CHALLAN
MTR Form Number-6

GRN MH007516227201920E	BARCODE	Date 18/10/2019-13:52:19	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	ADVOCATE PRAVIN PATIL
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	3RD FLOOR GHATATE CHAMBERS
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	RAMDASPETH
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	MOUZA TURAGONDI TAH HINGNA DIST NAGPUR
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.	00040572019101885522	IK0AGXHNY7
Cheque/DD No.		Bank Date	RBI Date	18/10/2019-13:24:53	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 :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
Mobile No. : 9822470484

सदर चलन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे - इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Print Date 18-10-2019 01:53:07

Pravin G. Patil
ADVOCATE

Office : 40, Ghatate Chambers, 3rd Floor, Panchsheel Square, Ramdaspeth, Nagpur-440 010. ☎: 0712-2420987
Mob. 09822470484

Resi. : D-5, Vandana Apartments, Canal Road, Ramdaspeth, Nagpur - 440 010.

TITLE VERIFICATION AND SEARCH REPORT

Having engaged to sought verification report for the title of property comprising ALL THAT Piece and Parcel of land bearing (i) Survey/Khasra No. 136 having an area of 0.81 Hectare, (ii) Survey/Khasra No. 138/A having an area of 1.76 Hectare, (iii) Survey/Khasra No. 138/B having an area of 6.58 Hectare, (iv) Survey/Khasra No. 139 having an area of 1.95 Hectare, (v) Survey/Khasra No. 140 having an area of 1.41 Hectare, (vi) Survey/Khasra No. 141 having an area of 1.41 Hectare, (vii) Survey/Khasra No. 142/1 having an area of 1.395 Hectare, AND (viii) Survey/Khasra No. 142/2 having an area of 1.395 Hectare held in Bhogwatdar Class-1 Rights of Mouza : TURAGONDI, P.S.K. 59, including all other easementary rights appurtenant and belonging thereto, situated at TURAGONDI, in Tahsil : HINGNA and District : NAGPUR, I **Pravin G. Patil** Advocate R/o Ramdaspeth, Nagpur do hereby submit my report as follows:-

The 'Title History' of last 30 years from this date shows the following chain of transaction regarding the property described in schedule.

TITLE HISTORY OF KHASRA NO. 136

ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 136 having an area of 0.81 Hectare, Rental Rs. 0.75 held in Bhogwatdar Class-1 Rights of Mouza : TURAGONDI, P.S.K. 59 including all other easementary rights appurtenant and belonging thereto, situated at Turagondi in Tahsil : Hingna and District : Nagpur, Originally belonged to (1) Smt. Jaheda Begum W/o Zakiuddin Bhai (2) Hunaidbhai S/o Zakiuddin (3) Shabbir Husain S/o Zakiuddin (4) Zoeb Husain S/o Zakiuddin having purchased by them jointly from Shri. Ajabrao S/o Vithobaji Pardhi by way of a Sale Deed Dated 13-05-1986 which is duly registered at the Office of the Joint Sub- Registrar, Nagpur City-1 in Book No1, at Serial No. 1603 on even date;

TITLE HISTORY OF KHASRA NO. 138/A

ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 138/A having an area of 1.76 Hectare, Rental Rs. 0.50 held in Bhogwatdar Class-1 Rights of Mouza : TURAGONDI, P.S.K. 59 including all other easementary rights appurtenant and belonging thereto, situated at Turagondi in Tahsil : Hingna and District : Nagpur, Originally belonged to (1) Zakiuddin Bhai S/o Mulla Sadique Ali (2) Smt. Jaheda Begum W/o Zakiuddin Bhai (3) Hunaidbhai S/o Zakiuddin (4) Shabbir Husain S/o Zakiuddin having purchased by them jointly from Shri. Shyamrao Pundlikrao Bhudurkar & Smt. Kausalyabai Pundlikrao Bhudurkar by way of a Sale Deed Dated 18-09-1981 which is duly registered at the Office of the Joint Sub- Registrar, Nagpur City-1 in Book No1, at Serial No. 4783 on even date;

TITLE HISTORY OF KHASRA NO. 138/B

ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 138/B having an area of 6.58 Hectare, Rental Rs. 3.69 held in Bhogwatdar Class-1 Rights of Mouza : TURAGONDI, P.S.K. 59 including all other easementary rights appurtenant and belonging thereto, situated at Turagondi in Tahsil : Hingna and District : Nagpur, Originally belonged to (1) Zakiuddin Bhai S/o Mulla Sadique Ali (2) Smt. Jaheda Begum W/o Zakiuddin Bhai (3) Hunaidbhai S/o Zakiuddin (4) Shabbir Husain S/o Zakiuddin and (5) Zoeb Husain S/o Zakiuddin having purchased by them jointly from Shri. Ajabrao Tanbaji Aaskar and others by way of a Sale Deed Dated 22-04-1981 which is duly registered at the Office of the Joint Sub- Registrar, Nagpur City-3 in Book No1, at Serial No. 2269 on even date;

TITLE HISTORY OF KHASRA NO. 139

ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 139 having an area of 1.95 Hectare, Rental Rs. 1.00 held in Bhogwatdar Class-1 Rights of Mouza : TURAGONDI, P.S.K. 59 including all other easementary rights appurtenant and belonging thereto, situated at Turagondi in Tahsil : Hingna and District : Nagpur, Originally belonged to (1) Smt. Jaheda Begum W/o Zakiuddin Bhai (2) Hunaidbhai S/o Zakiuddin (3) Shabbir Husain S/o Zakiuddin and (4) Zoeb Husain S/o Zakiuddin having purchased by them jointly from Shri. Hiraman Shambhuji Lohi by way of a Sale Deed Dated 23-04-1990 which is duly registered at the Office of the Joint Sub-Registrar, Nagpur- Rural in Add Book No1, Volume No. 9, on Pages 39 to 44 at Serial No. 91 (P) on even date;

TITLE HISTORY OF KHASRA NO. 140

ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 140 having an area of 1.41 Hectare, Rental Rs. 1.63 held in Bhogwatdar Class-1 Rights of Mouza : TURAGONDI, P.S.K. 59 including all other easementary rights appurtenant and belonging thereto, situated at Turagondi in Tahsil : Hingna and District : Nagpur, Originally belonged to (1) Zakiuddin Bhai S/o Mulla Sadique Ali (2) Smt. Jaheda Begum W/o Zakiuddin Bhai (3) Hunaidbhai S/o Zakiuddin (4) Shabbir Husain S/o Zakiuddin and (5) Zoeb Husain S/o Zakiuddin having purchased by them jointly from Shri. Chirkuti Bapurao Kadu and Kavadu Bapurao KAdu by way of a Sale Deed Dated 02-04-1983 which is duly registered at the Office of the Joint Sub- Registrar, Nagpur City-1 in Book No1, at Serial No. 1824 on even date;

TITLE HISTORY OF KHASRA NO. 141

ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 141 having an area of 1.41 Hectare, Rental Rs. 1.63 held in Bhogwatdar Class-1 Rights of Mouza : TURAGONDI, P.S.K. 59 including all other easementary rights appurtenant and belonging thereto, situated at Turagondi in Tahsil : Hingna and District : Nagpur. Originally belonged to (1) Zakiuddin Bhai S/o Mulla Sadique Ali (2) Smt. Jaheda Begum W/o Zakiuddin Bhai (3) Hunaidbhai S/o Zakiuddin (4) Shabbir Husain S/o Zakiuddin and (5) Zoeb Husain S/o Zakiuddin having purchased by them jointly from Shri. Ramaji Maroti Kadu by way of a Sale Deed Dated 02-04-1983 which is duly registered at the Office of the Joint Sub- Registrar, Nagpur City-1 in Book No1, at Serial No. 1825 on even date;

1) THAT, the said Zakiuddin Bhai S/o Mulla Sadique and Smt. Jaheda Begum W/o Zakiuddin Bhai left for heavenly abode on 24-08-1984 and 2-4-1998 respectively and upon their death the share held by them in the aforesaid properties devloved upon their sons (1) Hunaidbhai S/o Zakiuddin (2) Shabbir Husain S/o Zakiuddin and (3) Zoeb Husain S/o Zakiuddin and daughter Smt. Mominabai W/o Murtuja Bhai by way of intestate successison.

2) THAT, the said Smt. Mominabai W/o Murtuja relinquished all her rights in respect of the aforesaid entire properties (i) Survey/Khasra No. 136 having an area of 0.81 Hectare, (ii) Survey/Khasra No. 138/A having an area of 1.76 Hectare, (iii) Survey/Khasra No. 138/B having an area of 6.58 Hectare, (iv) Survey/Khasra No. 139 having an area of 1.95 Hectare, (v) Survey/Khasra No. 140 having an area of 1.41 Hectare, (vi) Survey/Khasra No. 141 having an area of 1.41 Hectare in favor of her brothers namely (1) Hunaidbhai S/o Zakiuddin (2) Shabbir Husain S/o Zakiuddin and (3) Zoeb Husain S/o Zakiuddin by a Deed of Memorandum of Relinquishment dated 6-05-1999 which is duly notorised before the Notary Public.

3) THAT, the said (1) Hunaidbhai S/o Zakiuddin (2) Shabbir Husain S/o Zakiuddin and (3) Zoeb Husain S/o Zakiuddin became the Joint Co-Owners of the aforesaid entire properties and their names also came to be mutated in the relevant revenue records.

4) THAT, later on the said (1) Hunaidbhai S/o Zakiuddin (2) Shabbir Husain S/o Zakiuddin and (3) Zoeb Husain S/o Zakiuddin sold and transferred the said properties (i) Survey/Khasra No. 136 having an area of 0.81 Hectare, (ii) Survey/Khasra No. 138/A having an area of 1.76 Hectare, (iii) Survey/Khasra No. 138/B having an area of 6.58 Hectare, (iv) Survey/Khasra No. 139 having an area of 1.95 Hectare, (v) Survey/Khasra No. 140 having an area of 1.41 Hectare, (vi) Survey/Khasra No. 141 having an area of 1.41 Hectare to M/s New Rachana Construction Company, through its Partners Shri. Shishir Shankarrao Diote and Mrs. Nilima Shishir Diote by way of a Sale Deed dated 27-02-2001 which is duly registered in Addl Book No-1, Volume 2887 on Pages 128 to 137 at Serial No. 2141 (P) in the office of the Sub Registrar-1, Nagpur.

5) THAT, the said M/s New Rachana Construction Company, through its Partners Shri. Shishir Shankarrao Diote and Mrs. Nilima Shishir Diote in turn sold and transferred the said entire properties to Shri. Sanjay Dineshchandra Tulshan by way of a Sale Deed dated 23-03-2005 which is duly registered in Book No-1, at Serial No. 1675 in the office of the Sub Registrar-Hingna.

6) Thus Shri. SANJAY DINESHCHANDRA TULSHAN have thus become the absolute and exclusive owner of said properties Comprising (i) Survey/Khasra No. 136 having an area of 0.81 Hectare, (ii) Survey/Khasra No. 138/A having an area of 1.76 Hectare, (iii) Survey/Khasra No. 138/B having an area of 6.58 Hectare, (iv) Survey/Khasra No. 139 having an area of 1.95 Hectare, (v) Survey/Khasra No. 140 having an area of 1.41 Hectare, (vi) Survey/Khasra No. 141 having an area of 1.41 Hectare of Mouza TURAGONDI, Tahsil Hingna, Dist Nagpur and his name is also accodingly mutated in the relevant revenue records.

TITLE HISTORY OF KHASRA NO. 142.

(I) ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 142 having an area of 2.79 Hectare, Rental Rs. 1.75 held in Bhogwatdar Class-1 Rights of Mouza : TURAGONDI, P.S.K. 59 including all other easementary rights appurtenant and belonging thereto, situated at Turagondi in Tahsil : Hingna and District : Nagpur, Originally belonged to Shri. Khushalrao Bapurao Wankhede having purchased by her from Smt. Lilabai Shankarrao Bokde by way of a Sale Deed Dated 10-01-1986 which is duly registered at the Office of the Joint Sub- Registrar, Nagpur in Book No1, at Serial No. 35 on even date;

(II) THAT, Shri. Khushalrao Bapurao Wankhede have sold the said land to Shri. Mohammad Aslam S/o Mohammad Rafiq by way of a Sale Deed dated 22-07-2005 which is duly registered in Book No-1 at Serial No. 4154 in the office of the Sub Registrar-Hingna.

(III) THAT, Shri. Mohammad Aslam S/o Mohammad Rafiq have sold the said land to (i) Shri. Surendrakumar Chunnilal Arora (ii) Smt. Nirmal Surendrakumar Arora by way of a Sale Deed dated 7-04-2006 which is duly registered in Book No-1 at Serial No. 1992 in the office of the Sub Registrar-Hingna.

(IV) THAT, (i) Shri. Surendrakumar Chunnilal Arora (ii) Smt. Nirmal Surendrakumar Arora have sold the said land to Shri.Ramdeo Pralhadrai Agrawal by way of a Sale Deed dated 13-07-2006 which is duly registered in Book No-1 at Serial No. 4085 in the office of the Sub Registrar-Hingna.

(V) THAT, Shri. Ramdeo Pralhadrai Agrawal later on transferred and sold 50% Undiivided Share equal to 1.395 H.R out of the ttal land admeasuring 2.79 H.R of Khasra No. 142 to Shri. Sunil Dineshchandra Tulshan by way of a Sale Deed dated 19-07-2006 which is duly registered in Book No-1 at Serial No. 4189 in the office of the Sub Registrar-Hingna.

(VI) THAT, after the execution of the aforesaid Sale Deed dated 19-07-2006, the said Khasra No. 142 has been renumbered as Khasra No. 142/1 and Khasra No. 142/2. The land of Khasra No. 142/1 admeasuring 1.395 H.R is owned by Shri. Ramdeo Pralhadrai Agrawal and the Land of Khasra NO. 142/2 admeasuring 1.395 H.R is owned by Shri. Sunil Dineshchandra Tulshan and their names also came to be mutated in the relevant revenue records.

(VII) THAT, later on the said Shri. Sunil Dineshchandra Tulshan have Gifted 50% Undiivided Share equal to 0.6975 H.R out of the total land admeasuring 1.395 H.R of Khasra No. 142/2 to his brother Shri. Gopal Dineshchandra Tulshan by way of a Gift Deed dated 18-07-2017 which is duly registered in Book No-1 at Serial No. 3129 in the office of the Sub Registrar-Hingna.

(VIII) Thus Shri. Sunil Dineshchandra Tulshan and Shri. Gopal Dineshchandra Tulshan have become the Joint owners of Land bearing Khasra No. 142/2 having an area of 0.6975 H.R each out of the total area of 1.395 H.R.

7) THAT, the aforesaid entire land of (i) Survey/Khasra No. 136 having an area of 0.81 Hectare, (ii) Survey/Khasra No. 138/A having an area of 1.76 Hectare, (iii) Survey/Khasra No. 138/B having an area of 6.58 Hectare, (iv) Survey/Khasra No. 139 having an area of 1.95 Hectare, (v) Survey/Khasra No. 140 having an area of 1.41 Hectare, (vi) Survey/Khasra No. 141 having an area of 1.41 Hectare, (vii) Survey/Khasra No. 142/1 having an area of 1.395 Hectare, AND (viii) Survey/Khasra No. 142/2 having an area of 1.395 Hectare held in Bhogwatdar Class-1 Rights of Mouza : TURAGONDI, P.S.K. 59, including all other easementary rights appurtenant and belonging thereto, situated at TURAGONDI, in Tahsil : HINGNA and District : NAGPUR is specified for Residential Use by the Competent Authority empowered in this behalf (i.e. Executive Engineer, Nagpur Metropolitan Region Development Authority) vide its letter No. का.अभि(मेट्रो) इमा.अभि.-२/६१०९ dated 30-08-2019

8) THAT, the aforesaid Owners (i) Shri. Sanjay Dineshchandra Tulshan (ii) Shri. Gopal Dineshchandra Tulshan and (iii) Shri. Ramdeo Pralhadrai Agrawal have jointly decided to develop the said Piece of land (i) Survey/Khasra No. 136, (ii) Survey/Khasra No. 138/A (iii) Survey/Khasra No. 138/B (iv) Survey/Khasra No. 139 (v) Survey/Khasra No. 140, (vi) Survey/Khasra No. 141 (vii) Survey/Khasra No. 142/1 AND (viii) Survey/Khasra No. 142/2 Total admeasuring 16.71 H.R (OR 167100 Sq. Mtytrs) of Mouza : TURAGONDI, P.S.K. 59, in Tahsil : HINGNA and District : NAGPUR into a Residential Layout by carving out various Plots of different sizes therein. And accordingly they have prepared the Layout Plan of the said properties by carving out various Plots of different sizes therein and the said layout is also tentatively sanctioned and approved by Building Engineer Nagpur Improvement Trust and the Collector Nagpur vide its Letter No. जा.क्र./ प्रस्तुत/जिल्हा/कावि-८८/१६ रामक्र-१२६/एनएपी-३४/२०१६-१७ मौजा- तुरागोंदी ता- हिंगणा dated 13-01-2017; AND;

9) THAT, the Collector, Nagpur has also converted the said Land comprising (i) Survey/Khasra No. 136, (ii) Survey/Khasra No. 138/A (iii) Survey/Khasra No. 138/B (iv) Survey/Khasra No. 139 (v) Survey/Khasra No. 140, (vi) Survey/Khasra No. 141 (vii) Survey/Khasra No. 142/1 AND (viii) Survey/Khasra No. 142/2 Total admeasuring 16.71 H.R (OR 167100 Sq. Mtytrs) of Mouza : TURAGONDI, P.S.K. 59, in Tahsil : HINGNA and District : NAGPUR for Non- Agricuture Residential Use vide it order in Revenue Case No. रामक्र-१२६/एनएपी-३४/२०१६-१७ dated 13-01-2017.

10) The links in the chain of title have been property established. All the transactions have been duly verified from the relevant records of -Registrar of Document.

11) I have taken the search of Records of Registrar's office for last 30 years by paying the necessary search fee Vide receipt GRN MH007516227201920E dated 18-10-2019 in the office of Sub- Registrar-HINGNA; AND.

12) On the basis of searches made by me and the copies of the following documents supplied to me, the Originals of which are duly verified, I certify that the properties referred in schedule is owned by (i) Shri. Sanjay Dineshchandra Tulshan (ii) Shri. Gopal Dineshchandra Tulshan and (iii) Shri. Ramdeo Pralhadrai Agrawal more particualry mentioned in the Schedule herein after and appears to be free from all encumbrances, charges, liens, mortgages.

Documents verified and scrutinized:-

1) Sale Deed dated 27-02-2001 which is duly registered at Serial No. 2141/2001 before the Sub Registrar-1 Nagpur.	Original
2) Sale Deed dated 23-03-2005 which is duly registered at Serial No. 1675/2005 before the Sub Registrar-Hingna.	Original
3) Sale Deed dated 22-07-2005 which is duly registered at Serial No. 4154/2005 before the Sub Registrar-Hingna.	Original
4) Sale Deed dated 7-04-2006 which is duly registered at Serial No. 1992/2006 before the Sub Registrar-Hingna.	Original
5) Sale Deed dated 13-07-2006 which is duly registered at Serial No. 4085/2006 before the Sub Registrar-Hingna	Original
6) Sale Deed dated 19-07-2006 which is duly registered at Serial No. 4189/2006 before the Sub Registrar-Hingna.	Original
7) Gift Deed dated 18-07-2017 which is duly registered at Serial No. 3129/2017 before the Sub Registrar-Hingna.	Copy

8) 7/12 Extract of (i) Survey/Khasra No. 136, (ii) Survey/Khasra No. 138/A (iii) Survey/Khasra No. 138/B (iv) Survey/Khasra No. 139 (v) Survey/Khasra No. 140, (vi) Survey/Khasra No. 141 (vii) Survey/Khasra No. 142/1 AND (viii) Survey/Khasra No. 142/2.	Original
9) Letter No. का.अभि(मेट्रो) इमा.अभि.-२/६१०९ Dated 30-08-2016.	Copy
10) NA Order of Collector dated 13-01-2017	Copy
11) Sanction layout plan.	Copy

I am satisfied that the property is heritable and transferable.

13) In result, I have to state that I have made necessary searches at the concerned Sub-Registrars office upto date and as the result of such searches, I am satisfied that the property in question is owned by **(i) Shri. Sanjay Dineshchandra Tulshan (ii) Shri. Gopal Dineshchandra Tulshan and (iii) Shri. Ramdeo Pralhadrai Agrawal** and is free from all types of encumbrances.

SCHEDULE OF THE DESCRIPTION OF THE PROPERTIES

ALL THAT Piece and Parcel of land bearing (i) **Survey/Khasra No. 136** having an area of 0.81 Hectare, (ii) **Survey/Khasra No. 138/A** having an area of 1.76 Hectare, (iii) **Survey/Khasra No. 138/B** having an area of 6.58 Hectare, (iv) **Survey/Khasra No. 139** having an area of 1.95 Hectare, (v) **Survey/Khasra No. 140** having an area of 1.41 Hectare, (vi) **Survey/Khasra No. 141** having an area of 1.41 Hectare, (vii) **Survey/Khasra No. 142/1** having an area of 1.395 Hectare, AND (viii) **Survey/Khasra No. 142/2** having an area of 1.395 Hectare held in Bhogwatdar Class-1 Rights of **Mouza : TURAGONDI**, P.S.K. 59, including all other easementary rights appurtenant and belonging thereto, situated at TURAGONDI, in Tahsil : HINGNA and District : NAGPUR

Sr. No.	Khasra No.	Area (H.R)	Owner
1	136	0.81 H.R	SANJAY DINESHCHANDRA TULSHAN
2	138/A	1.76 H.R	SANJAY DINESHCHANDRA TULSHAN
3	138/B	6.58 H.R	SANJAY DINESHCHANDRA TULSHAN
4	139	1.95 H.R	SANJAY DINESHCHANDRA TULSHAN
5	140	1.41 H.R	SANJAY DINESHCHANDRA TULSHAN
6	141	1.41 H.R	SANJAY DINESHCHANDRA TULSHAN
7	142/1	1.395 H.R	RAMDEO PRALHADRAI AGRAWAL
8	142/2	1.395 H.R	SUNIL DINESHCHANDRA TULSHAN GOPAL DINESHCHANDRA TULSHAN
	TOTAL	16.71 H.R	

NAGPUR

21-10-2019

Pravin. G. Patil

(Advocate)

PRAVIN G. PATIL
ADVOCATE
D/5, VANDANA FLATS,
CANAL ROAD, RAMDASPETH,
NAGPUR-10