



CHALLAN
MTR Form Number-6

GRN	MH005631342201415E	BARCODE			Date	06/02/2015-12:20:49		Form ID
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Search Fee				TAX ID (If Any)			
	Other Items				PAN No. (If Applicable)			
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		Adv Ashwin Patil	
Location	NAGPUR							
Year	2014-2015 Annual From 01/04/2014 To 31/03/2015				Flat/Block No.		54	
Account Head Details		Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE		375.00		Road/Street		Sawarkar Nagar		
				Area/Locality		Nagpur		
				Town/City/District				
				PIN		4 4 0 0 1 5		
				Remarks (If Any) Search Fee for years 2001 to 2015 o f Khasra No. 171/5/2 of Mouza DABHA CTS No. 130 Sheet No. 295/78 Tahsi I and District Nagpur				
				Amount In		Three Hundred Seventy Five Rupees Only		
Total		375.00		Words				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA								
Cheque-DD Details				Bank CIN		REF No.		
				00040572015020623027		IK69077251		
Cheque/DD No				Date		06/02/2015-12:21:38		
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Mobile No. : 9822936551

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Ph. (0712) 2232868
Mo. 9822936551
E.mail - ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Under instruction from my client **M/S. CONCRETE DEVELOPERS**, a Partnership Firm, having its Office at 151, Anjali Apartments, Gandhi Nagar, Nagpur acting through its Partners (1) **SHRI SANJAY NAGORAO PAIDLEWAR**, Resident of 140, Shivaji Nagar, Nagpur, Tahsil and District - NAGPUR (2) **SHRI NITISH RAMESH CHORDIA**, Resident of 96, Shivaji Nagar, Nagpur, Tahsil and District - NAGPUR, I have investigated the title relating to ALL THAT Piece and Parcel of land bearing Khasra/Survey No. 171/5/2 containing by admeasurement 3900 Sq. Mtrs. (OR 0.39 hectare), Rental Rs. 0.30 held in Bhogwatdar Class - 1 Rights of Mouza - DABHA, P.S.K. 7, Khata No. 327 including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 130 and Sheet No. 295/78, situated at Dabha, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR and my findings are as under :

(1) THAT, ALL THAT Piece and Parcel of Agricultural land bearing Khasra/Survey No. 171/5, having an area of 3.24 Hectares, Rental Rs. 2.00 held in Bhogwatdar Class-1 Rights of Mouza - DABHA, P.S.K. 7, Khata No. 327 including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 130 and Sheet No. 295/78, situated at Dabha, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR, Originally belonged to Smt. Binarani W/o Shardaranjan Karmakar.

(2) THAT, the said Smt. Binarani Shardaranjan Karmakar lateron in her turn transferred the aforesaid property by way of sale to (1) Rana Hanumansingh Foundation through Shri Ashok Kumar S/o Pratapsingh Saraswar, (2) Shri Ashok Kumar S/o Pratapsingh Saraswar, (3) Shri Vinay Kumar S/o Pratapsingh Saraswar, (4) Shri Khushalchand S/o Mohanlal Pincha, (5) Shri Rakesh S/o Khushalchand Pincha, (6) Shri Vikas S/o Khushalchand Pincha, (7) Smt. Meera W/o Khushalchand Pincha, (8) K.M. Pincha, HUF through Karta Mr. Khushalchand S/o Mohanlal Pincha, (9) Shri Vasant S/o Ganpati Kukde, (10) Smt. Sadhana W/o Dilip Kukde, (11) Shri Dilip S/o Vasant Kukde, (12) Shri Ankeet S/o Anil Taneja, (13) Smt. Kavita W/o Anil Taneja, (14) Shri Anil S/o J.D. Taneja, (15) Shri Vishal S/o Rameshchandra Agrawal, (16) Shri Ganeshlal S/o Chotelal Agrawal, (17) Smt. Venubai W/o Late Shri Phoolchand Agrawal, (18) Puranchand Agrawal, HUF, through Karta Mr. Rameshchandra S/o Puranchand Agrawal, (19) Shri Kishorkumar S/o Ganeshlal Agrawal and (20) Shri Anish S/o Anil Taneja by a Sale Deed Dated 5-5-1988, which


ASHWIN R. PATIL
Advocate
54 Sawarkar Nagar,
Khamla Road, Nagpur-15

is duly registered in the Office of the Joint Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4598 bearing Document No. 4448(P) on even date.

(3) THAT, during his life time the aforesaid Shri Vasant Ganpati Kukde executed his Last Will and Testament on 20-6-2002 and thereby he bequeathed his share in the aforesaid property to his wife Smt. Ashalata Wd/o Late Shri Vasant Kukde absolutely forever with heritable and transferable rights therein. The said Shri Vasant Ganpati Kukde left for heavenly abode on 13-7-2002 and consequent upon his death his wife Smt. Ashalata Wd/o Late Shri Vasant Kukde became the Owner of his share in the aforesaid property in terms of the aforesaid Will Dated 20-6-2002.

(4) THAT, by an Agreement Dated 16-08-2007 the aforesaid (1) Rana Hanumansingh Foundation through Shri Ashok Kumar Pratapsingh Saraswar, (2) Shri Ashok Kumar Pratapsingh Saraswar, (3) Shri Vinay Kumar Pratapsingh Saraswar, (4) Shri Khushalchand Mohanlal Pincha, (5) Shri Rakesh Khushalchand Pincha, (6) Shri Vikas Khushalchand Pincha, (7) Smt. Meera Khushalchand Pincha, (8) K.M. Pincha, HUF through Karta Mr. Khushalchand Mohanlal Pincha, (9) Shri Vasant Ganpati Kukde, (10) Smt. Sadhana Dilip Kukde, (11) Shri Dilip Vasant Kukde, (12) Shri Ankeet Anil Taneja, (13) Smt. Kavita Anil Taneja, (14) Shri Anil J.D. Taneja, (15) Shri Vishal Rameshchandra Agrawal, (16) Shri Ganeshlal Chotelal Agrawal, (17) Smt. Venubai Late Shri Phoolchand Agrawal, (18) Puranchand Agrawal, HUF, through Karta Mr. Rameshchandra Puranchand Agrawal, (19) Shri Kishorkumar Ganeshlal Agrawal and (20) Shri Anish Anil Taneja have jointly agreed to sell some portion out of their aforesaid property to HEERA LAXMI CONSTRUCTIONS PRIVATE LIMITED, upon the several terms and conditions contained therein. By the said agreement they jointly agreed to execute a Sale Deed in respect of the said property either in favour of the said Heera Laxmi Constructions Pvt. Ltd. or the nominee appointed by it.

(5) THAT, the said Heera Laxmi Constructions Pvt. Ltd. lateron dropped the idea of purchasing the said property and further requested the aforesaid Owners to execute a Sale Deed of the said property in favour of Shri Vedprakash S/o Chandiramji Wadhwani being its nominee.

(6) THAT, considering its request the aforesaid (1) Rana Hanumansingh Foundation through Shri Ashok Kumar Pratapsingh Saraswar, (2) Shri Ashok Kumar Pratapsingh Saraswar, (3) Shri Vinay Kumar Pratapsingh Saraswar, (4) Shri Khushalchand Mohanlal Pincha, (5) Shri Rakesh Khushalchand Pincha, (6) Shri Vikas Khushalchand Pincha, (7) Smt. Meera Khushalchand Pincha, (8) K.M. Pincha, HUF through Karta Mr. Khushalchand Mohanlal Pincha, (9) Shri Vasant Ganpati Kukde, (10) Smt. Sadhana Dilip Kukde, (11) Shri Dilip Vasant Kukde, (12) Shri Ankeet Anil Taneja, (13) Smt. Kavita Anil Taneja, (14) Shri Anil J.D. Taneja, (15) Shri Vishal Rameshchandra Agrawal, (16) Shri Ganeshlal Chotelal Agrawal, (17) Smt. Venubai Late Shri Phoolchand Agrawal, (18) Puranchand Agrawal, HUF, through Karta Mr. Rameshchandra Puranchand Agrawal, (19) Shri Kishorkumar Ganeshlal Agrawal and (20) Shri Anish Anil Taneja lateron jointly transferred ALL


ASHWIN R. PATIL
 Advocate
 54, Sawarkar Nagar,
 Khamla Road, Nagpur-15

THAT Piece and Parcel of land containing by admeasurement 0.3950 Hectare of land out of the entire land bearing Khasra/Survey No. 171/5 (Now renumbered as Khasra/Survey No. 171/5/2) bearing City Survey No. 130 and Sheet No. 295/78, situated at Dabha, Nagpur, in Tahsil and District – NAGPUR by way of sale to Shri Vedprakash S/o Chandiramji Wadhwani by a Sale Deed Dated 16-6-2009, which is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 6 in Book No. 1 at Sr. No. 2636/2009 on even date. The said Sale Deed is duly signed by Heera Heera Laxmi Constructions Pvt. Ltd. in the capacity of Consensor.

(7) THAT, the aforesaid Shri Vedprakash S/o Chandiramji Wadhwani lateron in his turn transferred the aforesaid land bearing Kh. No. 175/5/2 situate at Dabha, Nagpur by way of sale to M/s. Swan Constructions, a Partnership Firm through its Partners (1) Smt. Rohini Anand Saraf and (2) Smt. Tanvi Ravindra Dhawan by a Sale Deed Dated 13-1-2013, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 3 in Book No. 1 at Sr. No. 1042 on even date.

(8) THAT, the aforesaid M/s. Swan Constructions, a Partnership Firm through its Partners (1) Smt. Rohini Anand Saraf and (2) Smt. Tanvi Ravindra Dhawan lateron in its turn transferred the aforesaid Piece of land by way of sale to M/s. Concrete Developers, a Partnership Firm having its Office at Gandhinagar, Nagpur through its Partners (1) Shri Sanjay S/o Nagorao Paidlewar and (2) Shri Nitesh S/o Rameshchand Chordia by a Sale Deed Dated 17-7-2014, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 3 in Book No. 1 at Sr. No. 4451 on even date. As a result therefore the said M/s. Concrete Developers has 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 sole name in all relevant records.

(9) 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 and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s. Concrete Developers thereof holds good, valid and marketable title thereto.

(10) While searching the records, it was found that some record was in mutilated and torn form, intermittently some record was missing. Moreover, the indexing of record as required under registration Act. 1908 is incomplete. On the basis of searches made by me and original documents placed before me, I certify that the property referred in schedule is owned by M/s. Concrete Developers and free from all encumbrances, charges, liens, mortgages or any other claim affecting the clear title.

(11) That, all the relevant documents of title placed before me are original and genuine.


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

(12) I am satisfied that the property is heritable and transferable and the mortgager has right to mortgage. Facts and events material to title have been satisfactorily proved.

(13) I have also confirmed from Govt. and public land acquisition authorities that the property described in the schedule is not subject to any acquisition or requisition from the authorities.

(14) 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 free from all types of encumbrances and the title of the present owner M/s. Concrete Developers is Clear and marketable.

(15) I have taken the search from Records of Registrar's office for last 15 years by paying the necessary search fee Vide Challan GRN No. MH005631342201415E Dated 06.02.2015 in the office of Sub- Registrar Nagpur.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Khasra/Survey No. 171/5/2 containing by admeasurement 3900 Sq. Mtrs. (OR 0.39 hectare), Rental Rs. 0.30 held in Bhogwatdar Class – 1 Rights of Mouza - DABHA, P.S.K. 7, Khata No. 327 including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 130 and Sheet No. 295/78, situated at Dabha, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	REMAINING PORTION OF KH. NO. 171/5.
ON THE WEST	-	AGRICULTURAL LAND BELONGING TO MR. AGRAWAL.
ON THE NORTH	-	LAND OF SHRI AMBEDKAR SOCIETY.
ON THE SOUTH	-	REMAINING PORTION OF KH. NO. 171/5.

Nagpur.
Dated : 06.02.2015


Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamia Road, Nagpur-15