CHALLAN
MTR Form Number-6

GRN MH013210745202122E	**BARCODE**	**Date** 16/02/2022-14:55:07	**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 Sarang D Nighot Mouza Jaitala Search for Year 1993 to Year 2022
Location NAGPUR			
Year 2021-2022 One Time		**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02202292022021605908	127655734
Cheque/DD No.		Bank Date	RBI Date	16/02/2022-14:55:33	17/02/2022
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		314 , 17/02/2022	

Department ID :

Mobile No. : 9422829960

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 नमूद कारणासाठीच लागू आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही .

Signature Not Verified

Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2022.03.07 15:43:12 IST
Reason: Secure Document
Location: India

Print Date 07-03-2022 03:43:11

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SARANG D. NIGHOT
Advocate

Office at – Behind Gajanan Maharaj Mandir,
Lakdapul, Mahal, Nagpur – 440032.
Communication – 0712-2764222, 9422829960

TITLE VERIFICATION & SEARCH REPORT

Being engaged by **Mrs. Jayashree Dhananjay Sakharkar** (Hereinafter to be called as **"owner"**.) Through his Power of Attorney Holder – **M/s. Shree Infratech, A Partnership Firm having its** *Office at – 56, Lifestyle Apartment, Nagoba Mandir Road, Loksewa Nagar, Bhamti, Nagpur – 440 022* **through its Partner -Mr. Vinay Pundlikrao Sambhe** (Hereinafter to be called as **"developer"**.) Aged about 49 Years, Occupation – Agriculturist & Business, R/o. 101, Lifestyle Apartment, 56, Nagoba Mandir Road,Loksewa Nagar, Bhamti, Nagpur – 440 022.. I am submitting my Title Verification Report on the basis of search taken by me by depositing of Rs.750/- vide Receipt GRN No. MH012567266202122E, dated 02/02/2022 and MH013210745202122E, dated 16/02/2022 in the office of the Jt. Sub-Registrar, Nagpur No. 1 for the search of last 30 years (1993 to 2022) record in respect of following property.

DESCRIPTION OF PROPERTY

ALL THAT piece and parcel of land bearing **Plot No. 19,** having Length North-South 70 Ft. (21.33 Mtr.) and Width East-West 60 Ft. (18.29 Mtr.), containing by total admeasuring **4200 Sq.Ft. (390.12 Sq.Mtrs.)**, being a portion of the entire land bearing **Survey / Khasra No. 14/2,** having **Municipal Corporation House No. 503/19, Sheet No. 188-C, City Survey No. 19** of **Mouza – Jaitala,** P.H. No. 44, situated at – NMC Ward No. 74, Janhit Gruh Nirman Sahakari Sanstha, Rajendra Nagar Layout, Nagpur within the limits of N.I.T. & N.M.C. Nagpur, Tehsil and District Nagpur and the said plot of land bounded as under :-

On the East	:	Plot No. 18
On the West	:	Plot No. 20
On the North	:	Plot No. 5
On the South	:	9.00 Mtr. Wide Layout Road Sharefull.

(Hereinafter to be called as **"The Said Property"**.)

LIST OF DOCUMENTS REFERRED OR FURNISHING PRIMA FACIE OPINION :

That, I have gone through the various documents submitted by the said Owner and developer, i.e. Sale Deed, Sanctioned Building Plan / Map, Building Permit, Development Agreement, Power of Attorney etc. and also verified the day books from the office of Jt. Sub-Registrar, Nagpur for the Year 2003 to 2022.

BRIEF HISTORY OF OWNERSHIP / TRACING OF TITLE :

Whereas –

That, the entire land of abovementioned Survey/Khasra is converted into Non-Agricultural Use for Residential Purpose by the Order passed by the Sub Divisional Officer, Nagpur on 15/12/1965 vide **Revenue Case No. 256/A-2/1963-64.**

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Lateron, the said property purchased by Smt. Suchita @ Varsha Diliprao Warjurkar from Mr. Anna Yashwantrao Ghorpade, Mr. Premlal Mohanlal Hiranwar through POA Holder – Mr. Ravindra Yashwantrao Bansod (Hon'ble Secretary - Janhit Gruh Nirman Sahakari Sanstha, Nagpur), by way of a registered Sale Deed, dtd. 31/03/1989, which is duly registered before the Jt. Sub-registrar, Nagpur No. 1 in Addnl. Book No. 1, Volume No. 1309 on Page No. 170 to 174 at Sr.No. 4724 (P).

Lateron, the said property purchased by the abovenamed owner from Smt. Suchita @ Varsha Diliprao Warjurkar, by way of a registered Sale Deed, dtd. 05/11/2001, which is duly registered before the Jt. Sub-registrar, Nagpur No. 9 in Book No. 1 at Sr.No. 1585/2001.

As a result, the Present Owner hereinabove named has/have now became the sole, full and an absolute owner of the **Said Property** with heritable and transferable rights therein and the same is also accordingly mutated his/her/their name in all relevant records of Government.

Lateron, the said owner has/have entered into an Agreement for Development with M/s. Shree Infratech Through its abovenamed Partner **Mr. Vinay Pundlikrao Sambhe** and Mr. Pravin Chandrakant Hinge & Mr. Chakradhar S/o. Dnyaneshwar Bhoyar on **22/01/2021**, which is duly registered before the Jt. Sub-Registrar, Nagpur No. 3 in Book No. 1 at Sr.No. 624/2021 and it has seen that the proper Stamp duty and Registration fees are paid on the Agreement for Development by the M/s. Shree Infratech.

And, the said Owner has appointed M/s. Shree Infratech Through its abovenamed Partner Mr. Vinay Pundlikrao Sambhe as a Power of Attorney Holder to do certain Acts relevant to the said property on his/her/their behalf by virtue of registered General Power of Attorney on **22/01/2021**, which is duly registered before the Jt. Sub-Registrar, Nagpur No. 3 in Book No. 4 at Sr.No. 625/2021.

For the cogent reasons and good causes the Owner and Developer had decided to develop the said property into a **"RESIDENTIAL ESTATE"** by constructing a Multistoried building thereon as per sanctioned plan issued by **Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur** vide its **Building Permit No. 764/BP/Jaitala/TP/NMC/2850, Dtd. 16/02/2022.**

The said Residential Estate known and styled as **" AASHRAY RESIDENCY "** consists of **12 Residential Apartments / Flats / Units in the said multistoried Building / Tower / Scheme / Height / Plaza / Residency proposed to be constructed on the said property, having Ground & 6 Upper Floors** in the said building and all these Units are capable of individual utilization on account of having their own exits to common areas and facilities of the building.

COMMENTS ON TITLE :

On perusal of above documents, it is clear that, the above said owner and developer hold clear and marketable title to the said property/land.

APPROVED PLAN FOR RESIDENTIAL USAGE :

As per the Approved Plan, Dtd. **16/02/2022**, the said premises are residential in nature and hence the premises can be use for the purpose of Residential Use.

ELECTRICITY, WATER, SEWAGE CONNECTION, COMMON AREA, FACILITIES & BYE-LAWS :

There is Electric Power Connection, water & sewage/Chamber connection to be available in the said premises and also the owner and developer have right to use common area and facilities available in the said premises subject to bye-laws / terms & conditions are accepted and will be complied with.

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STATUS ON TAX DUES :

All Tax dues have been paid to the Concern Authority up-to date.

ENCUMBRANCES AND LIEN :

After examining all the relevant document relating to said property/land, I have an opinion that, the Present Owner is the sole, full & an absolute owner of the above said property mentioned in Schedule here-in-above and I found that, the abovementioned premises is not mortgaged, charged or any lien neither created nor encumbered in any manner whatsoever.

I am satisfied from the same and that, the property in question is free from all types of encumbrances and hence the present Owner having good, clear and marketable title.

LITIGATION :

I have examined that, there is no existing litigation in respect of the said premises.

CONCLUSION / RECOMMENDATION :

1) This is a free hold property.

2) The above named Owner is the sole, full & an absolute owner of the said property.

3) For to concerning authorities to take necessary affidavit in respect of no encumbrances, charge, lien & mortgage over the said property.

Thanking You.

Place : Nagpur
Dated : 08/03/2022

(SARANG D. NIGHOT)
Advocate

SARANG D. NIGHOT
B.A., D.I.R.P.M., LL.B.

Advocate

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