RUPESH JATTEWAR
ADVOCATE

Resi :- 139, Dattatray Nagar, Near Sarveshwar Mandir, Nagpur-24.

Ref :

Date: 15/3/2019

WHOMSOEVER IT MAY CONCERN

TITLE VERIFICATION AND SEARCH REPORT

This search report is in respect of ALL THAT pieces and parcel of lands bearing **SURVEY NO. 179 (PART)** admeasuring **1.365 Hector**, Khate No. 264, 1399, Class-I, Revenue Rs. 5.23, Situated at MOUZA : WELA HARISHCHANDRA, Patwari Halka No. 38-A, in Tahsil Nagpur (Gramin) and District – Nagpur, and more particularly described in the schedule written hereinunder which forms the part and parcel of this search report.

I Rupesh Jattewar, Advocate, Nagpur do hereby confirm that I have verified the Index record pertaining to the said property and accordingly my report of search is as under :

1. That, the careful scrutiny of the records reflect light on the fact that the Survey No. 179 totally admeasuring **1.97 Hector** as referred above is the property of is a ancestral property of SMT. KAMLABAI RAMCHANDRA HATEWAR, acquired by way Relinquish Deed.

2. That SMT. KAMLABAI RAMCHANDRA HATEWAR lateron transferred the aforesaid property admeasuring **1.21 Hector** out of total Land admeasuring 1.97 Hector by way of sale to **1) SHRI PRAKASH LILADHAR PATNE & 2) SHRI RAJESH NAVRANGLAL AGRAWAL** by a Sale Deeds dated 3/8/2006, which is duly registered in the office of the Joint Sub-Registrar, Nagpur Gramin No. 7, in Addl Book No.1, at Serial No. 3926/2006; AND

That **SHRI RAJESH NAVRANGLAL AGRAWAL** lateron transferred the aforesaid his Half share in this property admeasuring **0.605 Hector** out of total their Land admeasuring 1.21 Hector by way of sale to **SHRI DEVESH CHANDRAKANT WAGHMARE** by a Sale Deeds dated 18/6/2018, which is duly registered in the office of the Joint Sub-Registrar, Nagpur Gramin No. 7, in Addl Book No.1, at Serial No. 5056/2018, and **SHRI PRAKASH LILADHAR PATNE** given consent to this SALE-DEED.

Jattewar

RUPESH A. JATTEWAR
Advocate
139,Dattatray Nagar, Nagpur-24.
(M) : 9823127102

3. That SMT. KAMLABAI RAMCHANDRA HATEWAR lateron transferred her remaining property admeasuring **0.76 Hector** out of total Land admeasuring 1.97 Hector of MOUZA-WELA HARISHCHANDRA, SURVEY NO. 179 by way of sale to **1) BALDEO R. MIGHLANI, 2) SHRI KISHOR T. GUGNANI, 3) SHRI GAUTAM S. PURI, 4) SHRI DINESH R. GUPTA, 5) SHRI KUMAR G. DAGA, 6) SHRI PRAKASH P. KHETAN, 7) SHRI RAJKUMAR C. CHAUDHARI,** by a Sale Deeds dated 8/5/2009, which is duly registered in the office of the Joint Sub-Registrar, Nagpur Gramin No. 7, in Addl Book No.1, at Serial No. 3305/2009; AND

That **SHRI GAUTAM SHRIGOPALJI PURI** lateron transferred his Undivided share in this property by way of sale to another owner of this Property namely **SHRI KISHOR T. GUGNANI** by a Sale Deeds dated 11/7/2018, which is duly registered in the office of the Joint Sub-Registrar, Nagpur Gramin No. 7, in Addl Book No.1, at Serial No. 5972/2018.

That remaining Six owner namely 1) BALDEO R. MIGHLANI, 2) SHRI KISHOR T. GUGNANI, 3) SHRI DINESH R. GUPTA, 4) SHRI KUMAR G. DAGA, 5) SHRI PRAKASH P. KHETAN, 6) SHRI RAJKUMAR C. CHAUDHARI, lateron transferred property admeasuring **0.76 Hector** of MOUZA-WELA HARISHCHANDRA, SURVEY NO. 179 by way of sale to **SHRI DEVESH CHANDRAKANT WAGHMARE,** by a Sale Deeds dated 28/12/2018, which is duly registered in the office of the Joint Sub-Registrar, Nagpur Gramin No. 7, in Addl Book No.1, at Serial No. 11195/2018; AND

As a result therefore the Owner **SHRI DEVESH CHANDRAKANT WAGHMARE** has now become an absolute and full owner of the aforesaid property admeasuring 0.76 HECTOR + 0.605 HECTOR i.e. TOTAL LAND ADMEASURING 1.365 HECTOR with heritable and transferable rights therein and the same is also mutated in his name in all relevant records; AND

4) THAT, the aforesaid land comprising Survey/Khasara No. 179 admeasuring 1.365 HECTOR of MOUZA – WELA HARISHCHANDRA is converted into Non-Agricultural (Residential) land use vide Order dated 5/02/2009 passed by the Collector, Nagpur in Revenue case No. R.M.K 210/NAP-34/MOUZA- WELA HARISHCHANDRA/2018-19, PRASTUT/JILADHIKARI/KAVI-181/2019;

Jattewar

RUPESH A. JATTEWAR
Advocate
139,Dattatray Nagar, Nagpur-24.
(M) : 9823127102

5) THAT, the aforesaid owner lateron prepared a layout Plan of the said Survey/Khasara No. 179 (PART) by carving out various Plots and the said layout is duly sanctioned and approved by the Executive Engineer of Nagpur Metro Region Development Authority (NMRDA) Nagpur on dated 14/6/2018, vide its Permit No. EA/V.P.K./ NAMPRAVIPAPA/500 subject to conditions of Release Letter of Plots for sale which is mentioned in this permit.

6. That, thus from the aforesaid discussion it is crystal clear that the property under verification is owned and possessed by the said owners **SHRI DEVESH CHANDRAKANT WAGHMARE** and owner has authorized to develop the said property carving into various Plots and the same is saleable to the prospective purchaser.

7. That, on the basis of verification of record in the office of the Sub-Registrar, Nagpur Gramin, the receipts of which are enclosed herewith and documents placed before me in respect of the said property for the purpose of the instant report, I came to the conclusion that the said property bearing Survey/Khasara No. 179 (PART), admeasuring **1.365 Hector**, Khate No. 264, 1399, Class-I, Revenue Rs. 5.23, Situated at MOUZA : WELA HARISHCHANDRA, Patwari Halka No. 38-A, in Tahsil Nagpur (Gramin) and District – Nagpur, more particularly described in the schedule of property hereunder written and same is free from all the encumbrances and has got good and marketable title.

5. That, While making search of the said property I have not come across any adverse entry in respect of the said property as such there appears no encumbrances on the said property and has got good and marketable title.

6. OPINION :- That any institution should collect the following documents from the owners apart from personal information.

RUPESH A. JATTEWAR
Advocate
139,Dattatray Nagar, Nagpur-24
(M) : 9823127102

a) Original Sale Deed for verification executed by SMT. KAMLABAI RAMCHANDRA HATEWAR of property admeasuring **1.21 Hector** out of total Land admeasuring 1.97 Hector by way of sale to **1) SHRI PRAKASH LILADHAR PATNE & 2) SHRI RAJESH NAVRANGLAL AGRAWAL** of Sale Deeds dated 3/8/2006, which is duly registered in the office of the Joint Sub-Registrar, Nagpur Gramin No. 7, in Addl Book No.1, at Serial No. 3926/2006; AND

b) Original Sale Deed for verification executed by That SMT. KAMLABAI RAMCHANDRA HATEWAR of property admeasuring **0.76 Hector** out of total Land admeasuring 1.97 Hector of MOUZA-WELA HARISHCHANDRA, SURVEY NO. 179 by way of sale to **1) BALDEO R. MIGHLANI,** 2) SHRI KISHOR T. GUGNANI, 3) SHRI GAUTAM S. PURI, 4) SHRI DINESH R. GUPTA, 5) SHRI KUMAR G. DAGA, 6) SHRI PRAKASH P. KHETAN, 7) SHRI RAJKUMAR C. CHAUDHARI, of Sale Deeds dated 8/5/2009, which is duly registered in the office of the Joint Sub-Registrar, Nagpur Gramin No. 7, in Addl Book No.1, at Serial No. 3305/2009; AND

c) Original Sale Deed for verification executed by **SHRI RAJESH NAVRANGLAL AGRAWAL** of property admeasuring **0.605 Hector** in favour of **SHRI DEVESH CHANDRAKANT WAGHMARE** of Sale Deeds dated 18/6/2018, which is duly registered in the office of the Joint Sub-Registrar, Nagpur Gramin No. 7, in Addl Book No.1, at Serial No. 5056/2018.

d) Original Sale Deed for verification executed by **SHRI GAUTAM SHRIGOPALJI PURI** his Undivided share in this property in favour of **SHRI KISHOR T. GUGNANI** of Sale Deeds dated 11/7/2018, which is duly registered in the office of the Joint Sub-Registrar, Nagpur Gramin No. 7, in Addl Book No.1, at Serial No. 5972/2018.

e) Original Sale Deed for verification executed by 1) BALDEO R. MIGHLANI, 2) SHRI KISHOR T. GUGNANI, 3) SHRI DINESH R. GUPTA, 4) SHRI KUMAR G. DAGA, 5) SHRI PRAKASH P. KHETAN, 6) SHRI RAJKUMAR C. CHAUDHARI, of property admeasuring **0.76 Hector** of MOUZA-WELA HARISHCHANDRA, SURVEY NO. 179 in favour of **SHRI DEVESH CHANDRAKANT WAGHMARE,** by a Sale Deeds dated 28/12/2018, which is duly registered in the office of the Joint Sub-Registrar, Nagpur Gramin No. 7, in Addl Book No.1, at Serial No. 11195/2018;

Jattewar

RUPESH A. JATTEWAR
Advocate
199 Dattatray Nagar, Nagpur-24
(M) : 9823127192

f) Latest Original 7/12 Extract alongwith Plot Number entry for confirmation of names of the owners of the said property.

g) Original Copy for verification Sanctioned Layout Plan in respect of the said property issued by NMRDA.

h) Original Copy for verification of Layout Permit issued by NMRDA.

i) Original Release Letter for verification for selling of Plots in this Khasara/Layout.

Hence this Report.

SCHEDULE OF THE PROPERTY

ALL THAT pieces and parcel of land bearing **SURVEY NO. 179 (PART)**, admeasuring **1.365 Hector**, Khate No. 264, 1399, Class-I, Revenue Rs. 5.23, Situated at MOUZA : WELA HARISHCHANDRA, Patwari Halka No. 38-A, in Tahsil Nagpur (Gramin) and District – Nagpur and bounded as per Sale-Deed.

Nagpur :
Dated :- 15/3/2019

Rupesh A. Jattewar
Advocate

RUPESH A. JATTEWAR
Advocate
139,Dattatray Nagar, Nagpur-24,
(M) : 9823127102

Enclosure :-

1) Challan GRN No. MH013195144201819E on dated 15/3/2019 in respect of amount deposited for Search with the office of Sub-Registrar Nagpur No. 7 for year 2006 t0 2019.

CHALLAN
MTR Form Number-6

MH013195144201819E	BARCODE	Date 15/03/2019-12:42:54	Form ID

ment	Inspector General Of Registration	Payer Details	
f Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	ADV RUPESH A JATTEWAR
on	NAGPUR		
	2018-2019 One Time	Flat/Block No.	KH NO. 179
	Account Head Details / Amount In Rs.	Premises/Building	
72201	SEARCH FEE 325.00	Road/Street	MOUZA- VELA HARI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	0 0 0 0 0 0
		Remarks (If Any)	2006 TO 2019
	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

ent Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
	Cheque-DD Details	Bank CIN	Ref. No.	02300042019031597302	003447094
ue/DD No.		Bank Date	RBI Date	15/03/2019-12:43:43	Not Verified with RBI
of Bank		Bank-Branch		BANK OF MAHARASHTRA	
of Branch		Scroll No. , Date		Not Verified with Scroll	

tment ID :

Mobile No. : 9823127102

This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

चालान 'टाइप ऑफ पेमेंट' मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 15-03-2019 12:44:00