

264/0

इतर पावती

Original/Duplicate

Tuesday, 29 March 2022 7:29 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4839 दिनांक: 29/03/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन1-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: जेड.पी.एम. रामरखीयानी

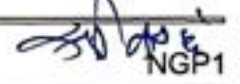
वर्णन शोध अर्ज क्र. 2110/2022 मीजा गोरेवाडा खसरा क्र. 83/2 सीटी सर्व्हे क्र. 237 प्लॉट क्र. 7/16, 21, 22, R-3 शोध सन 1993 ते 2022

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00



NGP1

1); देयकाचा प्रकार: eChallan रक्कम: रु. 750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015538910202122E दिनांक: 29/03/2022

बँकेचे नाव व पत्ता:

सह-मुख्य निबंधक, वर्ग-१
नागपूर शहर क्र. १

3/29/2022



CHALLAN
MTR Form Number-6



GRN MH015538910202122E		BARCODE		Date 28/03/2022-13:56:46		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		Adv Prakash M Ramrakhiyani	
Location NAGPUR				Flat/Block No.		Flat No.201	
Year 2021-2022 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street		Nara Road Jaripatka	
0030072201 SEARCH FEE			750.00	Area/Locality		Nagpur	
				Town/City/District			
				PIN		4 4 0 0 1 4	
				Remarks (If Any)			
				Mouza Gorewada Kh No.83/2 Plot No.7 to 16 21 22 R 3 Area 3730.94 Sq			
				Mtr CTS No.237 for 30 Years			
				Amount In Seven Hundred Fifty Rupees Only			
Total			750.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572022032800846 CKT2324151	
Cheque/DD No.				Bank Date	RBI Date	28/03/2022-13:24:57 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 :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
इदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.

P.M.RAMRAKHIYANI

OFFICE :

Flat No. 101, Asthavinayak
Apartments,
Near Jaripatka Police Station,
Nara Road, Jaripatka, Nagpur-14
MOBILE/TEL 8329781042

**B.Com, LL. B.
ADVOCATE**

COURT ROOM :

Room No 319, "NYAYA MANDIR",
3rd Floor, Civil Lines, Nagpur

(PLEASE CORRESPOND ONLY AT OFFICIAL ADDRESS)

Nagpur.

Dated : 31/03/2022

TITLE SEARCH AND VERIFICATION REPORT

**Name of the owner : NANIK ENTERPRISES THROUGH ITS PROPRIETOR
SMT. BHAWNA MAHESH SADHWANI**

I/We Mr Prakash M. Ramrakhiyani Advocate had investigated the title of **NANIK ENTERPRISES** acting through its Proprietor **SMT. BHAWNA MAHESH SADHWANI** of the immovable property as mentioned in the schedule of property Column situated at Nagpur on the basis of deeds and other documents, Encumbrance Certificate, the discussions I/we had with the mortgagor, the revenue authority and searches carried out by us in the office of the Sub-Registrar Nagpur for inspection of Records(relating to Litigation) in the court which has jurisdiction over the said immovable property and the site inspection.

Legal opinion/Title search and Verification report with respect of immovable property as mentioned in the schedule of property is as under :

1. SCHEDULE OF PROPERTY

ALL that piece and parcel of Plot No.
7,8,9,10,11,12,13,14,15,16,21,22,R-3 in the Layout of Khasra No.
83/2, Total admeasuring 3730.94 Sq. mtrs(40159.83 Square Fts),

Mouza- Gorewada, City Survey No. 237, Tahsil and District Nagpur
and bounded as per map sanctioned.

2. The Following is the History of the Said Property :

WHEREAS ALL that piece and parcel of Plot No.
7,8,9,10,11,12,13,14,15,16,21,22,R-3 in the Layout of Khasra No.
83/2, Total admeasuring 3730.94 Sq. mtrs(40159.83 Square Fts),
Mouza- Gorewada, City Survey No. 237, Tahsil and District Nagpur
was owned by Nanik Enterprises acting through its
Proprietor Smt. Bhawna Mahesh Sadhwani vide Sale
deed Registered in the office of the Joint Sub Registrar
Nagpur City on various dates as mentioned and the
description of sale deeds are mentioned below :

The sale deed Plot No. 7,8,9 was Registered in the office of
the Joint Sub-Registrar, Nagpur City No. 3 at Serial No.
3541/2019 on dated 20/07/2019 in the name of Nanik
Enterprises acting through its Proprietor Smt. Bhawna
Mahesh Sadhwani.

The Plot No. 7,8,9 is bounded as under :

On or towards East : Plot No. 10

On or towards West : 6 Meters Road

On or towards North : Plot No. 17

On or towards South : 7.5 Meters Road

The sale deed Plot No. 10,11,12,13 was Registered in the office of the Joint Sub-Registrar, Nagpur City No. 8 at Serial No. 378/2010 on dated 18/01/2010 in the name of Nanik Enterprises acting through its Proprietor Smt. Bhawna Mahesh Sadhwani.

The Plot No. 10,11,12,13 are bounded as under :

On or towards East : Plot No. 14

On or towards West : Plot No. 9

On or towards North : Plot No. 17 and 20

On or towards South : 7.5 Meters Road

The sale deed Plot No. 14,15,16,21,22 was Registered in the office of the Joint Sub-Registrar, Nagpur City No. 2 at Serial No. 673/2011 on dated 03/02/2011 in the name of Nanik Enterprises acting through its Proprietor Smt. Bhawna Mahesh Sadhwani.

The Plot No. 14,15,16,21,22 are bounded as under :

On or towards East : Retainable Land R-3

On or towards West : Plot No. 20 and 13

On or towards North : 9 Meters wide Road

On or towards South : 7.5 Meters Road(Pandhan)

The sale deed Plot No. R-3 was Registered in the office of the Joint Sub-Registrar, Nagpur City No. 2 at Serial No. 672/2011 on dated 03/02/2011 in the name of Nanik

Enterprises acting through its Proprietor Smt. Bhawna Mahesh Sadhwani.

The Plot No. R-3 is bounded as under ;

On or towards East : 9 Meters wide Road

On or towards West : Plot No. 22 and 16

On or towards North : 9 Meters Proposed Road

On or towards South : 7.5 Meters wide Proposed Road

AND WHEREAS all the aforesaid Plots were clubbed vide clubbing letter issued by N.I.T dated 23/08/2019. That, the total admeasuring area of all the Plots is mentioned in the clubbing letter and it appears as 3730.94 Square Meters.

That, the name of Nanik Enterprises acting through its Proprietor Smt. Bhawna Mahesh Sadhwani was mutated in City Survey Records in regard to all the Plots as mentioned in the clubbing letter issued by N.I.T.

AND WHEREAS the aforesaid property is clear and marketable and free from all encumbrances of all kinds whatsoever and that the present owner Nanik Enterprises acting through its Proprietor Smt. Bhawna Mahesh Sadhwani thereof holds good valid and marketable title thereto.

That, I have gone through the records, there I have seen the entry of the register documents, that by virtue of the said register documents Nanik Enterprises acting through its Proprietor Smt. Bhawna Mahesh Sadhwani becomes the rightful owner of the above said property Hence accordingly Nanik Enterprises acting through its Proprietor Smt. Bhawna Mahesh Sadhwani acquired the title and interest over the property under search.

3. Adverse Entry recorded with respect of immovable property as mentioned in schedule of property :

In my opinion No adverse entry is recorded with respect of immovable property as mentioned in schedule of property as per search carried by me in the files provided (only those available out of the torn, disarrange index, and technical error in providing related data) in which document entries are recorded in respect of the said immovable property as mentioned in the schedule of property of the concerned Sub-Registrar, Nagpur, by depositing necessary search fees in Inspector General of Registration and manner of depositing of search fee is more particularly described in Point No. 4 (i) of this title search and verification report i.e Enquiries/Search made in the concerned Sub-Registrar, Nagpur.

4. Searches

i) **Enquiries/Searches made in the concerned Sub-Registrar Office, Nagpur**

I had verified all the relevant index entries from the online records kept and maintained in inspector General of Registration Web Site for the office of Sub-Registrar, Nagpur by depositing necessary search fees in inspector General of Registration, only those available out of the torn, disarrange index and technical error in providing related data and found that no adverse entry is recorded at the office of Sub-Registrar, Nagpur and the search fee is deposited in the following manner

a) **GRN No of MTR Form No. 6**

By which search is
carried out

MH015538910202122E

b) **Receipt No. By which search 4839**

Is carried out

c) **Date of Challan MTR Form No-6 28/03/2022**

d) **Defacement date of Challan**

MTR Form No. 6

29/03/2022

e) **Details of property of which**

**Documents has to be searched Mentioned in
Schedule**

**The copy of challan MTR Form No. 6 and e
search in which receipt No. is mentioned is
attached with title search and verification
report.**

ii) **Lispens**

NO

iii) Site Inspection

No inspection regarding site of the above mentioned property.

5) Conclusion and Recommendation :

However some record was in mutilated and torn form, intermittently some record was missing. Moreover the Indexing of record as required under registration Act 1908 is incomplete. However on the basis of record available with the concerned Sub-Registrar office and documents supplied to me I certify that the title of the aforesaid property as mentioned in the schedule is marketable and clear. The lender bank shall obtain the City survey mutation and current years NMC Tax Receipt in the current owners name.

6) CERTIFICATE

The link in the chain of title has been properly established . All the transactions had been duly verified from the relevant records. On the basis of search and the documents placed before me, I certify that the property mentioned in the schedule referred above is clear and hence I certify that the property is clear and marketable and free from all types of encumbrances, charges, lien and mortgages or order claim affecting the clear title as on the date.

In the result, I have to state that I have made necessary search of the concerned Sub-Registrar Office document entries upto the date as a result of searches and on the basis of same I hereby state that the above referred property mentioned in the schedule

is clear and marketable and free from all the charges and has got the clear and marketable title.

I have verified all the documents from the photocopy of original documents/records which have been provided to me by Nanik Enterprises acting through its Proprietor Smt. Bhawna Mahesh Sadhwani, Hence I therefore issued this inspection report and title verification search certificate.

Hence, I therefore issued this inspection report and title search Certificate.

Place : Nagpur

Date : 31/03/2022


R.M. RAMRAKHIYANI
ADVOCATE
31/3/22