CHALLAN

MTR Form Number-6

GRN MH012730192201920E	**BARCODE**	**Date** 29/02/2020-11:38:13	**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 RTK_RAMTEK SUB REGISTRAR		**Full Name**	ADV A S LULAY
Location NAGPUR			
Year 2019-2020 One Time		**Flat/Block No. Premises/Building**	34 VYANKATESH NAGAR
Account Head Details	**Amount In Rs.**	**Road/Street**	KHAMLA ROAD
0030072201 SEARCH FEE	325.00	**Area/Locality Town/City/District**	NAGPUR
		PIN	4 4 0 0 2 5
		Remarks (If Any)	13 YRS SRCH SURVEY NO 10 MOUZA SITAPUR
Total	325.00	**Amount In Words**	Three Hundred Twenty Five Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020022912193	IK0AMGPQU1
Cheque/DD No.		Bank Date	RBI Date	29/02/2020-11:24:39	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 : Mobile No. : 9730414589

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.

prepared a Layout of the said entire land by carving out various Plots of different sizes therein and the same is duly sanctioned and approved by Assistant Director, Town Planning, Nagpur vide his Order Dated 9-2-2016 passed in Case No. ADTP/310. The

A. S. LULAY
Advocate
Reg. No. MAH/1220/19

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A. S. LULAY
AJINKYA A. LULAY
ADVOCATES

Ph. No. 2293781(O)
2293281(R)
Mobile No. 9730414589
'PRARABDHA' 34,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN

UNDER instructions from my Client SHRI. SANJAY S/o BHAGWANDAS GANGWANI, Resident of 15, Ground Floor, Bhagwagar Layout, Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR, I have investigated the Title relating to the property comprising ALL THAT Piece and Parcel of land bearing Kh. No. 10 of Mouza – SITAPUR, situate at Village – Sitapur, within the limits of Gram Panchayat Sitapur in Tahsil – Ramtek and District – NAGPUR and my findings are as under :-

(1) THAT ALL THOSE Agricultural lands bearing Kh. Nos. 10, 52 and 54 of Mouza – SITAPUR, having an area of 1.51 Hectors, 0.69 Hectors and 0.85 Hectors respectively thus totaling 3.05 Hectors, Rental Rs. 5.60, Rs. 1.25 and Rs. 2.00 respectively all held in Bhogwatdar Class-1 Rights, all situate at Village – Sitapur, P.S.K. 27 in Tahsil – Ramtek and District – NAGPUR, Originally belonged to Mrs. Meerabai W/o Ramchandra Walokar, being her separate and self acquired property.

(2) THAT the said Mrs. Meerabai W/o Ramchandra Walokar lateron transferred the said Kh. Nos. 10, 52 and 54 of Mouza – Sitapur by way of Sale to Mrs. Sneha W/o Gurdial Singh Kande by a Sale Deed Dated 8-2-1994, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 807 on Pages 73 to 77 at Sr. No. 1152 on 22-2-1994.

(3) THAT the said Mrs. Sneha W/o Gurdial Singh Kande further transferred Kh. No. 10 of Mouza – Sitapur having an area of 1.51 Hectors, Rental Rs. 5.60 held in Bhogwatdar Class-1 Rights, situate at Village – Sitapur, P.S.K. 27 in Tahsil – Ramtek and District – NAGPUR by way of Sale to Shri. Sanjay S/o Late Shri. Bhagwandas Gangwani by a Sale Deed Dated 25-4-2011, which is duly Registered in the Office of the Sub-Registrar, Ramtek in Book No. 1 at Sr. No. 575 on 26-4-2011. As a result therefore the said Shri. Sanjay S/o Late Shri. Bhagwandas Gangwani 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 his name in all relevant records.

(4) THAT the aforesaid land comprising Kh. No. 10 of Mouza – SITAPUR is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Ramtek vide his Order Dated 16-2-2016 passed in Revenue Case No. 22/NAP-34/2015-2016.

(5) THAT the said Shri. Sanjay S/o Late Shri. Bhagwandas Gangwani has prepared a Layout of the said entire land by carving out various Plots of different sizes therein and the same is duly sanctioned and approved by Assistant Director, Town Planning, Nagpur vide his Order Dated 9-2-2016 passed in Case No. ADTP/310. The

A. S. LULAY
Advocate
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said layout is approved by the Sub-Divisional Officer, Ramtek on 16-2-2016. The said Layout is known and styled as "NOSTALGIA VILLAS".

(6) THAT the said Owner namely Shri. Sanjay S/o Late Shri. Bhagwandas Gangwani has availed the Term Loan/Overdraft facility from Syndicate Bank, Law College Square Branch, Nagpur and mortgaged Plot Nos. 1 and 3 out of the aforesaid layout to it by way of security for the repayment of Loan.

(7) THAT I have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Ramtek and found that except Plot Nos. 1 and 3 out of the said layout, the remaining land is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof namely Shri. Sanjay S/o Late Shri. Bhagwandas Gangwani holds good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2007 to 2020 is deposited in the Office of the Sub-Registrar, Ramtek vide Receipt No. MH012730192201920E Dated 29-2-2020.

NAGPUR

DATED : 29-2-2020.

(A.S. LULAY)
Advocate

A. S. LULAY
Advocate
Reg. No. MAH/1220/1986
"Prarabdha", Plot No. 34,
Vyankatesh Nagar, Khamla Road,
Nagpur - 440025.
Tel. (Off) 2293781 (R) 2293281