CHALLAN
MTR Form Number-6

GRN	MH004513131201920E	BARCODE		Date	26/07/2019-16:11:32	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	RTK_RAMTEK SUB REGISTRAR	Full Name	Adv Pavan G Dhimole
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	Survey No. 148
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	Mouza - Sillari
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 2
		Remarks (If Any)	Search Fee of last 13 years commencing from 2007 ending on 2019
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02003942019072601086	116423057
Cheque/DD No.		Bank Date	RBI Date	26/07/2019-16:12:55	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF BARODA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9373216597

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Pavan G. Dhimole
Advocate
Behind Shree Gajanan Maharaj Mandir,
Lakdapul, Mahal Nagpur - 440032
(M) 9373216597

Print Date 26-07-2019 04:12:31

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PAVAN G. DHIMOLE
Advocate

Office at – Behind Shree Gajanan Maharaj Mandir,
Lakdapul, Mahal, Nagpur – 440032.
Communication – 0712-2764222, 9373216597
E-mail ID - pavandhimole1979@gmail.com

TITLE VERIFICATION & SEARCH REPORT

Being engaged by **Mr. Milindkumar Bhaurao Meshram**, R/o. 558, Deshpande Layout, Nagpur – 440 008. I am submitting my Title Verification Report on basis of search taken by me by depositing of Rs. 325/- vide Receipt vide GRN No. MH004513131201920E, Dated 26/07/2019 in the office of the Sub-Registrar, Ramtek for the search of last 13 years (2007 to 2019) record in respect of following property.

DESCRIPTION OF PROPERTY

ALL THAT piece and parcel of land bearing **Survey No. 148,** containing by total admeasuring **1.49 H.R. (14900 Sq.Mtrs.)**, held in Right Class - I, Rent Rs. 1.25, having an Account No. 1, situated at **Mouza - Sillari**, P.H.No. 27-A, Revenue Circle – Devlapar, Tehsil – Ramtek & Dist. Nagpur, including all kinds of Passage, Right of Pathways, Water courses, Trees and all other easementary rights appurtenant and belonging thereto and the said portion of land is bounded as under :-

On the East	:	Survey No. 147
On the West	:	Survey No. 150
On the North	:	Pandhan Road
On the South	:	Survey No. 149

Share Full.

(The said Property consisting Plot Nos. 1 & 2** (having House No. 103, situated at Ward No. 2, G.Panchayat – Piprlya, Teh. Ramtek, Dist. Nagpur), **admeasuring 4319.43 Sq.Mtrs. + 3089.93 Sq.Mtrs., i.e. containing by total admeasuring 7409.36 Sq.Mtrs.)

(Hereinafter referred to as **"The Said Property"**).

LIST OF DOCUMENTS REFERRED OR FURNISHING PRIMA FACIE OPINION :

That, I have gone through the various documents submitted by the Present Owner by name **Mr. Milindkumar Bhaurao Meshram** i.e. Copy of Sale Deeds, 7/12 Extract, Gav Namuma 8A, 'K' Prat, Patwari Map, Adhikar Abhilekh Panji, Ferfar Patrak, Order issued by Sub Divisional Officer, Ramtek, NA Order (Group Housing Scheme) of Hon'ble Collector, Letter from Assistant Director Town Planning, Nagpur, NOC from Office of the Chief Conservator of Forest & Field Director, Pench Tiger Reserve, Nagpur, Demarcated Residential Layout Plan for Group Housing Scheme, Tax Receipt 2018-19, Deed of Declaration, Power of Attorney, Sanctioned Plan of Group Housing Scheme from Assistant Director Town Planning, etc. and also verified the day books from the office of Sub-Registrar, Ramtek for the Year 2007 to 2019 by paying necessary charges of Rs. 325/- bearing Receipt vide GRN No. MH004513131201920E, Dated 10/06/2019, the receipt is enclosed herewith this report, during my search from the office of Sub-registrar, Ramtek, no adverse entries found in the record thereby revealing any charges lien or encumbrances over the said property, but as some index was not available and also some is not updated, some records were also not available for inspection, therefore I have obtained affidavit of the present owner of the property duly affirmed by him, to state that there is no registered or unregistered charge on the property, the said affidavit is part and parcel of this report.

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BRIEF HISTORY OF OWNERSHIP / TRACING OF TITLE :

That, as per the record of Adhikar Abhilekh Panji, one Mr. Abdul Gani Sheikh Gaffur was the owner of the said property and after his demise, the said property inherited by his legal heirs namely Mohd. Aslam Khan Abdul Gani, Mohd. Azam Abdul Gani, Mohd. Islam Abdul Gani, Amin Abdul Gani, Mobin Abdul Gani, Salim Abdul Gani, Rehna Abdul Gani & Noorjaha Wd/o. Abdul Gani by way of Succession Act.

Later on, the abovenamed legal heirs of Mr. Abdul Gani Sheikh Gaffur have transferred the said property to – 1) M/s. Imagination Infra & Resort (India) Ltd., Nagpur, Bhivapurkar Chamber, Dhantoli, Nagpur through its Director – Mr. Amardeep Renurao Shende, 2) Mr. Rajesh Krushnaji Lanjewar & 3) Mr. Pravin Rambhau Dhengre by virtue of registered Sale Deed, Dtd. 13/03/2013, which is duly registered before the Sub-Registrar, Ramtek in Book No. 1 at Sr. No. 417/2013.

Meantime, 1) M/s. Imagination Infra & Resort (India) Ltd., Nagpur, Bhivapurkar Chamber, Dhantoli, Nagpur through its Director – Mr. Amardeep Renurao Shende, 2) Mr. Rajesh Krushnaji Lanjewar & 3) Mr. Pravin Rambhau Dhengre have appointed one Mr. Prakash Satyavijay Walke as their Power of Attorney Holder to do certain acts, deeds & things in relation to the said property by virtue of General Power of Attorney, which is duly registered on 24/01/2014, before the Sub-Registrar, Ramtek in Book No. 4 at Sr. No. 115/2014.

But, the original owner 1) M/s. Imagination Infra & Resort (India) Ltd., Nagpur, Bhivapurkar Chamber, Dhantoli, Nagpur through its Director – Mr. Amardeep Renurao Shende, 2) Mr. Rajesh Krushnaji Lanjewar & 3) Mr. Pravin Rambhau Dhengre have come in person and transferred the said property to the Present Owner by name – **Mr. Milindkumar Bhaurao Meshram** by virtue of registered Sale Deed, which is duly executed on 19/03/2016 and registered on 22/03/2016, before the Sub-Registrar, Ramtek in Book No. 1 at Sr. No. 481/2016.

As a result, the present Owner became the sole & an absolute owner of the said property and also he is in uninterrupted and peaceful possession till today and his name is also mutated in the record of rights.

Meantime, the Present Owner has applied to office of the Chief Conservator of Forest & Field Director, Pench Tiger Reserve, Nagpur for NOC in relation to Residential Group Housing Scheme on 02/12/2017 and after considering his request, the said concerning department has issued NOC to Present Owner on certain terms & conditions, Dtd. 05/01/2018 vide No. कक्ष-५(अ)/सर्व्हे/३५३९/१७-१८.

Meantime the Present Owner has also received the necessary permission for the development of the said property from Assistant Director, Town Planning, Nagpur on 12/04/2018 vide Letter No. जा.क्र. अकृषिक/मौ.-सिल्लारी/ता. रामटेक/ससंनाग/७७० and also received NA Order for Residential (Group Housing Scheme) / Commercial / Industrial purpose from the Hon'ble Collector on 27/04/2018 vide No. रामाक्र-२७/एनएपी-३४/२०१७-२०१८, जा.क्र./प्रस्तू/जिल्हाधिकारी/कावि-५२३/१८.

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Lateron, the Present Owner has also applied to the Sub Divisional Officer, Ramtek for construction of Residential (Group Housing Scheme) Plot No. 1 & 2, admeasuring 4319.43 Sq.Mtrs. & 3089.93 Sq.Mtrs. respectively, in Survey No. 148, admeasuring 14900 Sq.Mtrs. and after considering the request of Present Owner, the Sub Divisional Officer, Ramtek has issued order vide No. रामाक्र-१०/एमआरसी -८१/२०१८-२०१९ vide Letter No. प्रस्तूतकार/उविअ-रा/कावि-१०७/२०१९, Dtd. 19/05/2019.

That, the Present Owner has also measured the said property from SLR, Ramtek on 02/04/2018, vide Measurement Case No. 14/18, which elaborated as follows :-

Schedule of Plots

Plot Nos.	Area of each Plot in Sq.Mtrs.	Number of Plots	Rounding Area of Road Sq.Mtrs.	Net Area of each Plot (B – D) Sq.Mtrs.	Total Area
A	B	C	D	E	F
1	4337.09	1	17.66	4319.43	4319.43
2	3107.59	1	17.66	3089.93	3089.93
Total		2			**7409.36**

Area Statement

1.	Area of Land	14900.00 Sq.Mtrs.
2.	Deduction For	
	A) Open Spaces	1496.00 Sq.Mtrs.
	B) Internal Roads	4492.64 Sq.Mtrs.
	C) Amenity Spaces	1502.00 Sq.Mtrs.
	Total Deductions (A + B + C)	7490.64 Sq.Mtrs.
3.	**Net Area of Residential Plot (1 – 2)**	**7409.36 Sq.Mtrs.**

As a result, the construction plan of the said property is duly sanctioned & approved by the Assistant Director, Town Planning, Nagpur on even date.

That, the Present Owner by name - **Mr. Milindkumar Bhaurao Meshram** has submitted the said property to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration U/s. 2 of the said Act, which is duly registered in the office of the Sub-Registrar, Ramtek in Book No.1 at Sr.No. 1315 on 22/07/2019 and consequentially therefore the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the prospective Purchaser and his/her/their Successors-in-title

COMMENTS ON TITLE :

On perusal of above documents, it is clear that, **Mr. Milindkumar Bhaurao Meshram** holds clear and marketable title to the said property.

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STATUS ON TAX DUES :

Tax Rs. 23,467/- is paid till 2018-2019 having House No. 103, situated at Ward No. 2, Gram Panchayat – Pipriya, Tehsil – Ramtek, District – Nagpur.

ENCUMBRANCES AND LIEN :

After examining all the relevant document relating to said property, I have an opinion that, the Present Owner is the sole & an absolute owner of the abovesaid property and I found that, the abovementioned property is not mortgaged, charged or any lien neither created nor encumbered in any mariner whatsoever.

I am satisfied from the same and that, the property in question is free from all types of encumbrances and hence the present Owner having good, clear and marketable title.

LITIGATION :

I have examined that, there is no existing litigation in respect of the said property.

CONCLUSION / RECOMMENDATION :

1) This is a free hold property.
2) **Mr. Milindkumar Bhaurao Meshram** is the sole & an absolute owner of the said property and he has an uninterrupted and peaceful possession of the above mentioned property till date.
3) To issue public notice in news paper in relation to the said property and inviting Claims in relation to the same
4) Subject to the above **Mr. Milindkumar Bhaurao Meshram** is competent to sold out the said property to any interest buyer.

Thanking You.

Pavan G. Dhimole
Advocate
Behind Shree Gajanan Maharaj Mandir,
Lakdapul, Mahal Nagpur - 440032
(M) 9373216597

(PAVAN G. DHIMOLE)
Advocate

Place : Nagpur
Dated : 26/06/2019

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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑

NAGPUR TREASURY
VF 110095
18 JUL 2019
Camp Head Clerk / Sr. Clerk

NOTARIEL REG
ENTRY NO. 2815
DATE 29/07/19

SEAL OF NOTARY ARCHANA D. JAISWAL NAGPUR

IN THE COURT OF THE EXECUTIVE MAGISTRATE / PUBLIC NOTARY, NAGPUR

DEPONENT : **Mr. Milindkumar Bhaurao Meshram**
Aged about 36 Years, Occupation - Business
R/o. 558, Deshpande Layout,
Nagpur – 440 008.

I, the Deponent state & declare that,

1) I have not mortgage, create any lien, charge, encumbrances upon the below mentioned property.

2) I further state and declare that the below mentioned property is free from encumbrances of all kind whatsoever and there is no any lien, charge, mortgage, etc. upon below mentioned property.

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१) दस्ताचा प्रकार/अनुच्छेद क्रमांक	Aff
२) दस्त नोंदणी करणे आहेत काय ?	होय/नाही
३) नोंदणी होणार असलेल्या दुय्यम निबंधक कार्यालयाचे नाव दुय्यम निबंधक क्र.	
४) मिळकतीचे वर्णन	
५) मोबदला रुपये	
६) मुद्रांक विक्रेत्याचे नांव	milind kumar Bhaurao meshram
७) दुसऱ्या पक्षकाराचे नाव	
८) हस्ते अकलावार स्वाक्षरी आहे ?	Yes
९) मुद्रांक शुल्क रुपये	100/
१०) मुद्रांक विक्री नोंद वही अनुक्रमांक	6277 / दिनांक 25/07/13
११) मुद्रांक विक्रेत्याची सही	
विश्वास पी. पाटील	मुद्रांक विक्रेता एम. के. 30/95 कोड क्र. 4601022 E/20, सुजाता नगर, विनोबा भे-आळट, नागपूर-17

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3) I state and declare that, there is no any litigation, court cases pending before any Court of law or before any authority in respect of below mentioned property and the ownership title of the my is absolutely clear and marketable and there is no clouds on the aforesaid property absolutely owned by me.

DESCRIPTION OF PROPERTY

ALL THAT piece and parcel of land bearing **Survey No. 148,** containing by total admeasuring **1.49 H.R. (14900 Sq.Mtrs.)**, held in Right Class - I, Rent Rs. 1.25, having an Account No. 1, situated at **Mouza - Sillari**, P.H.No. 27-A, Revenue Circle – Devlapar, Tehsil – Ramtek & Dist. Nagpur, including all kinds of Passage, Right of Pathways, Water courses, Trees and all other easementary rights appurtenant and belonging thereto and the said portion of land is bounded as under :-

On the East	:	Survey No. 147
On the West	:	Survey No. 150
On the North	:	Pandhan Road
On the South	:	Survey No. 149

Share Full.



(The said Property consisting Plot Nos. 1 & 2** (having House No. 103, situated at Ward No. 2, G.Panchayat – Pipriya, Teh. Ramtek, Dist. Nagpur)**, admeasuring 4319.43 Sq.Mtrs. + 3089.93 Sq.Mtrs., i.e. containing by total admeasuring 7409.36 Sq.Mtrs.)

Hence this Affidavit.

DEPONENT

Nagpur.
Dtd. : 26/06/2019

(Mr. Milindkumar Bhaurao Meshram)

NOTARY * ARCHANA D. JAISWAL * NAGPUR (M.S.) * GOVERNMENT OF INDIA * Regn. No. 4753

-: VERIFICATION :-

The contents of above of paras are true and correct to the best of my knowledge & belief it the above information is/ or the information given in my application for registration dated is found to be false. I shall be liable for legal action in accordance.

I know the Deponent.

Advocate
Pavan G. Dhimole
Advocate
Behind Shree Bajanan Maharaj Mandir,
Lakdapul, Mecal Nagpur - 440032
(M) 9373216597

DEPONENT

(Mr. Milindkumar Bhaurao Meshram)

ARCHANA D. JAISWAL NOTARY (Regn. No. 4753) GOVERNMENT OF INDIA NAGPUR(M.S.)

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