CHALLAN
MTR Form Number-6

GRN	MH007272582019E	BARCODE	Date 25/10/2019-13:26:50 Form ID

Department	Inspector General Of Registration
Type of Payment	Search Fee Other Items
Office Name	PNQ1_IT DISTT REGISTRAR PUNE URBAN
Location	PUNE
Year	2019-2020 One Time

Account Head Details	Amount in Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Payer Details

TAX ID (If Any)	
PAN No.(If Applicable)	
Full Name	Ashish Madhukar Nagpure
Flat/Block No.	
Premises/Building	
Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
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.	30040572019102571753 / IKOA-FIES
Cheque/DD No.		Bank Date / RBI Date	25/10/2019-13:24:26 / Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. / Date	Not Verified with Scroll

Mobile No. : Not Available

Department ID : 2528321?8
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
वरील चलन फक्त Type of Payment मध्ये नमूद केलेल्या कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Print Date 25-10-2019 01:27:12

ASHISH M. [illegible]
Advocate

ASHISH M. NAGPURE
Advocate

Address :
"Shrikrishna Villa"Plot No. 167,
Indraprasta Nagar,
Nagpur.
Mob No - 9823630809

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Under instructions from my Client, **M/S. SHARMA CONSTRUCTION COMPANY**, having its Office at 17, Corporation Market, Gokulpeth, Nagpur, through its Partners **(1) SMT. NARMADA W/o RADHESHYAM SHARMA, (2) SMT. ASHA W/o ANIL SHARMA, (3) SHRI. RITESH S/o RADHESHYAM SHARMA**, AND **(4) SHRI. UMESH S/o RADHESHYAM SHARMA**, All Residents of Gokulpeth, Nagpur, I have investigated the title relating to ALL THAT Piece and Parcel of land land bearing Kh. No. 141/4 having an area of 0.81 Hectors of Mouza – WELA (HARISHCHANDRA), P. S. K. 42, situate at Wela Harishchandra, within the limits of Gram Panchayat Wela Harishchandra in Tahsil – Nagpur (Rural) and District –NAGPUR and my findings are as under

(1) THAT M/S. SHARMA CONSTRUCTION COMPANY is owns and posses and in possession of the property comprising ALL THAT Piece and parcel of land bearing Survey No. 141/4 having an area of 0.81 Hectors, Rental Rs. 5.54 Yearly. Held in Occupancy Class-1 Rights of Mouza – VELA (HARISHCHANDRA) P.S.K. 38, situate at Vela (Harishchandra) within the limits of the Grampanchayat – Vela Harishchandra) in Tahsil – Nagpur (Rural) and District – NAGPUR having purchased the same by it from Smt. Shraddha Udaysingh Raje Shirke, by a Sale Deed Dated 26-02-2010, which is duly Registered in the Office of the Sub-Registrar Nagpur-10 in Book No. 1 at Sr. No. 1104 on even date. As a result therefore the said M/s. Sharma Construction Company have now become an exclusive absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

ASHISH M. NAGPURE
Advocate

(2) THAT ALL THAT Piece and Parcel of Agricultural land bearing Kh. Survey Gut No. 141 of Mouza – VELA (HARISHCHANDRA) P.S.K. 38 Having an area of 8.42 Hectors, Originally belonged to Raje Raghujirao Bhonsale, being his separate property.

(3) THAT the virtue of Partition affected in Civil Suit No. 16 of 1961 amongst the Co-owners Smt. Rani Annapurnatai Raje Raghujirao Bhonsale became the Owner of the 1/9th share in the properties of Late Raje Raghujirao Bhonsale.

(4) THAT during her life time the aforesaid Smt. Rani Annapurnabai Raje Raghujirao Bhonsale executed her LAST WILL AND TESTAMENT on 29-07-1998 and thereby she bequeathed the aforesaid entire property to Shri. Dilip S/o Narayanrao Shirke, Shri. Uday S/o Narayanrao Shirke and Shri. Ranjit S/o Narayanrao Shirke, jointly absolutely forever with heritable and transferable rights therein.

(5) THAT the said Smt. Rani Annapurnabai Raje Raghujirao Bhonsale left for heavenly abode on 03-12-1998 and consequent upon her demise/death, the said Shri. Dilip S/o Narayanrao Shirke, Shri. Uday S/o Narayanrao Shirke and Shri. Ranjit Narayanrao Shirke jointly, became the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid WILL Dated 29-07-1998.

(6) THAT the aforesaid Shri. Dilip S/o Narayanrao Shirke, Shri. Uday S/o Narayanrao Shirke and Shri. Ranjit S/o Narayanrao Shirke lateron transferred 1.62 Hectors of land out of total land of Kh. No. 141 by a Sale Deed Dated 20-07-2005, which is duly registered at the Office of the Sub-Registrar, Nagpur (Rural) in Book No. 1 at Sr. No. 4551 on even date.

(7) THAT the aforesaid Shri. Dilip Narayanrao Shirke, Shri. Uday S/o Narayanrao Shirke and Shri. Ranjit Narayanrao Shirke lateron further transferred 1.62 Hectors of land out of total land of Kh. No. 141 by a Sale Deed Dated 8-12-2005, which is duly Registered at the Office of the Sub-Registrar, Nagpur (Rural) in Book No.1 at Sr. No. 7119 on even date.

(8) THAT the aforesaid Shri. Dilip S/o Narayanrao Shirke, Shri. Uday S/o Narayanrao Shirke and Shri. Ranjit S/o Narayanrao Shirke lateron further transferred 0.81 Hectors of land out of total land of Kh. No. 141 by way of sale to Smt. Shraddha Udaysingh Shirke, by a Sale Deed Dated 08-12-2005, which is duly Registered at the Office of the Sub-Registrar Nagpur-Rural in Book No. 1 at Sr. No. 7105 on even date. The said land renumbered as Kh. No. 141/4 of Mouza – Vela (Harishchandra) The remaining land having an area of 4.37 Hectors of land owned and possessed by the said Shri. Dilip S/o Narayanrao Shirke, Shri. Uday Narayanrao Shirke and Shri. Ranjit Narayanrao Shirke. The said land renumbered as Kh. No. 141/1 of Mouza – VELA (HARISHCHANDRA).

(9) THAT The aforesaid Smt. Shraddha Udaysingh Shirke lateron transferred the aforesaid property comprising ALL THAT Piece and parcel of land bearing Survey No. 141/4 having an area of 0.81 Hectors, Rental Rs. 5.54 Yearly Held in Occupancy Class-1 Rights of Mouza – VELA (HARISHCHANDRA) P.S.K. 38, situate at Vela (Harishchandra) within the limits of the Grampanchayat – Vela Harishchandra) in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of sale to M/s. Sharma Construction Company, by a Sale Deed Dated 26-02-2010, which is duly Registered in the Office of the Sub-Registrar, Nagpur (Rural)-10 in Book No. 1 at Sr. No. 1104 on 26-02-2010. As a result therefore the said M/s. Sharma Construction Company have now become an exclusive absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

(10) THAT the aforesaid land of Kh. /Gat 141/4 is converted for Non-Agricultural (Residential) Use passed by the Collector, Nagpur vide its Order Dated 29-07-2019 passed in Revenue Case No. 358/NAP-34/2018-19.

(11) THAT for the purpose of development of said land the aforesaid Owner entered into an Agreement of Development with Nagpur Metropolitan Region Development Authority upon several terms and conditions contained therein. In terms of the said Agreement, the Executive Engineer Nagpur Metropolitan Region Development Authority Nagpur has recommended and approved the layout Plan of the said land vide its Letter No kaa.abhi./(naa.ma.pra.vi.pra.vi.pra.)/2140 Dated 06-08-2019.

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(12) THAT the said Real Estate Project is purely a Plotted Development and shall be known and styled as **"SHARMA LAYOUT NO. 2"**

(13) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Joint Sub-Registrar, Nagpur for the Year 1989 to 2019 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof holds good, valid and marketable title thereto. The necessary Search fees for the same is deposited in the Office of the Joint Sub-Registrar, Nagpur.

(14) THAT, Naturally therefore the prospective Purchaser which may intent to Purchase Plot in the aforesaid property shall also acquired equally good, valid and marketable title on obtaining a proper Sale Deed from the present owner.

(15) THAT, Naturally therefore the any Financial Institution which may mortgage the aforesaid property shall also acquired equally good, valid and marketable title to the aforesaid property on obtaining a proper Mortgage Deed from the present owner.

(16) THAT, it is needless to mention that the present owner can very well Sell/Mortgage the aforesaid property to any Prospective Purchaser/Financial Institution by way of security for repayment of Loan, if any advance to him.

Nagpur :

Date : 25-10-2019

(ASHISH M. NAGPURE)
Advocate

ASHISH M. NAGPURE
Advocate