

Search Report

इतर पावती

274/0

Wednesday, 08 March 2017 3:42 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2213 दिनांक: 08/03/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड मनोहर रडके

वर्णन शोध अर्ज क्र 376/2017, मौजा जामठा खसरा नं. 12/7 शोध वर्ष 1997 ते 2017 (21 वर्ष)

शोध व निरीक्षणे

रु. 525.00

एकूण:

रु. 525.00

NGR10

1); देयकाचा प्रकार: By Cash रक्कम: रु 525/-

सह 525/- रु. 525/-
नागपूर जिल्हाधिकारी कार्यालय, नागपूर

3/8/2017

270/0

इतर पावती

Original/Duplicate

Tuesday, 14 March 2017 12:15 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 2137 दिनांक: 14/03/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन7-0-2017

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. मनोहर आर. रडके

वर्णन अर्ज क्र. 243/2017, शोध सन 200७ ते 2017 पर्यंत, (1२ वर्षी), मौजा जामठा, ख. नं. 12/7

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

NGP7

नगपूर प्रांतीय क्र. ७

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

3/14/2017

MANOHAR R. RADKE
ADVOCATE

OFF.G-3, Saibaba Apartments, 17
Central Excise Colony, Wardha Road
Nagpur-440015
Phone. 9890924642

TITLE VERIFICATION AND SEARCH REPORT

Re.:- Non- Agricultural Land bearing Survey No. 12/7 admeasuring 1.00 Hectors, Occupant Class I, Patwari Halka No. 42, Mouza-Jamtha Taluka-Nagpur Dist.-Nagpur owned by Shri Ishwar Natthu Dhage R/o Jamtha Taluka-Nagpur (Gramin) Dist-Nagpur.

Shri Sunil s/o Muniraj Babde, has engaged me for preparation of the Title and Search Report for the aforesaid property. Shri Babde has made available the following documents in respect of the said land.

1. Copy of partition deed dated 04.05.2007 effected between Shri Natthu Bajirao Dhage and his family members.
2. The Revenue record/7-12 of the subject land property
3. The original Agreement to sell Regd No. 4631-2016 dated 17.06.2016 executed by Shri Ishwar Natthu Dhage in favour of Shri Sunil Muniraj Babde.
4. The original Power of Attorney Regd No. 4632-2016 dated 17.06.2016 executed by Shri Ishwar Natthu Dhage in favour of Shri Sunil Muniraj Babde.

Hence this report is based only on the revenue record and the conveyances produced before me and the searches conducted with the concerned sub-Registrars. I hereby submit my report as under.

1. That the subject land bearing survey no. 12/7 is a part of survey no. 12/1 which was originally totally admeasuring 10.12 Hectors and the same was originally owned and possessed by Shri Natthu Bajirao Dhage of village Jamtha since the year 1968.

Shri Natthu Bajirao Dhage and the said lands were acquired by him from his father Shri Bajirao Fakiraji Dhage in a family partition effected in the year 1968. The said partition deed was executed and registered under No 2666 of Book No. 1 on dated 6.05.1968 with the office of Sub-Registrar, Nagpur.

3. That the aforesaid lands bearing Survey No 12/1, Survey No 59, Survey No 63 and Survey No 151/1 were continuously owned, possessed and cultivated by Shri Natthu Bajirao Dhage till the year 2007. Shri Natthu Bajirao Dhage had a wife-Chandrabhagabai, two sons-viz Damodar and Ishwar and four married daughters viz Smt Yamunabai Akare , Smt Lilawati Bawankule, Smt Shanta Hatwar and Smt Kunda Thombre. Shri Natthu Bajirao Dhage has effected a partition of the aforesaid agricultural Land properties among his aforesaid family members in the year 2007.

4. That by a Deed of Partition Shri Natthu Bajirao Dhage among himself and his family members, had subjected the aforesaid lands properties to partition and effected a partition among himself and his family members. Under the said Deed of partition dated 04.05.2007 registered under No 2693 on even date with the office of Sub Registrar, Nagpur No. 7 , land admeasuring 4.05 Hectors (i.e. about 10 Acres) Out of land Survey No. 12/1 was allotted in three parts to the share of Shri Damodhar Natthuji Dhage . Another portion of land admn 4.05 Hectors (i.e. about 10 Acres) out of the land Survey No. 12/1 was allotted in three parts to Shri Ishwar Natthuji Dhage and the remaining portion of land survey no. 12/1 admn 2.02 Hectors (i.e. 5 Acres) was allotted to four daughters Viz Smt Yamunabai @ Nirmala Bhaiyyaji Akare, Smt Lilawanti Harishchandraji Bawankule Smt shanta Bhagwanji Hatwar and the Legal heirs of deceased Smt Kunda Gopalrao Thombre. In addition to the above Shri Natthu Bajirao Dhage has also effected partition of other lands bearing survey no.59, survey No. 63 and survey no. 151/1 among him and his family members.

5. In pursuance of the execution and registration of the said Partition Deed names of the family members of Shri Natthu Bajirao Dhage were mutated in the 7-12 / revenue record as the owners of their respective shares in ancestral land bearing survey No. 12/1 and also other lands bearing survey No. 59, Survey No. 63 and survey No. 151/1 subjected to

7-12 of the said lands survey Nos were prepared and the name of Shri Ishwar Nathhu Dhage was mutated as the owner of the said lands bearing Survey 12/2 admn 1.11 Hectors, survey No. 12/7 admn 1.00 Hectors and survey No. 12/8 admn 1.94 Hectors in the revenue record .

6. Further Shri Ishwar Natthu Dhage has agreed to sell the land bearing survey No. 12/7 admn 1.00 Hectors to Shri Sunil Muniraj Babde for a total consideration of Rs. 2,64,39,700/- and has executed an agreement to sell on dated 17.06.2016 in favour of Shri Sunil Muniraj Babde in respect of the said land bearing survey No. 12/7 admn 1.00 Hectors on the terms and conditions incorporated in the said agreement to sell. Under the said agreement the Purchaser Shri Sunil Muniraj Babde has paid a part consideration of Rs.50,00,000/- to the owner/Vendor Shri Ishwar Natthu Dhage on the date of execution and registration of the agreement to sale and has agreed to pay further sum of Rs. 8,00,000/- on 17.07.2016, Rs. 58,00,000/- on 14.12.2016, Rs. 1,00,00,000/- on 12.6.17 and Rs 48,39,700/- within 375 days from the date of agreement to sale. Shri Sunil Muniraj Babde had handed over the post dated cheques of the aforesaid amounts to the Vendor Shri Ishwar Dhage. It is ascertained that the Cheques of Rs. 8,00,000/- dt 17.07.2016, and of Rs. 58,00,000/- dt 14.12.2016 have been cleared and the vendor had got the consideration amount from Shri Sunil Babde as per the said agreement to sell. On receiving the entire payment by the Vendor from the purchaser as per the said agreement to sell, the purchaser Shri Sunil Muniraj Babde will be entitled to get the sale deed of the entire land bearing Survey No. 12/7 executed in his favour and he will get the title of the said land in his favour .

7. However as a stop gap arrangement, till the execution of sale deed of land survey No. 12/7, the Vendor Shri Ishwar Natthu Dhage executed a power of Attorney in favour of the purchaser Shri Sunil Muniraj Babde on dated 17.06.2016 which is registered with the office of Jt .Sub-Registrar Nagpur –Gramin No. 7 on dated 17.06.2016. By the said Power of Attorney the Vendor/ owner empowered Shri Sunil Muniraj Babde to do various acts viz. To apply to the concerned authority to get permission to convert the land for non agricultural purpose, to develop the land, to demarcate the layout plots and to get the layout plan approved from the

8. That the Executive Engineer (Metro) Nagpur Improvement Trust Nagpur by his letter bearing No. Abhi (Metro)/ S.Abhi.-(Metro-1)/7102 dated 20.12.2016 has, under the provisions of section 42-A of the Maharashtra Land Revenue code 1966 granted the permission for Development/ construction of the said land bearing survey no. 12/7 admn 1.00 Hectors at Mouza Jamtha Taluka Nagpur Gramin and Dist-Nagpur. Further in view of the aforesaid permission the Collector, Nagpur has vide his letter bearing No. Rev Case No. 189/NAP-34/2016-17 dated 30th January 2017 issued a sanad of the said lands in favour of Ishwar Natthu Dhage. The Executive Engineer, NIT, Nagpur has appoved the layout plan on dated 14.12.2016.

9. Serches were conducted of the records of the Sub Registrar office, Nagpur (Gramin) No.10, Nagpur for the year 1997 to 2017 (Receipt No. 2213 dt. 08.03.2017) and also searches of the records of Sub-Registrar, Nagpur (Gramin) No.7 (Receipt No. 2137 dt 14.03.2017 for the year 2005 to 2017. The said Receipts are enclosed. During the course of searches it was found that the entries of all the above transactions are reflected in the Sub-Registrar's record. I have not found any document adversely affecting the title of Shri Ishwar Natthu Dhage. However it is suggested that an Affidavit be obtained from the above owner of the said property to the effect that he has not alienated or transferred the said property in any manner and the same is free from encumbrances of any kind whatsoever.

10. On the basis of and subject to what is stated above I certify that the title of the abovesaid owner of the subject property is clear and marketable and there is no impediment if the Layout plot is purchased by the prospective buyer at present from the abovementioned owner of the said property Shri Ishwar Natthu Dhage through the Power of Attorney holder Shri Sunil Muniraj Babde and subsequently on execution of the final sale deed in favour of Shri Sunil Muniraj Babde then directly from shri Sunil Muniraj Babde.

Hence this Title Verification and Search Report is issued on this 16 th day of March 2017.

Nagpur.

Dated:16.03.2017

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव जामठा/परनेर

तालुका नांदेड

भूमापन क्रमांक	भूमापन क्रमांकवजा उपविभाग	सूधारणा पद्धती	भोगवटादाराचे नाव <u>रिश्वर नल्लु ढगे</u> <u>श. जामठा</u>	खाते क्रमांक <u>४६२</u>
<u>१२/६</u>	<u>वर्ग १</u>			कुळाचे नाव — खंड रु. <u> </u> पैसे
शेताचे स्थानिक नाव				
लागवडीयोग्य क्षेत्र		हैक्टर	आड	
		<u>१ = ००</u>		
एकूण		<u>१ = ००</u>		
पोटखेराब (लागवडीयोग्य नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी		हैक्टर	पैसे	
जुडी किंवा विशेष आकारणी		<u>२ = ३०</u>		
		<u>२ = ३०</u>		

इतर अधिकार
पोर हिस्सा आकारकोट फलश्रवात
फे. ५-२०५० दि. १४/११/२०११

सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवह्या)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

वर्ष	हंगाम	पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन करणाराचे नाव	शेरा
		मिश्र पिकांसाठी जल क्षेत्र				निर्मळ पिकांखालील क्षेत्र				स्वरूप	क्षेत्र			
		मिश्र पिकांचा संचित क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकांचे नाव	जल सिंचित	अजल सिंचित						
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
—	—	—	हे. आ.	है. आ.	—	हे. आ.	हे. आ.	—	हे. आ.	हे. आ.	—	हे. आ.	—	—
१३-१४	—	—	—	—	—	—	—	सोया	—	०.६०	—	०.२०	—	—
१४-१५	—	—	—	—	—	—	—	सोया	—	०.६०	—	०.२०	—	—
१५-१६	—	—	—	—	—	—	—	सोया	—	०.६०	—	०.२०	—	—

२०१४/२०१५

गांव नमुना आठ - अ

धारण जमिनीची नोंदवही

आसामीवार खतावणी - जमाबंदी पत्रक

नांव इश्वर नानु दगे रा. जांभर

तालुका नागा (क)

खाते क्रमांक ६६९

गांव नागा) फे ६ ब ४२

गांव नमुना सहा मधील नोंद १	भुमापन क्रमांक व उप-विभाग क्रमांक २	क्षेत्र ३		वसुलीसाठी										एकुण ७	
				आकारणी किंवा जाडी ४		दुमाला जमिनीवरील सामान ५		स्थानिक उपकर							
								जि.प. ६(अ)		ग्रा.प. ६(ब)					
		हे.	आ.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
	१३/१५	१	११९	३	६५	१	१								
	१३/६	१	००	३	३०										
	१३/८	१	१४	६	३५										
	३	१	०५	१३	३०			५९	००	१३	३०	११६	००		
२०१४/२०१५ गाव सचिव कार्यालय ६८ वावुका															

गांव नोंदवही

२०१५/२०१६