CHALLAN
MTR Form Number-6

GRN MH006654565201920E	BARCODE	Date 24/09/2019-13:15:22	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	PRAVIN PATIL
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	D-5 VANDANA APARTMENT
		Premises/Building	
Road/Street	CANAL ROAD RAMDASPETH		
Area/Locality	NAGPUR		
Town/City/District			
PIN	4 4 0 0 1 0		

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

SEARCH FEES FOR 30 YEARS 1989-2019 KHASRA NO. 232-1-2 MOUZA JAMTHA

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572019092425744	IK0AGALBM0
Bank Date	RBI Date	24/09/2019-13:24:16	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9822470484

Department ID :

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 नोदणी न करावयाच्या दस्तासाठी लागु नाही.

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Praveen G. Patil
Advocate

off : 40,Ghatate Chambers, 3rd Floor
Ramdaspeth, Nagpur-10.
(MOB)- 9822470484.

TITLE VERIFICATION AND SEARCH REPORT

Having engaged to sought verification report for the title of property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 232/1/2 having an area of 0.81 Hectare (8100 Sq. Mtrs), Rental Rs. 2.99 held in Bhogwatdar Class-1 Rights of Mouza : JAMTHA, P.S.K. 42, including all other easementary rights appurtenant and belonging thereto, situated at JAMTHA, in Tahsil : Nagpur- Rural and District : Nagpur, I **Pravin G. Patil** Advocate R/o Ramdaspeth, Nagpur do hereby submit my report as follows:-

The 'Title History' of last 30 years from this date shows the following chain of transaction regarding the property described in schedule.

1) ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 232 (New) and 127/3 (Old) having an area of 3.08 Hectare, Rental Rs. 11.37 held in Bhogwatdar Class-1 Rights of Mouza : JAMTHA, P.S.K. 42 including all other easementary rights appurtenant and belonging thereto, situated at Jamtha in Tahsil : Nagpur- Rural and District : Nagpur, Originally belonged to Shri. Natthu Raghoba Hinge having purchased by him through Auction confirmed by the Sub Divisional Officer, Nagpur vide order dated 16-06-1964 in Case No. 435/A-63/62-63 and accordingly the Patwari of the village corrected the Revenue records and recorded the name of the auction purchaser i.e Shri. Natthu Raghoba Hinge; AND

2) THAT, Shri. Natthu Raghoba Hinge expired on 8-06-1965 leaving behind his wife Smt. Sayatrabai wd/o Natthu Hinge and sons (i) Shri. Chanrakant Natthu Hinge and (ii) Shri. Baba Natthu Hinge as his legal heirs and successors as such their names came to be recorded in the relevant 7/12 Extract; AND

3) That, the said Smt. Sayatra Wd/o Natthu Hinge has expired so also Shri. Chantrakant Natthu Hinge has expired on 3-03-2000 leaving behind him wife Smt. Nandabai Chandrakant Hinge and son Shri. Wasudeo Chandrkant Hinge as his legal heirs and successors as such their names came to be recorded in the relevant revenue records; AND

4) THAT, the said Smt. Nandabai Chandrakant Hinge and son Shri. Wasudeo Chandrkant Hinge sold their 1/4th Share i.e 0.77 H.R out of the total Agriculture land admesuring 3.08 H.R to Shri. Sunil Mahadeorao Wankhede, Sau. Asha Madhusudan Deshmukh and Smt. Saraswati Mahadeorao Deshmukh by way of a Sale Deed dated 11-05-2007 which is duly registered at Serial No. 2869/2007 before the Sub Registrar- Nagpur Gramin; AND

5) THAT, the area of 0.77 H.R sold to Shri. Sunil Mahadeorao Wankhede, Sau. Asha Madhusudan Deshmukh and Smt. Saraswati Mahadeorao Deshmukh is effected by the provisions of the Land Fragmentation Act, a separate 7/12 Extract bearing the names of the

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Purchaser Shri. Sunil Mahadeorao Wankhede, Sau. Asha Madhusudan Deshmukh and Smt. Saraswati Mahadeorao Deshmukh could not be prepared and their names are mutated along with the names of the owners of Khasra No. 232; AND

6) THAT, during the course of time Smt. Indubai Dyaneshwarrao Chakole and Smt. Shobha Shankarrao Nandurkar being the daughters of Natthu Raghoba Hinge have filed Suit for Partition and separate possession bearing R.C.S 254 /2010 against Smt. Nandabai Chandrakant Hinge and others; AND

7) THAT, Shri. Baba Natthu Hinge left for his heavenly abode on 12-06-2011 leaving behind his wife (i) Smt. Baby Wd/o Babarao Hinge sons (ii) Shri. Pramod Babarao Hinge (iii) Shri. Omprakash Babarao Hinge and daughters (iv) Ku. Deepali Babarao Hinge (after marriage Mrs. Deepali Narendra Gajera) (v) Mrs. Vaishali Mangesh Giripunje and (vi) Mrs. Rupali Ravi Agale as his only legal heirs and successors and their names are also accordingly mutated in the relevant revenue records; AND

8) THAT, the parties in the said RCS 254/2010, Smt. Indubai Dyaneshwarrao Chakole and Smt. Shobha Shankarrao Nandurkar and Smt. Nandabai Chandrakant Hinge and others had arrived at a amicable settlement whereby it has been agreed to execute and register a Deed of Partition and a separate share of land admeasuring 0.81 H.R out of the total land admeasuring 2.31 H.R out of Khasra No. 232/1 be partitioned and handed over to the said Smt. Indubai Dyaneshwarrao Chakole and Smt. Shobha Shankarrao Nandurkar as such the matter was amicably settled before the Lok Nyayalaya between the parties on 10-01-2012 and finally disposed off by the Hon'ble 24th Joint Civil Judge Junior Division, Nagpur vide order and judgement dated 4-03-2012.

9) THAT, in pursuance of the said settlement, a Deed of Partition came to be executed between (i) Smt. Baby Wd/o Babarao Hinge (ii) Shri. Pramod Babarao Hinge (iii) Shri. Omprakash Babarao Hinge (iv) Ku. Deepali Babarao Hinge (after marriage Mrs. Deepali Narendra Gajera) (v) Mrs. Vaishali Mangesh Giripunje and (vi) Mrs. Rupali Ravi Agale being the Party No. 1 and Smt. Indubai Dyaneshwarrao Chakole and Smt. Shobha Shankarrao Nandurkar being the Party No 2 whereby an area of 1.50 H.R out of said Agriculture land bearing Khasra No. 232 admeasuring 2.31 H.R, P.H No. 42 of Mouza Jamtha, Tahsil and Dist Nagpur has some in the share of the Party No. 1 and the remaining area of 0.81 H.R out of said Agriculture land bearing Khasra No. 232 admeasuring 2.31 H.R, P.H No. 42 of Mouza Jamtha, Tahsil and Dist Nagpur has some in the share of the Party No. 2. The said Deed of Partition is duly registered on 23-11-2011 in the office of the Sub Registrar-7, Nagpur Gramin at Serial No. 7804/2011 on 24-11-2011; AND

10) THAT, a Deed of Correction dated 3-08-2018 has been registered between the parties whereby the Boundaries in the Partition Deed dated 23-11-2011 has been corrected. The said Deed of correction is duly registered at Serial No. 6959-2018 in the office of the Sub Registrar-7, Nagpur Gramin; AND

11) THAT, the said (i) Smt. Baby Wd/o Babarao Hinge sons (ii) Shri. Pramod Babarao Hinge (iii) Shri. Omprakash Babarao Hinge and daughters (iv) Ku. Deepali Babarao Hinge (after

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marriage Mrs. Deepali Narendra Gajera) (v) Mrs. Vaishali Mangesh Giripunje and (vi) Mrs. Rupali Ravi Agale have thus become the owner of land admeasuring 1.50 H.R and the said Smt. Indubai Dyaneshwarrao Chakole and Smt. Shobha Shankarrao Nandurkar have become the owners of land admeasuring 0.81 H.R and their names were also accordingly mutated in the separate 7/12 records bearing Khasra No. 232/1 and 232/2 respectively by virtue of the aforesaid Partition Deed; AND

12) THAT, in the due course of time the said (i) Ku. Deepali Babarao Hinge (after marriage Mrs. Deepali Narendra Gajera) (ii) Mrs. Vaishali Mangesh Giripunje and (iii) Mrs. Rupali Ravidra Agade have relinquished their Undivided share, interest and entitlements in the said Agriculture Land bearing Khasra No. 232/1 admeasuring 1.50 H.R in favour of (i) Smt. Baby Wd/o Babarao Hinge sons (ii) Shri. Pramod Babarao Hinge (iii) Shri. Omprakash Babarao Hinge by way of a Deed of Relinquishment dated 26-02-2014 which is duly registered at Serial No. 1282-2014 before the Sub Registrar-7, Nagpur Gramin; AND

13) THAT, the said (i) Smt. Baby Wd/o Babarao Hinge sons (ii) Shri. Pramod Babarao Hinge (iii) Shri. Omprakash Babarao Hinge have thus become the absolute and exclusive owners of Agriculture Land bearing Khasra No. 232/1 admeasuring 1.50 H.R of Mouza Jamtha and their names are also mutated in the relevant revenue records; AND

14) THAT, the aforesaid (1) Smt. Baby Babarao Hinge (2) Shri. Pramod Babarao Hinge AND (3) Shri. Ompraksh Babarao Hinge later on sold ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 232/1 having an area of 0.81 Hectare out of the total 1.50 Hectare, Rental Rs. 8.37 held in Bhogwatdar Class-1 Rights of Mouza : JAMTHA, P.S.K. 42 including all other easementary rights appurtenant and belonging thereto, situated at Jamtha in Tahsil : Nagpur-Rural and District : Nagpur to Shri. Pramod Bhagwantrao Thakre by way of a Sale Deed dated 3-12-2018 which is duly registered in the Office of the Sub Registrar-7, Nagpur Rural at Sr. No. 10625 /2018 on even date; AND

15) THAT, the said 1) Smt. Baby Babarao Hinge (2) Shri. Pramod Babarao Hinge AND (3) Shri. Ompraksh Babarao Hinge executed a Deed of Correction in favour of the Vendor which is duly registered on 4-07-2019 in the Office of the Sub Registrar-7, Nagpur Rural at Sr. No. 6243/2019 on even date; AND

16) THAT, after the execution of the aforesaid Sale Deed, the Khasra/ Survey No. 231/1 has been re-numbered as Khasra No. 232/1/2 having an area of 0.81 H.R and the 7/12 Extract is also duly mutated in the name of Shri. Pramod Bhagwantrao Thakre; AND

17) THUS, the said Shri. Pramod Bhagwantrao Thakre has thus become the exclusive, absolute and full owner of ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 232/1/2 having an area of 0.81 Hectare, Rental Rs. 2.99 held in Bhogwatdar Class-1 Rights of Mouza : JAMTHA, P.S.K. 42 including all other easementary rights appurtenant and belonging thereto, situated at Jamtha in Tahsil : Nagpur- Rural and District : Nagpur with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records and also separate 7/12 Extract; AND

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18) THAT, the aforesaid entire land is specified for Residential Use by the Competent Authority empowered in this behalf (i.e. Executive Engineer, Nagpur Metropolitan Region Development Authority) vide its Letter No. का.अभि / नामप्रविप्रा/२६०६ Dated 14-08-2019;AND

19) THAT, the aforesaid SHRI. Pramod Bhagwantrao Thakre lateron decided to develop the said Piece of land bearing Survey/Khasra No. 232/1/2 having an area of 0.81 Hectare (OR 8100 Sq. Mtrs) into a Residential Layout by carving out various Plots of different sizes therein. And accordingly it has prepared the Layout Plan of the said Survey/Khasra No. 232/1/2 by carving out various Plots of different sizes therein and the said layout is also tentatively sanctioned and approved by Metropolitan Commissioner Dated 14-08-2019; AND;

20) The links in the chain of title have been property established. All the transactions have been duly verified from the relevant records of -Registrar of Document.

21) I have taken the search of Records of Registrar's office for last 30 years by paying the necessary search fee Vide receipt GRN MH006654565201920E dated 24-09-2019 in the office of Sub- Registrar-7, Nagpur Rural; AND.

22) On the basis of searches made by me and the copies of the following documents supplied to me, the Originals of which are duly verified, I certify that the property referred in schedule is owned by **SHRI. PRAMOD BHAGWANTRAO THAKRE** and appears to be free from all encumbrances, charges, liens, mortgages.

Documents verified and scrutinized:-

1) Sale Deed dated 11-05-2007 which is duly registered at Serial No. 2869/2007 before the Sub Registrar- Nagpur Gramin.	Copy
2) Order and judgement dated 4-03-2012 of the Hon'ble 24th Joint Civil Judge Junior Division, Nagpur.	Copy
3) Deed of Partition duly registered on 23-11-2011 in the office of the Sub Registrar-7, Nagpur Gramin at Serial No. 7804/2011 on 24-11-2011.	Copy
4) Deed of correction duly registered at Serial No. 6959-2018 in the office of the Sub Registrar-7, Nagpur Gramin.	Copy
5) Deed of Relinquishment dated 26-02-2014 which is duly registered at Serial No. 1282-2014 before the Sub Registrar-7, Nagpur Gramin	Copy

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6) Sale Deed dated 3-12-2018 which is duly registered in the Office of the Sub Registrar-7, Nagpur Rural at Sr. No. 10625 /2018.	Original
7) Deed of Correction duly registered on 4-07-2019 in the Office of the Sub Registrar-7, Nagpur Rural at Sr. No. 6243/2019.	Original
8) 7/12 Extract of Khasra No. 232/1/2 having an area of 0.81 H.R in the name of Shri. Pramod Bhagwantrao Thakre.	Original
9) Letter No. का.अभि / नामप्रविप्रा/२६०६ Dated 14-08-2019.	Original
10) Tentative Sanction layout plan of Khasra No. 232/1/2 of Mouza Jamtha dated 14-08-2019.	Original

I am satisfied that the property is heritable and transferable.

13) In result, I have to state that I have made necessary searches at the concerned Sub-Registrars office upto date and as the result of such searches, I am satisfied that the property in question is owned by **SHRI. PRAMOD BHAGWANTRAO THAKRE** and is free from all types of encumbrances.

SCHEDULE OF THE PROPERTY

ALL THAT Piece and Parcel of land bearing **Survey/Khasra No. 232/1/2** having an area of **0.81 Hectare (8100 Sq. Mtrs)**, **Rental Rs. 2.99** held in Bhogwatdar Class-1 Rights of **Mouza : JAMTHA**, P.S.K. 42, including all other easementary rights appurtenant and belonging thereto, situated at JAMTHA, in Tahsil : Nagpur- Rural and District : Nagpur and bounded as under :-

ON THE EAST	-	By Jamtha- Gumgaon Road.
ON THE WEST	-	By Land of Khasra No. 233, 234,235.
ON THE NORTH	-	B yLand of Khasra No. 232/1.
ON THE SOUTH	-	By Khasra No. 231.

NAGPUR
25-09-2019

Pravin. G. Patil
(Advocate)
PRAVIN G. PATIL
ADVOCATE
D/5, VANDANA FLATS,
CANAL ROAD, RAMDASPETH,
NAGPUR-10.

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