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इतर पावती

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दिनांक: 39म

Regn.: 39M

पावती क्र.: 6857, दिनांक: 23/05/2019

ग्राहकचे नाव:

दस्तावेजाचा अनुक्रमांक: गगन(ग)-0-2019

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड मिलींद पिंपलगवकर

वर्णन शीघ्र अर्ज क्र. 1018/2019 मीजा लोणारा वसरा नं. 97/1 शीघ्र वर्ष 1990 ते 2019

शीघ्र व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

NGR10

1): देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001835750201920E दिनांक: 23/05/2019

अॅडवोके नाव व पत्ता:


 वकिल दुर्गा निर्वंकळ, बर्म-
 गंगपुर ग्रामीण रु. १०, काभर



CHALLAN
MTR Form Number-6



GRN MH001835750201920E		BARCODE		Date 23/05/2019-13:41:18		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 NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		ADV MILIND PIMPALGAONKAR	
Location NAGPUR				Flat/Block No.			
Year 2019-2020 One Time				Premises/Building			
Account Head Details			Amount in Rs.				
0030072201 SEARCH FEE			750.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					MOUZA LONARA TAH. NAGPUR RURAL DIST. NAGPUR KH.NO.97/1		
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only
					Words		
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	02202292019052305382	82013255
Cheque/DD No.				Bank Date	RBI Date	23/05/2019-13:41:43	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 7796208734
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 याचर चालन 'राइन ऑफ पेमेंट' गरीय नमुद कारणसारीय लागु आहे. इतर कारणसारी किंवा नोंदणी न करावयाच्या दस्त्यासारी लागु नाही.

Milind M. Pimpalgaonkar

Advocate

CHAMBER : High Court Bar, Room No.1, Nagpur - 440 001.

CHAMBER : Room No. 624, 6th Floor, Nyay Mandir, NAGPUR - 440 001.

OFFICE : 181, Bajaj Nagar, Opp. Karuna Sanskrutik Bhavan, NAGPUR - 440 010.

RESIDENCE : Plot No. 30, Jai Durga Layout, Behind Railway Line, Near Hotel Pride, Somalwada, NAGPUR. **Phone :** 0712 - 5627196, **Mobile :** 9422827930

Ref. No.: 101/2019/2020

Date: 1/6/2019

SEARCH AND TITLE REPORT

Under instructions and authority of Moreshwar S/o. Narayanrao Bhagat, Prop. M/s. Ramdegi Land Developers, age about 51 years, Occ.: Business R/o/office at Arya Nagar, Koradi Road, Nagpur and I under his instruction and authority, I verified his title over the property as described below. I have deposited Rs.750/- (Rs.Seven Hundred Fifty only) on 23/5/2019 vide receipt no. 6857(MH00183575020190E) for taking search of said property in the office of sub-registrar, Nagpur Gramin-10, Nagpur and accordingly I took out the search of the property duly registered vide bearing No. 4994/2019 in the name of the M/s. Ramdegi Land Developers, Prop. Shri Moreshwar Narayanrao Bhagat at Sub-Registrar office, Nagpur Gramin, Nagpur. I found that Sale Deed dated 9th May 2019 came to be duly executed and registered at Sub-registrar office, Nagpur Gramin-10, Nagpur in favour of M/s. Ramdegi Land Developers, Prop. Moreshwar Narayanrao Bhagat by the Vendors namely Smt. Manubai wd/o. Late Shri Suryabhanji Waghulkar, Gajanan S/o. Suryabhanji Waghulkar, Rajendra S/o. Suryabhanji Waghulkar and Mrs. Alka W/o. Gajanan Waghulkar for total sale consideration of Rs.2,46,00,000/-. The brief history of the property is as under ;



It came to know that the Vendors hereinabove jointly owned and possessed the property all that piece and parcel of Agriculture land bearing Khasra /Survey No.97/1, having an area of 3.05 H.Rs., Land Revenue Rs.10.78 yearly , A/c No. 140 , held in Bhogwatdar Class-I Right of Mouza-LONARA, P.S.K.12-A, including all kinds of Trees, Shrubs, Well , Passage, Right of way, Water courses and all other easementary rights appurtenant and belonging thereto , situated at Village-Lonara within the limits of the Grampanchayat -Lonara in Tahsil-Nagpur(Rural) and District-Nagpur.

AND whereas above said agriculture land originally owned by Sakwarbai Jairam Korde, being the recorded owner thereof and her name was also accordingly mutated in 7/12 Extract and lateron Smt.Sakwarbai Jairam Korde in her turn transferred/sold the aforesaid Agriculture land bearing Khasra /Survey No.97/1 having area of 3.85 H.Rs. situated at Village-Lonara, within the limits of the Grampanchayat -Lonara in Tahsil-Nagpur(Gramin) and District-Nagpur by way of Sale to (i) Shri Suryabhanji Adkuji Waghulkar (ii) Smt. Manubai Suryabhanji Waghulkar (iii) Shri Gajanan Suryabhanji Waghulkar (iv) Mrs. Alkabai Gajanan Waghulkar , the Vendor No. 4 abovenamed and (v) Shri Rajendra Surbhanji Waghulkar jointly by a Sale Deed Dated 3/6/1998, which is duly registered at the office of the Sub-Registrar ,Nagpur -11 in Addl. Book No.1, Volume No. 2126 on pages 138 to 141 at Sr. No. 4363(P) on even date.



It is further came to know that Shri Suryabhanji Adkuji Waghulkar left for heavenly abode on 17/9/2017 and consequent upon his death/demise, his share in the aforesaid agriculture land devolved upon his widow Smt. Manubai Surbhanji Waghulkar and his two sons namely (i) Shri Gajanan Suryabhanji Waghulkar (ii) Shri Rajendra Suryabhanji Waghulkar, the Vendor No. 1 to 3 abovenamed and three daughters namely (i) Mrs. Beby Hiranman Balbudhe (Maiden name Ku. Beby Suryabhanji Waghulkar) (ii) Mrs. Sarita Purushottam Surkar (Maiden name Ku. Renuka Suryabhanji Waghulkar) (iii) Mrs. Surekha Mukundrao Patil (Maiden name Ku. Surekha Suryabhanji Waghulkar) jointly by way of intestate succession being the only legal heirs of the deceased.

It further came to know that three daughter of the deceased during the course of time by a Deed of Release/Relinquishment dated 9/1/2019, the aforesaid (i) Smt. Manubai Suryabhanji Waghulkar (ii) Mrs. Beby Hiranman Babudhe (iii) Mrs. Sarita Purshottam Surkar and (iv) Mrs. Surekha Mukundrao Patil have jointly released/relinquished all their rights, title, share and interest in respect of the property acquired by them jointly by way of intestate succession being the only legal heirs of deceased namely Shri Suryabhanji Adkuji Waghulkar's share in the said property in favour of (i) Shri Gajanan Suryabhanji Waghulkar and (ii) Shri Rajendra Suryabhanji Waghulkar, the Vendor No. 2 and 3 abovenamed absolutely forever with heritable and



transferable rights therein. As a result therefore the Vendors hereinabove have now become the Joint/Co-owners of the aforesaid property bearing Khasra /Survey No.97/1 having an area of 3.85 H.Rs. situated at Village -Lonara within the limits of the Grampanchayat -Lonara in Tahsil-Nagpur (Rural) and District-Nagpur with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records as also in the 7/12 Extract.

It is further came to know that out of the aforesaid entire land an area of 0.80 H.R. is acquired by National Highway Authority of India for Road purpose vide its letter No. LAC-6/A, 65/97/98 Dated 3-11-2001. Thus the area of the aforesaid Agriculture land is at present 3.05 H.Rs. (i.e. 3.85-0.80 H.Rs.).

On perusal of the entire history and record at office of Sub-Registrar, Nagpur Gramin-10, Nagpur. It came my knowledge that above said property admeasuring 3.05 H.R. duly purchased by the present title holder namely M/s. Ramdegi Land Developers, Prop. Moreshwar Narayanrao Bhagat for valuable consideration and having acquired title. He has already initiated mutation of his name in 7/12 extract and same is under progress. As per my knowledge he is title holder of the abovesaid agriculture property at this movement and having clear title. I verify the originals papers and also sought in affidavit regarding having not transfer the above said agriculture property to any one nor mortgage it in any financial institution or any bank



still if any financial Institution or any bank willing to provide financial assistance to M/s.Ramdegi Land Developers, Prop. Moreshwar Narayanrao Bhagat or any one his behalf then said institution shall follow their norms, rules and regulation and law prevalling at present or do their own verification of title.

I holds that M/s. Ramdegi Land Developers, Prop. Moreshwar Narayanrao Bhagat Is having clear title of above the said property and also having no encumbrance over the said property. I have verified the following documents i.e.

1. 7/12 of earlier owners.
2. Sale Deed of the present owner dated 9/5/2019.
3. Deed of Relinquishment dated 9/1/2019
4. Sale Deed dated 3/6/1998.
5. D.P. map dated 23/4/2019
6. Challan of payment of search fee dated 23/5/2019 of Rs.750/-

Hence this search report

NAGPUR

DATE : 1/6/2019

(MILIND M.PIMPALGAONAR)

ADVOCATE

