

TITLE VERIFICATION REPORT

Having been engaged by Shri. Hukumchand Lodabaji Supare, for preparing title verification and search report, I do hereby submit my report as under:-

- 1) That the captioned Shri. Hukumchand Lodabaji Supare was the sole and absolute owner of the land admeasuring 1.68 H.R. bearing Khasra No. 72/2 of Mouza - Yerkheda, P.H. No. 16, Tahsil Kamptee, District Nagpur, in accordance with the partition.
- 2) That, said land bearing of Survey / khasra No. 72/2 in Mouza-Yerkheda, P.H. No. 16, Tahsil Kamptee, District Nagpur falls under the Urban land (Ceiling & Regulation) Act, 1976 and is in excess of ceiling limit in the Nagpur Urban Agglomeration as such a statement has been filed U/S. 6 (2) of the Act before the Additional Collector & Competent Authority, Urban Land Ceiling, Nagpur, and the said Competent Authority, passed his Order dated 27/05/1999 in ULC Case No. ATP/ULC/TD(143)/824/1999. However, the said statement has not been filed by the owner of the land on records.
- 3) That, a further application was made for the exemption of the said excess land admeasuring 3500.00 Sq. Mtrs. under Section 20 of the Urban Land (Ceiling & Regulation) Act, 1976 (33 of 1976) for providing plots and / or construction of tenements in accordance with the Special dispensation issued by the Government Resolution No. CSC/ULC/1091/(3977)/D-III, dated 15/01/1992, passed by the Government of Maharashtra, Housing and Special Assistance Department, Mantralaya, Mumbai and accordingly the permission was granted to make full utilization of the exempted land for the purpose of providing plots and / or construction of tenements in the manner provided in the said Order.



- 4) That, said entire land bearing Survey No. 72/2 (16 New) alongwith survey No. 151 have been converted for non-agricultural purpose by an Order dated 30/09/1999, passed by the Collector, Nagpur, in revenue case No. 101/N.A.P-34/1998-99.
- 5) That, thereafter the Tahsildar, Kamptee, vide his Order dated 15.03.2008, passed in Revenue Case No. 11/R.T.S.59/2007-2008, directed to renumber the Survey No. 72/2 (16 New) to Survey No. 72/2 (17 New).
- 6) That, thereafter a layout was carved in the said entire land by demarcating the same into various plots of different sizes and the Grampanchayat, Yerkheda accorded its sanction to the same.
- 7) That, thereafter the Additional Collector and Competent Authority, Urban Land Ceiling, Nagpur, vide its letter dated 31.12.2012, accorded its sanction for the amalgamation of Plot Nos. 83 to 121 out of the layout carved in the said land upon terms and conditions mentioned therein.
- 8) That, thereafter the Nagpur Improvement Trust, Nagpur through its Executive Engineer (Metro), vide a Letter No. EE (Metro)/AE-2/450, dated 12.09.2014, forwarded the Development Agreement alongwith Map in respect of the land admeasuring 16800.00 Sq. Mtrs. comprising Khasra No. 17 (new) of Mouza - Yerkheda, Tahsil Kamptee, Distt. Nagpur and the said letter is addressed to the captioned Shri. Hukumchand Lodabaji Supare.
- 9) In the meanwhile the captioned Shri. Hukumchand Lodabaji Supare has sold various plots alongwith construction thereon, out of the layout carved in the said land comprising Khasra No. 17 (new) of Mouza - Yerkheda, Tahsil Kamptee, Distt. Nagpur.
- 10) I have taken search of the records of Registrar's Office Kamptee for the last 13 years from 2005 to 2017 by paying the



Hemant A. Tambat

ADVOCATE

Res. / Off. : 167, Vivekanand Nagar, Wardha Road, Nagpur - 440 015.
Court : Room No. 624, 6th Floor, Nyaya Mandir, Nagpur.
Mob. No. 9881717947; 9822572947
E-mail : htambat.adv@gmail.com

necessary search fee of Rs. 325/- vide Ref. No. 131186464 and GRN MH004017777201718E, dated 30.07.2017.

11) Thus, on the basis of the abovesaid search and inspection of the records available in the Offices of the Sub-Registrar and the history of the property discussed above, I Hemant Anil Tambat, Advocate, do hereby opine that the Title of Shri. Hukumchand Lodabaji Supare to the property described in the Schedule is clear. A separate affidavit-cum-declaration is required from the owner Shri. Hukumchand Lodabaji Supare in respect of the plots / units which are sold by him and the plots / units / portion of land which is still in his name.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of land comprising Khasra No. 72/2 (old) 17 (New) of Mouza - Yerkheda, P.H. No. 16, Tahsil Kamptee, District Nagpur.

Hence, this Title Verification and Search Report.

(Hemant A. Tambat)
Advocate

Encl: Original Search Receipt





CHALLAN
MTR Form Number-6

GRN	MH004017777201718E	BARCODE			Date	30/07/2017-16:10:31		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee Other Items					
Office Name				KMT_KAMTHI SUB REGISTRAR		Full Name		Adv Hemant Anil Tambat	
Location				NAGPUR		Flat/Block No.		Plot No 167 at Vivekanand Nagar	
Year				2017-2018 One Time		Premises/Building		Wardha Road	
Account Head Details				Amount In Rs.		Road/Street		Wardha Road	
0030072201 SEARCH FEE				325.00		Area/Locality		Nagpur	
						Town/City/District			
						PIN		4 4 0 0 1 5	
						Remarks (If Any)			
						Mz Yerkheda P.H. No. 16 Tah. Kamphthi Distt. Nagpur Khasra / Survey			
						No. 72/2 -old and 17 - new			
						Amount In		Three Hundred Twenty Five Rupees Only	
Total				325.00		Words			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		69103332017073010922 131186464	
Cheque/DD No.				Bank Date		RBI Date		30/07/2017-16:10:01 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Mobile No. : 9881717947

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सर चान 'Tāp Aā' pā' nāyānā kā nāzā lāgānā [tr kā nāzā ik kārānā rak rāyāyāst āzā lāgānā.