CHALLAN

MTR Form Number-6

GRN	MH004594035202122E	BARCODE		Date	05/08/2021-16:47:59	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	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Adv Makarand M Pathak
Location	NAGPUR		
Year	2021-2022 From 01/08/2021 To 31/08/2021	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	Search from 2009 to 2021 Mouza Chinchbhuwan Plot No 56 and 57 Kh No 24/1 CTS No 76 Sheet No 735/7
		Amount In Words	Three Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202292021080506088	117915816
Cheque/DD No.		Bank Date	RBI Date	05/08/2021-16:47:59	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9890387594

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.

ADV. MAKARAND M. PATHAK
Plot No.100, Bank Colony,
Bhagwan Nagar, Nagpur - 440027.
Ph. No. 2756455; Mobile - 9890387594
makarandpathak.2010@gmail.com

TITLE VERIFICATION AND SEARCH REPORT

Being asked to conduct the search in respect of the property mentioned in the schedule written here under I have carefully conducted the search and my report is as under.

1] All that piece and parcel of the land bearing Plot No. 56 & 57, total admeasuring about 371.5500 Sq. Mtrs. (As per R L Letter), being a part and portion of the entire land bearing Kh. No. 24/1, situated in the layout of Shree Suraj Gruha Samasya Niwaran Sanstha Nagpur, situated at Mouza – Chinchbhuwan, P. H. No. 43, bearing City Survey No. 76, Sheet No. 735/7, bearing Corporation House No. 1504/B/56+57, within the limits of N.I.T. and N.M.C. Ward No. 75, Tahsil and District Nagpur.

2] That the titled history for the last 13 Years shows following chain of transaction.

A] Initially All that piece and parcel of the land bearing Plot No. 56 & 57, total admeasuring about 371.609 Sq. Mtrs. (4000 Sq. Ft.), being a part and portion of the entire land bearing Kh. No. 24/1, situated at Mouza – Chinchbhuwan, P. H. No. 43, bearing City Survey No. 76, Sheet No. 735/7, within the limits of N.I.T. and N.M.C. Tahsil and District Nagpur, initially belonged to Shree Suraj Gruha Samasya Niwaran Sanstha Nagpur

B] That thereafter Shree Suraj Gruha Samasya Niwaran Sanstha Nagpur acting through it's Chief Secretary Shri. Manikrao Dayaramji Vaidya sold the said Plot No. 56 & 57 to Smt. Shailaja Shashikant Deo, by virtue of the Sale Deed dt. 01/06/1988, which is duly registered before the Sub-Registrar Office Nagpur at Sr. No. 4118. As such Smt. Shailaja Shashikant Deo became the owner of the said Plot No. 56 & 57.

C] It is observed that the said property was under 1900 Lay- Out scheme of N.I.T. under Regularisation Of Unauthorized Construction Of The House/Plot as per Maharashtra Gunthewari Developments Act 2001. And the owner of the said land has paid development charges to N.I.T. And thereafter the N.I.T. has issued Regularisation Letter for Plot No. 56 & 57 in favour of Smt. Shailaja Shashikant Deo, on 20/10/2008.

D] That thereafter Smt. Shailaja Shashikant Deo sold the said Plot No. 56 & 57 to Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders, by virtue of the Sale Deed dt. 31/12/2020, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 703, on 25/01/2021. As such Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders became the owner of the said Plot No. 56 & 57.

E] That the Owner/Developer of the said Plot No. 56 & 57 intended to develop the said property by constructing a multistoried building thereon to be known and styled as "SHUBH SWAPN RESIDENCY" and the Building Plan is sanctioned by the N.M.C. vide it's Building Permit dt. 28/07/2021, bearing No. ADTP (Dhantoli Zone) AB-S-MAN-52/Tracking No 202102163/335. That aforesaid property was submitted to the MAHARASHTRA APARTMENT OWNERSHIP ACT and Deed of Declaration to that effect which is duly registered before the Sub-Registrar Nagpur at Sr. No. 4195, dt. 03/08/2021.

MAKARAND M. PATHAK
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

F] I have taken the Search of Index-II made available for inspection in the Sub-Registrar Office by paying requisite charges and the documents produced before me, I am of the Opinion that Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders is the owner of the said property. However, charges or rights created by unregistered documents cannot be ascertained and known from the entries from the Govt. Record. That thereafter further from 01-11-2005 all the Sub Registrar of Nagpur have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised, and In Sub Registrar Office Index-II are not complied Mouzawise and Encumbrance Certificate is not issued by the Sub-Registrar Office. And for the Year 2009 to 2011 online search was not available, and there is likelihood of human error of oversight while taking online search, therefore by way of an abundant precaution an affidavit from the owner be taken stating on oath that his title over the property is clear and marketable and that said property is not transferred or alienated in any manner whatsoever and there are no encumbrances. However any financial institution or prospective purchaser of individual apartment is suggested to verify the original title documents before entering in to any transaction.

4] That on the basis of available records and searches made by me and the documents placed before I can certify that the property referred in the schedule is owned by Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders

5] That all the relevant documents of title such as Sale Deed, etc. are the Xerox copies which are verified by me and I have tallied these documents from other appropriate authorities.

6] I did not come across any adverse entry affecting the title of Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders in the referred property during my search.

7] That I am satisfied that Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders is the owner of the said property.

8] That in result I have to state that I have made necessary searches at the concerned Sub-Registrar office and as a result of such searches I am satisfied that the Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders is the owner of referred property.

SCHEDULE OF PROPERTY

All that piece and parcel of the land bearing Plot No. 56 & 57, total admeasuring about 371.5500 Sq. Mtrs. (As per R L Letter), being a part and portion of the entire land bearing Kh. No. 24/1, situated in the layout of Shree Suraj Gruha Samasya Niwaran Sanstha Nagpur, situated at Mouza – Chinchbhuwan, P. H. No. 43, bearing City Survey No. 76, Sheet No. 735/7, bearing Corporation House No. 1504/B/56+57, within the limits of N.I.T. and N.M.C. Ward No. 75, Tahsil and District Nagpur, and bounded as under: -

East	:	Plot No. 55
West	:	Plot No. 58
North	:	Plot No. 44, 45
South	:	9.00 Mtrs. Wide Road

Nagpur.
Dt.05/08/2021

MAKARAND M. PATHAK
Advocate

MAKARAND M. PATHAK
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA