



CHALLAN
MTR Form Number-6

GRN MH004024365201718E		BARCODE		Date 31/07/2017-09:54:58	Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID (If Any)		
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name AMT1_HQR SUB REGISTRAR AMRAVATI 1			Full Name		HEMANT TEJWANI ADVOCATE
Location AMRAVATI			Flat/Block No.		529 AHUJA NAGAR
Year 2017-2018 From 01/01/2005 To 31/07/2017			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		JARIPATKA
0030072201 SEARCH FEE		325.00	Area/Locality		NAGPUR
			Town/City/District		
			PIN		4 4 0 0 1 4
			Remarks (If Any)		
			PLOT NO.3 CORPORATION HOUSE NO.1705 SURVEY NO.8		
			MOUZA RAJAPETH		
			Amount In		
			Three Hundred Twenty Five Rupees Only		
Total		325.00	Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	00040572017073124611 IK00GMIJQ0
Cheque/DD No.			Bank Date	RBI Date	31/07/2017-09:59:11 Not Verified with RBI
Name of Bank			Bank-Branch		STATE BANK OF INDIA
Name of Branch			Scroll No. , Date		Not Verified with Scroll

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9326977022

HEMANT TEJWANI

Advocate

(M) 9326977022

(M) 9823042889

R/O : 529, Ahuja Nagar, Jaripatka, Nagpur-440014.

Dated : 31-7-2017.

TITLE VERIFICATION AND SEARCH REPORT

This is to certify that at the request of M/s. D.P. Infrastructure, through its Partner Shri Suhas Gopalrao Pande, I have verified and searched the title in respect of the property i.e. All that Piece and Parcel of Land bearing Plot No. 3 containing by admeasurements 679.58 Sq. Mtrs (7315 Sq. Feet) out of the layout of Ambika Nagar being a portion of the entire land bearing Survey Mo. 8 of Mouza **RAJAPETH**, bearing Municipal Corporation House No. 1705 within the limits of Amravati Municipal Corporation Ward No. 63, in Tahsil and District – Amravati (More particularly described in schedule below)

The title history of the property for more than last 13 years from this date shows the following chain of transactions:-

- 1) That, the land of property belong to Shri. Ambadevi Sansthan, Amravati. The said Shri. Ambadevi Sansthan, Amravati through its Secretary Shri. Wasudeo Vitthal Chimote has sold the said land of property to Shri. Damodhar Gopal Pande by way of a Sale Deed dated 29-11-1950 registered in Additional Book No. 1, Volume No. 237 on Pages 10 to 12 at Serial No. 1361 in the office of the Sub Registrar-Amravati on even date.
- 2) That, said Shri. Damodhar Gopal Pande has sold the said Plot No. 3 to Shri. Vasant Damodhar Borikar by way of a Sale Deed dated 9-01-1956, which is registered in the office of Sub-Registrar, Amravati, in Book No.1, Volume No.290, at Sr. No.300 on 7-3-1956.
- 3) That, said Shri. Vasant Damodhar Borikar has executed his last Will dated 29-05-2003 which is duly registered in Book No. 3 at Serial No. 1536 in the office of the Sub-Registrar-2, Amravati whereby he has bequeathed the said Plot No. 3 to his son Shri. Sudhir Vasant Borikar

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- 4) That, said Shri. Vasant Damodhar Borikar has left for his heavenly abode on 9-11-2006 and by virtue of the aforesaid Will dated 29-05-2003, his son Shri. Sudhir Vasant Borikar, became the owner of the Plot No. 3.
- 5) That, said Shri Sudhir Vasantrao Borikar has decided to develop the said property by constructing multistoried building and as such entrusted the work of development to M/s. D.P. Infrastructure through its Partner Mr. Suhas Gopalrao Pande, vide Agreement of Development dt.15-7-2016, which was duly registered at Sr. No.3107 on dated 15-7-2016 before the Sub-Registrar, No.1, Amravati.
- 6) That, thereafter it was found that some mistake in the aforesaid Agreement of Development and as such to rectify the mistake the said Shri Sudhir Vasantrao Borikar has executed Correction Deed in favour of M/s. D.P. Infrastructure through its Partner Mr. Suhas Gopalrao Pande, which was duly registered at Sr. No.3120 on dated 15-7-2016 before the Sub-Registrar, No.1, Amravati.
- 7) That, said Shri Sudhir Vasantrao Borikar has executed Irrevocable General Power of Attorney in favour of M/s. D.P. Infrastructure through its Partner Mr. Suhas Gopalrao Pande, vide Irrevocable General Power of Attorney dt. 15-7-2016, which is duly registered at Sr. No.3108 on dated 15-7-2016 before the Sub-Registrar, No.1, Amravati.
- 8) That, the Amravati Municipal Corporation has issued the Development Right Certificate to Subhash Devidasrao Bharsakde, vide Certificate NO.23, Folio No.AMC/ADTP/TDR/23 on 29-11-2010. The said TDR sold by Shri Subhash Devidasrao Bharsakde to Shri Sudhir Vasantrao Borikar, vide Sale Deed dt. 27-12-2016, which is registered in the office of Sub-Registrar, Amravati, in Book No.1, at Sr. No.4898 on the even date.
- 9) That, said Shri Sudhir Vasantrao Borikar has recorded his name in the Gav Namuna 6 and Gav Namuna 2 and also recorded his name in the Amravati Municipal Corporation and paid the Tax from 2016-2017, vide Receipt No.1306654, DT. 17-5-2017.
- 10) I have also taken the search in respect of the said property for the period from 2005 to 2017 from the records of Concerned Sub-Registrar Office, Amravati, Original Receipt enclosed herewith and also verified the relevant index entries from

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the books and records kept and maintained in the concerned office, however some entries were not available and I have found that the said property is standing in the name of Shri Sudhir Vasantrao Borikar.

11) That, on the basis of the documents made available to me i.e Copy of Sale Deed, Will, Akhiv Patrika, Deed of Declaration, Building Plan, Corporation Tax Receipt, Agreement of Development, Irrevocable General Power of Attorney etc and after verification of the records maintained in the concerned Sub-Registrar Office and after taking search in respect of the said property to verify and confirm the ownership in respect of the said property, I am of the view that the said property is officially standing in the name of Shri Sudhir Vasantrao Borikar.

12) In result of such searches and verification of the records of concerned authorities I am view that the property in question is found to be free from encumbrances and the title of Shri Sudhir Vasantrao Borikar is found to be clear and marketable.

In my view the following documents are necessary for security.

- (i) Sale Deed executed by Shri. Ambadevi Sansthan, Amravati through its Secretary Shri. Wasudeo Vitthal Chimote in favour of Shri. Damodhar Gopal Pande by way of a Sale Deed dated 29-11-1950 registered in Additional Book No. 1, Volume No. 237 on Pages 10 to 12 at Serial No. 1361 in the office of the Sub Registrar-Amravati on even date. (Original).
- (ii) Sale Deed executed by Shri. Damodhar Gopal Pande in favour of Shri Vasant Damodhar Borikar by way of a Sale Deed dated 9-01-1956, which is registered in the office of Sub-Registrar, Amravait, in Book No.1, Volume No.290, at Sr. No.300 on 7-3-1956. (Original)
- (iii) Will executed by Shri. Vasant Damodhar Borikar in favour of Shri. Sudhir Vasant Borikar, vide Will dated 29-05-2003, which is duly registered in Book No. 3 at Serial No. 1536 in the office of the Sub-Registrar-2, Amravati. (Original)
- (iv) Death Certificate of Late Shri Vasant Damodhar Borikar. (Photocopy)
- (v) Agreement of Development executed by Shri Sudhir Vasantrao Borikar has decided to develop the said property by constructing multistoried building and as such entrusted the work of development to M/s. D.P. Infrastructure through its Partner Mr. Suhas Gopalrao Pande, vide Agreement of Development dt.15-7-2016, which was duly registered at Sr. No.3107 on dated 15-7-2016 before the Sub-Registrar, No.1, Amravati. (Original)

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- (vi) Correction Deed executed by Shri Sudhir Vasantrao Borikar in favour of M/s. D.P. Infrastructure through its Partner Mr. Suhas Gopalrao Pande, vide Correction Deed dt. 15-7-2016, which was duly registered at Sr. No.3120 on dated 15-7-2016 before the Sub-Registrar, No 1, Amravati. (Original)
- (vii) Irrevocable General Power of Attorney executed by Shri Sudhir Vasantrao Borikar in favour of M/s. D.P. Infrastructure through its Partner Mr. Suhas Gopalrao Pande, vide Irrevocable General Power of Attorney dt. 15-7-2016, which is duly registered at Sr. No.3108 on dated 15-7-2016 before the Sub-Registrar, No.1, Amravati. (Original)
- (viii) Sale Deed of TDR executed by Subhashh Devidasrao Bharsakde in favour of Shri Sudhir Vasantrao Borikar, vide Sale Deed dt. 27-12-2016, which is registered in the office of Sub-Registrar, Amravati, in Book No.1, at Sr. No.4898 on the even date. (Original)
- (ix) Gao Namuna 2 and Gav Namuna 6 and Corporation Tax Receipt Till date.(Original)
- (x) Affidavit of Shri Sudhir Vasantrao Borikar that the said property is not mortgaged, sold, gifted or alienated in any manner and there is no dispute/litigation is pending in any court or authority and it is clear and marketable.

SCHEDULE OF PROPERTY

All that piece and parcel of Land bearing Plot No. 3 containing by admeasurements 679.58 Sq. Mtrs (7315 Sq. Feet) out of the layout of Ambika Nagar being a portion of the entire land bearing Survey Mo. 8 of Mouza **RAJAPETH**, bearing Municipal Corporation House No. 1705 within the limits of Amravati Municipal Corporation Ward No. 63, in Tahsil and District – Amravati. The said land is bounded as under :-

EAST :- Road.
WEST:- Service Lane.
NORTH:- Plot No.2.
SOUTH:- Plot No. 4.

Thanking you,

Yours Faithfully



(Hemant Tejwani)
Advocate