CHALLAN
MTR Form Number-6

GRN	MH003463160202021E	BARCODE		Date	20/08/2020-13:43:35	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	HGN_HINGNA SUB REGISTRAR	**Full Name**	DWIVEDI AND KHEDKAR ADVOCATES
Location	NAGPUR		
Year	2020-2021 One Time	**Flat/Block No.**	SHRINIWAS CENTRAL AVENUE
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	WARDHAMAN NAGAR
0030072201 SEARCH FEE	325.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	MZ TURAKMARI HINGNA NAGPUR KH NO. 69 NIRMAL SHRISHTI - II
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020082007463	CKN5988878
Cheque/DD No.		Bank Date	RBI Date	20/08/2020-13:24:44	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. : 9373103103

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 .

Print Date 20-08-2020 01:44:17

S. S. Dwivedi B.A., L.L.B.
S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.

ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 20-08-2020

TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have verified the titles of the entire sanctioned Scheme known as "NIRMAL SHRISHTI - II" to be developed on ALL THAT piece and parcel of Agricultural land bearing Kh. Survey No. 76, admeasuring about 2.02 Hectares, Land Revenue assessment Rs. 5.00 yearly, with Occupant Class I Bhumiswami rights, situated at MAUZA : TURAKMARI, P. H. No. 71, Tahsil : HINGNA, District : NAGPUR owned by **M/S NIVI INFRASTRUCTURES,** a proprietary concern acting through its sole proprietor **SHRI ROHAN S/O VINAYAKRAO RAROKAR,** Resident of Plot No. 1839, Bhandara Road, Pardi, Nagpur - 440035. Our Findings are as under:

01. That, originally the said land bearing Old Kh. No. 23/4, admeasuring about 2.02 Hectares alongwith other lands were owned by Shri Patit Mahadeo Gaikwad and having been received under the family partition between him and Shatrughna Gaikwad as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

02. That, said Shri Patit Mahadeo Gaikwad expired and on his death the said lands were owned by his legal heirs Smt. Rekhatai Gulabrao, Smt. Maya Bhauraoji Dhabarde, Smt. Tai Dnyaneshwar Hajare, Smt. Kamalabai Patit Gaikwad and Shri Chandramani Patit Gaikwad and under the consolidations proceedings, the said old Kh. NO. 23/4 was renumbered as New Kh. No. 76.

03. That, said Smt. Rekhatai Gulabrao, Smt. Maya Bhauraoji Dhabarde, Smt. Tai Dnyaneshwar Hajare, Smt. Kamalabai Patit Gaikwad relinquished all their rights, title in respect of land of Kh. No. 76 alogwith other lands in favour of Shri Chandramani Patit Gaikwad, and the name of said Shri Chandramani Patit Gaikwad, was mutated in revenue records as the sole and exclusive owner of land of Kh. No. 76 vide Ferfar No. 29 dt. 09.09.1989.

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M/S. DWIVEDI & KHEDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

04. That, family partition took place between Shri Chandramani Patit Gaikwad, his mother Smt. Kamala Patit Gaikwad and son Shri Swapnil Chanramani Gaikwad in respect of family properties on 21.09.1991 and under the said Partition, the land of Kh. No. 76 gone in the share of Shri Swapnil Chandramani Gaikwad and Shri Chandramani Patit Gaikwad and Smt. Kamala Patit Gaikwad retained other properties and by virtue of the said Partition, the name of the Shri Swapnil Chandraani Gaikwad, was mutated in revenue records as the sole and exclusive owner of land of Kh. No. 76 vide Ferfar No. 38 dt. 04.02.1992.

05. That, said Shri Swapnil Chandraani Gaikwad sold / transferred the said land of Kh. No. 76 to M/s Nivi Infrastructure by Sale Deed dt. 03.02.2020 registered with Sub Registrar, Hingna at Book No. 1 at St. No. 633 dt. 03.02.2020 and the name of M/s Nivi Infrastructure is mutated in revenue records as the sole and exclusive owner of land of Kh. No. 76 vide Ferfar No. 456.

06. That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitian Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitian Region Development Authority as the Development Authority u/s 42D thereof for the said area.

07. That Nagpur Metropolitian Region Development Authority has tentatively sanctioned the residential Lay Out carved on the said entire land of Kh. No. 76, admeasuring about 2.02 Hectares vide Letter bearing No. का.अभि./नामप्रविप्रा/3926 दि. 27.02.2020 and the owner is under the process of final sanctioned the Lay Out as well as to obtain the user of the said land to be converted from agricultural into residential purposes since the said lands are under the residential zone under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018.

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M/S. DWIVEDI & KHEDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

08. We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

09. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property known as NIRMAL SHRISHTRI – II situated on Kh. No. 76 of Mauza : TURAKMARI, Tahsil : Hingna, District : Nagpur is now owned by **M/S NIVI INFRASTRUCTURES**, a proprietary concern acting through its sole proprietor **SHRI ROHAN S/O VINAYAKRAO RAROKAR**, as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.

(S.M. KHEDKAR)
ADVOCATE

M/S. DWIVEDI & KHEDKAR ADVOCATES
SADAR-
WARDHAMAN
NAGAR,
NAGPUR