CHALLAN

MTR Form Number-6

GRN	MH006395577202324P	BARCODE		Date	08/08/2023-16:26:34	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR			Full Name	Adv Mohan K Deotale		
Location	NAGPUR						
Year	2023-2024 One Time			Flat/Block No.	Flate No 301 Viswarukhama Apprtment		
Account Head Details		Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE		375.00		Road/Street	Wanjari Nagar		
				Area/Locality	Nagpur		
				Town/City/District			
				PIN		4 4 0 0 3 4	
				Remarks (If Any)	Mouza Velahari Kh No 166/2 Admeasuring 0.60 H.R		
				Amount In Words	Three Hundred Seventy Five Rupees Only		
Total		375.00					

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023080805874	9255188869230
Cheque/DD No.		Bank Date	RBI Date	08/08/2023-16:26:50	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822712334

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 दस्तासाठी लागु नाही .

Print Date 09-08-2023 07:23:05

MOHAN K. DEOTALE

Advocate
Off. Add. Flat No. 103, Vishwarukhma Apart.
Wanjari Nagar, Nagpur.
Res. 48-B, Saoli Ganesh Nagar, Nagpur.
Court Room No. – 201, Nyay Mandir, Civil Lines, Nagpur.

TITLE VERIFICATION REPORT

1	Name of the Unit / concern / Company/Person, Body Authority Offering the Property/as a Security.	:	1) Tushar Sharadrao Daware 2) Digvijay Sharadrao Daware R/o. Ayodhya Nagar Nagpur
2	Constitution of the Unit/Concern/Person Body/Authority offering the Property for creation of charges.	:	Individual
3	State as to under what capacity is security offered (Whether as joint applicant or borrower or as Guarantor etc.)	:	Individual
4(a)	Particulars of the document scrutinized serially and Chronologically.	:	As Detailed below.

Sr. No.	Particulars of the documents Scrutinized	Name of Parties	Original / Certified Photocopy/Truecopy
1.	04/01/2012	Photocopy of Registered Sale Deed executed by Mira Purushottam Kadu & 2 other in favour of 1) Tushar Sharadrao Daware, 2) Digvijay Sharadrao Daware	
2	22/06/2023	Photocopy of Extract of 7/12 in favour of 1) Tushar Sharadrao Daware, 2) Digvijay Sharadrao Daware	

b	Nature of document verified and as to whether they are originals or certified copies or Registration extracts duly certified Note :only Originals or certified extracts from the Registering / Land. Revenue/ other authorities be examined.	:	Xerox Copies as above mentioned.
5	Complete or full description of the immovable property offered as security for execution and Registration of Sale Deed.	:	Individual

Mortgage whether equitable / Registered Mortgage.

All that piece and parcel of land bearing Khasra No. 166/2 admeasuring 0.60 H.R bearing Jama Rs. 2.61, khate No. 378, Mouza – Velahari, Tahsil Nagpur (Gramin) & District Nagpur.

i.	Khasra No	:	166/2,
ii.	Door No.(in case of House Property)	:	
iii.	Extent / Area including plinth built up area in case	:	As per Sale Deed.

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iv.	Location like name of the place, Village, City Registratin and Sub District etc.	:	Mouza – Velahari
ix)	**Boundaries as Under :** EAST : Khasra No 167 WEST : Remaining Land of Khasra No 166/2 NORTH : Khasra No 166/2 & 167/2 & SOUTH : Khasra No 166		
6)	Floor of Tiles tracing out of title, of the Intended mortgagor and his/its predecessors In interest from the Mother Deed to the Latest Title Deed. And wherever Minors, interest or Other clog on title is involved, for a further Period, depending on the need for clearance of such clog on the title.	:	As per separate Sheet Attached.
7)	Nature of Title of the intended Mortgagor Over the property (whether full Ownership Rights, Leasehold Rights, Occupancy/Possessory Rights of Inam Holder of Govt. Grantee / Allottee etc.	:	Ownership rights of above mentioned property.
8. a)	Encumbrances, Attachments, and / or Claim whether of Government, Central or State or other Local authorities of Third Party Claims, liens etc. and details thereof, if yes give the details thereof.	:	Not Found.
b)	The Period covered under the encumbrances Certified and the name of the person in Whose favour the encumbrance is created is so, satisfaction of charge, if any.	:	1993 to 2023 (30 years) Receipt attached herewith Receipt No. MH006395577202324P
9	Details regarding property tax or land revenue Or other statutory dues paid / payable as on Date of if no paid, what remedy.	:	Grampanchayat Tax Shall be paid for the year 2023-24 And Extract of 7/12
10	Details of RTC Extract / Mutation / Extract / Katha extract Pertaining to the property in question.	:	Owners Name shall be mutated in the Extract of 7/12 & Grampanchayat Record .
11.	Any Bar/restriction for creation of mortgage under any local or special enactment, details or Proper registration of documents, payments or proper stamp duty etc.	:	Proper stamp duty is paid at the time of Sale Deed as per ready reconer.
12	In case of absence of original title Deeds, Details of legal and other requirements for creation of a proper, Valid and enforceable Mortgage by deposit of Certified extract duly Certified etc. as also any precaution to be taken by the bank in this regards.	:	Al l the Original Title deeds in respect of the said property is in the custody of Owners.
13	The Specific person who are required to Create Mortgage / to deposit documents creating Mortgage.		Yes

Note : Separate Sheet regarding flow of tile is enclosed herewith
Date : 08/08/2023

Mohan K. Deotale
Advocate

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CERTIFICATE OF TITLE VERIFICATION & SEARCH REPORT

I have been instructed by 1) Tushar Sharadrao Daware, 2) Digvijay Sharadrao Daware R/o Ayodhya Nagar Nagpur to investigate into the title of 1) Tushar Sharadrao Daware, 2) Digvijay Sharadrao Daware

1) I have examined the documents in detail, taking into account all the Guidelines and the other relevant factors, and undertake to re-examine the original title deeds as an when produced, and

1) A In confirm have made a search in the Land Revenue record, that I do not find anything adverse which would prevent the Title Holders from creation a valid Sale Deed.

1) B. Following Scrutiny of Land Records / Revenue records and relative Title Deed. I hereby certify and genuineness of the Title Deed. Suspicious / Doubts, if any has been clarified by making necessary enquires.

2) There are no prior Mortgage / charge encumbrance whatsoever, as could be seen from the encumbrance Certificate for the period from 1993 to 2023 pertaining to the immovable property covered by above said the Title Deed.

3) There are no claim from minors.

4) I Certify that 1) Tushar Sharadrao Daware, 2) Digvijay Sharadrao Daware shall have an absolute, clear, enforceable and marketable title over the Schedule Property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

5) That as per the other records or Revenue etc. aforesaid property is in tangible and actual possession of 1) Tushar Sharadrao Daware, 2) Digvijay Sharadrao Daware and thus vide registered Sale Deed on dated 04/01/2012 and other relevant documents his name is mentioned therein as an exclusive owner and occupier of the said property. He has also paid the taxed, revenues, and other charges.

6) That the record are inspected vide search applications on dated 04/08/2023, thus on perusal of documents supplied by 1) Tushar Sharadrao Daware, 2) Digvijay Sharadrao Daware and the inspection and search at the office of Sub Registrars Nagpur (Gramin) Tah. & Dist. Nagpur as well as other documents. I hereby certify that 1) Tushar Sharadrao Daware, 2) Digvijay Sharadrao Daware has got free and non encumbered marketable title over the aforesaid property and that he is an exclusive owner in occupation of the said immovable property.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Khasra No. 166/2 admeasuring 0.60 H.R bearing Jama Rs. 2.61, khate No. 378, Mouza – Velahari, Tahsil Nagpur (Gramin) & District Nagpur.

Boundaries as Under :

EAST : Khasra No 167

WEST : Remaining Land of Khasra No 166/2

NORTH : Khasra No 166/2 & 167/2 &

SOUTH : Khasra No 166

SHEET SHOWING FLOW OF TITLE OF THE INTENDED MORTGAGOR AND HIS/ITS PREDECESSORS IN INTEREST FROM THE MOTHER DEED TO THE LATEST TITLE DEED.

That the aforesaid property belongs to Kadu Family members. Than the 6th civil judge jr division Order the parttion of kh No 166/2 by this order 1) Smt. Mira Purusttam Kadu. 2) Umesh Purusttam Kadu, 3) Sau. Pratbha Pramod Zade they are the owner of kh no 166/2 admeasuring 0.60 H.R

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Than after 1) Tushar Sharadrao Daware, 2) Digvijay Sharadrao Daware Purchese the Kh No 166/2 admeasuring 0.60 H.R from 1) Smt. Mira Purusttam Kadu. 2) Umesh Purusttam Kadu, 3) Sau. Pratbha Pramod Zade on dated 04/01/2012 by way of sale deed vide sr no. 0072/2012 sale deed duly executed before sub reg no 7 Nagpur (Gramin)

Than after 1) Tushar Sharadrao Daware, 2) Digvijay Sharadrao Daware the dimarketed the layout on Kh No 166/2, & apply for N.A order to the Collector. the Collector issued the order on dated 04/06/2023 order latter No. Ra.Ma.No.158/NAP-34/2022-2023, and also NMRDA Sancttion the layout map on dated 08/01/2023.

FOLLOWING DOCUMENTS REQUIRED TO BE DEPOSITED BY PURCHASER FOR EXECUTION AND REGISTRATION OF SALE DEED

1) Original Copy of Registered Sale Deed.
2) Original Copy of Extract of 7/12
3) Original Copy of N.A Order
4) Affidavit of 1) Tushar Sharadrao Daware, 2) Digvijay Sharadrao Daware mentioning there is no litigation or legal proceedings in respect of the said property and the same is not mortgage/ charged to anybody.

Hence this report
Date : 08/08/2023

MOHAN K. DEOTALE
Mohan K. Deotale
Advocate
48 'B' Sadi Ganesh Nagar,
Nagpur
Advocate