



Search Report

CHALLAN
MTR Form Number-6

GRN	MH007096544201819E	BARCODE			Date	11/10/2018-14:37:57		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				HGN_HINGNA SUB REGISTRAR		Full Name		Adv Ashwin Patil	
Location				NAGPUR		Flat/Block No.		54	
Year				2018-2019 From 01/04/2018 To 31/03/2019		Premises/Building			
Account Head Details				Amount in Rs.		Road/Street		Sawarkar Nagar	
0030072201 SEARCH FEE				375.00		Area/Locality		Nagpur	
						Town/City/District			
						PIN		4 4 0 0 1 5	
						Remarks (If Any)			
						Search fee 2004 to 2018 for Khasra No. 75/B/2 Mouza Wagdara Tah			
						Hingna and Dist. Nagpur			
						Amount in			
						Three Hundred Seventy Five Rupees Only			
Total				375.00		Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		00040572018101155896 IK00TZYEY4	
Cheque/DD No.				Bank Date		RBI Date		11/10/2018-14:38:45 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. : 9822936551

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

Mb.9822936551
E.mail - ashwinpatil70@gmail.com

TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Under instruction from my client **M/s SKY DEVELOPERS AND PROMOTERS (INDIA) PVT. LTD.**, A Company registered under the provisions of Indian Companies Act, 1956, having its registered office at Plot No. 3, First Floor, "Maitri Willows", Opp. Gardhisagar Lake, Sir Bejonji Mehta Road, Nagpur, acting through its Directors and Authorized Signatory **(1) KHUZAIMA KUTBUDDIN MAIMOON**, (Mobile No. 9970152786), Resident of Qutbi Manzil, Near Bohra Maszid, Itwari, Nagpur, Pin Code No. 440002, Tahsil and District - NAGPUR, **(2) MR. SAIFUDDIN S/O FIDA ALI DAMA**, Resident of Tasneem Manzil, 2nd Floor, Dhemse Mohalla, Bohra Maszid Galli, Itwari, Nagpur, Pin Code No. 440002, Tahsil and District - NAGPUR have investigated the title relating to ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 75/B/2** having an area of **1.61 Hectare R.**, Rental Rs. 1.05/- held in Occupancy Class Rights -1 of **Mouza - WAGDARA**, Patwari Halka No. 46, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, in Tahsil - Hingna and District NAGPUR and my findings are as under :

(1) THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 75/B (Old Khasra No. 114/5) having an area of 5.24 Hectare R. held in Occupancy Class Rights -1 of Mouza - WAGDARA, Patwari Halka No. 46 in Tahsil - Hingna and District NAGPUR, Originally belonged to Mr. Waman Jodha Fating being his separate ancestral property. That later on Mr. Waman Jodha Fating transferred the said land to (1) Mr. Gajendra Kumar Antuji Mate, (2) Mr. Sudhakar Wamanrao Deshmukh, by a Sale Deed Dated 04.08.1983, which is duly registered in the Office of the Sub-Registrar Nagpur-1 at Registered Serial No. 3669 on 06.06.1984.

(2) THAT (1) Mr. Gajendra Kumar Antuji Mate, (2) Mr. Sudhakar Wamanrao Deshmukh lateron transferred/sold the land admeasuring 1.61 Hectare R. being a EASTERN PORTION of the entire land bearing Khasra No. 75/B having an area of 5.24 Hectare R. held in Occupancy Class Rights -1 of Mouza - WAGDARA, Patwari Halka No. 46 in Tahsil - Hingna and District NAGPUR by way of sale to Mr. Akshaypratapsingh S/o Rajendrakumarsingh Hingle, by a Sale Deed Dated 07.12.2010, which is duly registered in the Office of the Sub-Registrar Hingna in Book No. 1 at Registered Serial No. 5972/2010 on 07.12.2010 and the said Eastern Portion lateron renumbered as a "Khasra No. 75/B/2".

(3) THAT Mr. Akshaypratapsingh S/o Rajendrakumarsingh Hingle lateron transferred/sold the **Khasra No. 75/B/2** having an area of **1.61 Hectare R.**, Rental Rs. 1.05/- held in Occupancy Class Rights -1 of **Mouza - WAGDARA**, Patwari


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

Halka No. 46, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, in Tahsil – Hingna and District NAGPUR by way of sale to M/s. Sky Developers and Promoters (India) Pvt. Ltd. through its Authorized Signatory (1) Khuzaima Kutbuddin Maimoon, (2) Mr. Saifuddin fida Ali Dama, by a Sale Deed Dated 19.09.2016, which is duly registered in the Office of the Sub-Registrar Hingna in Book No. 1 at Registered Serial No. 4002/2016 on 19.09.2016.

(4) 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, Hingna and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s. Sky Developers and Promoters (India) Pvt. Ltd. thereof holds good, valid and marketable title thereto.

(5) 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. MH007096544201819E Dated 11.10.2018 in the office of Sub- Registrar Hingna.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 75/B/2** having an area of **1.61 Hectare R.**, Rental Rs. 1.05/- held in Occupancy Class Rights -1 of **Mouza – WAGDARA**, Patwari Halka No. 46, TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, in Tahsil – Hingna and District NAGPUR and bounded as under-

On the East	-	Khasra No. 80 & 136,
On the West	-	Khasra No. 75B and Road,
On the North	-	Road,
On the South	-	Khasra No. 75/A

Nagpur.

Dated : 10.11.2018

Ashwin Patil

Ashwin Patil

Advocate

ASHWIN R. PATIL

Advocate

54, Sawarkar Nagar,
Khamla Road, Nagpur-15