District-Nagpur, and said land is bounded as under :-**

TO THE EAST :- Kh. No. 25/1 land belonging to Shri Shankar Dhurv and others,,

TO THE WEST :- Part Kh. No. 25/2 & land belonging to Shri Abhay Joshi & others,

TO THE NORTH :- Road,

TO THE SOUTH : - Kh. No. 24.

That the chain of transaction over the said schedule of property as under :-

That as per records, the property in question being ALL THAT Piece and parcel of **Agriulture Land bearing Survey /Khasra No. 25/2, total admeasuring area 1.39 Hector R. situated at Mouza Takli, P.H. No. 45, Jama Rs. 3.14, Occupancy right-I, within the limits of Tahsil-Hingna, District-Nagpur,** originally belonged to Shri Vijay Haribhau Mohadikar hereinabove named had become an exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated their names in all relevant records.

Thereafter the owners Shri Vijay Haribhau Mohadikar had sold out the above said Agriculture Land to Shri Narendra Panjabrao Gaikwad and Shri Dronesh Madhukar Hadke by way of Sale Deed dated 13/06/2013 which is duly registered at Sr. No. 2731/2013, before Sub-Registrar-Hingna and as suchthey became the absolute and full owner of the said schedule property with heritable and transfarable right there in and the same is also accordingly mutated in their name in all relevant records.

Now the aforesaid owner has sold out the above said Agriculture Land to M/s SHUBH INFRATECH, Through it's Partner Shri Bal Vinayakrao Pisal & 4 others, R/o Mahalakshmi Nagar-2, Manewada Road, Nagpur, by way of Sale Deed dated 18/04/2019 which is duly registered at Sr. No. 2342/2019, before Sub-Registrar-Hingna and as such M/s SHUBH INFRATECH, became the absolute and full owner of the said schedule property with heritable and transfarable right there in and the same is also accordingly mutated in their name in all relevant records.

WHEREA AFTER acquiring the said Property by way of Sale Deed the present owner M/s SHUBH INFRATECH, has applied for sanctioned the layout vide their application dated 25/05/2019. After considering the application of M/s SHUBH INFRATECH, the Nagpur Metropolitan Region Development Authority (NMRDA) has sanctioned the tentative layout Map vide their letter No. Ex-Engineer/Assi-Eng/Metro-2) N.MP.V.P /2734 dated 19/09/2019 to fulfill the Condition No. 1 to 28.

7. That the said entire land being ALL THAT Piece and parcel of **Agriulture Land bearing Survey /Khasra No. 25/2, total admeasuring area 1.39 Hector R. situated at Mouza Takli, P.H. No. 45, Jama Rs. 3.14, Occupancy right-I, within the limits of Tahsil-Hingna, District-Nagpur,** was not converted for Non Agricultural till date.

MUTATION

That, having acquired the said property, the present owner, M/s SHUBH INFRATECH, Through it's Partner Shri Bal Vinayakrao Pisal & 4 others, R/o Mahalakshmi Nagar-2, Manewada Road, Nagpur, has mutated their name in 7/12 Extract of patwari Record. The respective Copy of Tax receipt

of Non-Agriculture Land has not shown to me for verification. The Present Owner **has not converted Agriculture land to Non Agricultural (Residential) use.** The present owner M/s SHUBH INFRATECH, Through it's Partner Shri Bal Vinayakrao Pisal & 4 others, R/o Mahalakshmi Nagar-2, Manewada Road, Nagpur, **has not Sanction the Final Layout Map From Nagpur Metropolitan Region Development Authority.**

I hereby say that :

A) I have inspected the records of Sub -Registrar office wherein the links of the schedule property was properly established.

B) That, the said property is observed mutated with the record of 7/12 Extract of patwari Record in the name of Present owner i.e. M/s SHUBH INFRATECH, Through it's Partner Shri Bal Vinayakrao Pisal & 4 others, R/o Mahalakshmi Nagar-2, Manewada Road, Nagpur, and the present owner has not paid the Shet Sara upto 31/03/2019.

All the relevant documents of schedule property along with the Xerox copy of Sale Deed, 7/12 Extract, Tentative layout Map has been placed before me and after perusing the same it is shown that, it is free from all types of encumbrances and title of owner is clear and marketable. I have also persued the other required documents i.e. Tentative Layout map.

Hence I hereby say that bank/Insittution should be obtained following Documents must be obtained for further execution of Legal documents.

1. Original Copy of Sale Deed of Present Owner of Agriculture land dated 18/04/2019.
2. Latest Copy of 7/12 Extract in the name of Present Owner,
3. Latest Copy of 7/12 Extract in the Name of Prasent Owner,
4. Copy of N.A. Order,
5. Copy of Development Agreement with (NMRDA)
6. Copy of Letter dated 19/09/2019 ssued by Nagpur Metropolitan Region Development Authority,
7. Final Sanctioned layout Map from Nagpur Metropolitan Region Development Authority.
8. Indentity proof of present Owner.

Nagpur

Dated:- 22/09/2019

(Chandrashekhar V. Anwane)

Advocate

CHALLAN
MTR Form Number-6

06556748201920E	BARCODE	Date 21/09/2019-14:13:10	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	HGN_HINGNA SUB REGISTRAR	Full Name	ADV CHANDRASHEKHAR V ANWANE
Location	NAGPUR		
Year	2019-2020 From 21/09/2006 To 21/09/2019	Flat/Block No.	RAMAJI WADI MODEL MILL SQAURE
		Premises/Building	
		Road/Street	
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 3 2

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Remarks (If Any)

Mouza Takli Tah Hingna Dist Nagpur Kh No 25/2 P.H. No. 45 1.39

H.R.

Amount In Words: Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572019092141217	IK0AFXYHZ1
Bank Date	RBI Date	21/09/2019-14:24:14	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9503248105

Department ID :

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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