MH000626261202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
20 May 2020	Receipt	Receipt no.: 1111764228
	Name of the Applicant :	Akash Madhukarrao Raut
	Details of property of which document has to be searched :	Dist :Nagpur Village :Pipala (kinakhede) S.No/CTS No/G.No. : 4
	Period of search :	From :2007 To :2020
	Received Fee :	350
The above mentioned Search fee has been credited to government vide GRN no :MH000626261202021E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

(Akash Raut)
Advocate

CHALLAN
MTR Form Number-6

GRN	MH000626261202021E	BARCODE		Date	20/05/2020-17:22:33	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	Akash Madhukarrao Raut
Location	PUNE		
Year	2020-2021 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	350.00	Amount In Words	Three Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	350.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020052011756	2609210946
Cheque/DD No.		Bank Date	RBI Date	20/05/2020-17:24:03	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 59242691 Mobile No. : Not Available

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.

Print Date 20-05-2020 05:25:12

Akash Raut
ADVOCATE

Residence & Office : Hansapuri, Old Bhandara Road, Opposite Custom Shop, Nagpur-440018.
☎: 9823708504

TITLE INVESTIGATION REPORT (TIR)

Having been engaged by **Smt. Vanita Narayan Thorane and Mrs. Sneha Shailesh Thorane** both R/o. Plot No.38, Maroti Nagar, Amravati Road, Wadi, Nagpur-440023, for preparing the Title Verification and Search Report to verify the ownership of property described in Schedule belonging to them, I advocate Shri Akash Madhukar Raut, do hereby submit my report as under:

That **Smt. Vanita Narayan Thorane and Mrs. Sneha Shailesh Thorane** are absolute owner of Plot No.2, 3, 4, 10, 12, 14, 15, 18, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 35, 36, 37, 38, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 67, 68, which is Situated at Survey/Khasra No.4, admeasuring about 2.32 H.R, Mouza – Pipla (Kin), P.H.No.11, Tahsil - Kalmeshwar, District – Nagpur.

Sheet showing flow of the title of the owner and his/its predecessors in interest up to the Latest Title Deed

1. That, Originally the said property i.e. Survey/Khasra No.4, admeasuring about 2.32 H.R, Mouza – Pipla (Kin), P.H.No.11, Tahsil - Kalmeshwar, District – Nagpur, was owned and possessed by Mr. Anil Prabhakar Kinkhede, who had sold the said property to Piru Hasan Pathan & two others, by way of Deed of Sale registered at Serial No.826 on 30/12/2000 before Sub-Registrar, Kalmeshwar.

2. That, the said Piru Hasan Pathan & two others, had sold the said property to Mrs. Vanita Narayan Thorane and Mr. Amol Bhaiyaji Fullare, vide Deed of Sale, registered at Serial No.518/2014, dated 12-03-2014, before Sub-Registrar, Kalmeshwar.

3. That Mrs. Vanita Narayan Thorane and Mr. Amol Bhaiyaji Fullare were become absolute owner of all that piece and parcel of Mouza – Pipla (Kin), P.H.No.11, Non-Agriculture Survey/Khasra No.4, admeasuring about 2.32 H.R., Tahsil - Kalmeshwar, District – Nagpur. The Mr. Amol Bhaiyaji Fullare is having 25% share and Mrs. Vanita Narayan Thorane is having 75% share in the aforesaid property.

4. That the aforesaid Survey/Khasra No.4, is converted from Agriculture to Non Agriculture by Sub Divisional Officer Saoner vide Order No.KV1271/2014, having Ra.Ma.Kr. No.30/NAP/34/2013-14, Dated 29/11/2014, and Layout plan is also sanctioned on 21/10/2014 for Residential to Non-Agriculture use vide letter No.1752, by Town Planning Department, Nagpur. That the said Mrs. Vanita Narayan Thorane and Mr. Amol Bhaiyaji Fullare thereafter formed "Association of Persons" and Agreement to that effect was executed on 08/01/2015. In the said Agreement of Association of Persons, Mrs. Vanita Narayan Thorane and Mr. Amol Bhaiyaji Fullare had decided to share profit or loss in the ratio of 25% to the Mr. Amol Bhaiyaji Fullare and 75% to Mrs. Vanita Narayan Thorane.

5. That the Mr. Amol Bhaiyaji Fullare being resident of Mouza – Pipla (Kin) Tahsil Kalmeshwar, District Nagpur, actively participated in the sale of plots in the aforesaid layout viz. finding buyers, receiving earnest money, Maintaining their accounts etc. Thereafter the Mrs. Vanita Narayan Thorane and Mr. Amol Bhaiyaji Fullare have sold some Plots in the aforesaid Layout as per their share but there are still 42 Plots remains to be sold. The Total Balance Plots of Vendor and Consenting Party, which remains to be sold viz. Plot No.1, 2, 3, 4, 10, 12, 14, 15, 18, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 67, 68, which is Total admeasuring about 6562.61 Sq.Mtrs., (70640 Sq.Fts.,). As per their share, Mr. Amol Bhaiyaji Fullare is owner of undivided area admeasuring about 1640.65 Sq.Mtrs., i.e. 25% share of the Total Balance Plots and the Mrs. Vanita Narayan Thorane is owner of undivided area admeasuring about 4921.96 Sq.Mtrs., i.e. 75% share of the Total Balance Plots.

6. That accordingly Mr. Amol Bhaiyaji Fullare being absolute owner of the aforesaid undivided area admeasuring about 1576.90 Sq.Mtrs., i.e. 25% share of the Total Balance Plots, sold the same to Mrs. Sneha Shailesh Thorane, vide Deed of Sale, dated 15-03-2019, registered at Serial No.567/2019, before Sub-Registrar, Kalmeshwar and

Smt. Vanita Thorane stood as a Consenter in the said Sale Deed. Since then Smt. Vanita Narayan Thorane and Mrs. Sneha Shailesh Thorane, is become absolute owner of the aforesaid property as per their share.

7. That, the said Smt. Vanita Narayan Thorane and Mrs. Sneha Shailesh Thorane, has duly mutated its name in All Concerning Government Records and further sold the Plot No.1, 32 and 33.

8. On the basis of the documents placed before me, I certify that the property referred in the Schedule is owned/held by Smt. Vanita Narayan Thorane and Mrs. Sneha Shailesh Thorane, and free from any encumbrances, charges, liens and mortgages or any other claim affecting the clear title. I have taken the search of the records of the registrar's office from their inspection books and other relevant records by paying necessary search fee of Rs.350/- on 20/05/2020, vide receipt No.1111764228, for the year 2002 to 2020. The search fee receipts are enclosed herewith.

9. THAT, all the relevant documents of title i.e. Sale Deeds, Property Card, placed before me, are Xerox copies and I have verified and tallied these documents from the records of Registrar of Documents and/or from the records of appropriate authorities.

10. THAT, I am satisfied & confirm that the property is heritable and transferable and the transferor has right to transfer, leased out the said property. Further the title of the property is clear and marketable.

11. THAT, I have perused the all the Xerox documents related to schedule property. The said document adequately safeguards the interest of the person who wants to occupy/purchase the said property/plot, there is nothing, which is prejudicial or undesirable in the said document.

12. In result, I have to state that I have made necessary searches at the concerned Sub Registrar's Office and gone through the documents supplied by the party and as the result of such searches and verification of the document, I am satisfied that the property in question is free from all types of encumbrances except as stated above.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of property bearing Plot No.2, 3, 4, 10, 12, 14, 15, 18, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 35, 36, 37, 38, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 67, 68, which is Situated at Survey/Khasra No.4, admeasuring about 2.32 H.R, Mouza – Pipla (Kin), P.H.No.11, Tahsil - Kalmeshwar, District – Nagpur.

Nagpur
Dated : 20-05-2020

(AKASH RAUT)
Advocate.

(Akash Raut)
Advocate