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पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1079 दिनांक: 21/11/2019

गावाचे नाव: बल्लारपूर

दस्तऐवजाचा अनुक्रमांक: बलश-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड राजेशकुमार एन लिंगे

वर्णन अर्ज क्र. 354/2019 नुसार मौजा बल्लारपूर येथील परावर्तीत सर्व्हे नं. 175/2, ज ची
आराजी 9.27.50 आर.चौ.मी.प्लॉटची खाली जागा शोध वर्ष सन 1989 ते 2019 एकुण 30
वर्ष

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Ballarpur

बल्लारपूर

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008577059201920E दिनांक: 21/11/2019

वॅकेचे नाव व पत्ता:

अॅड. राजेशकुमार एन. लिंगे

डॉ. झाकीर हुसैन वार्ड, नविन पाण्याच्या
टाकी जवळ, कॉरवां रोड, बल्लारपूर,
त. बल्लारपूर, जि. चंद्रपूर (म.रा.)
मो. नं. ९८५०५९९९३२, ऑफीस : (०७१७२) २४३३७३



Adv. Rajeshkumar N. Linge

Dr. Zakir Hussain Ward, Near New
Water Tank, Karwa Road, Ballarpur,
Tah. Ballarpur, Dist. Chandrapur (M.S.)
Mob. No.. 9850599932,
Ph. No. : (07172) 243373

Ref. No. / RNL /

Date : 23.11.19

(To Whomsoever It May Be Concerned)

TITLE VERIFICATION AND SEARCH REPORT

Name of Search Holder – Mr.Anklesh Natthuji Khaire

R/o. Tirthrup Nagar Tukum, Chandrapur

Tah- Dist- Chandrapur

Particulars of Property/ Location of Property-

Diverted Survey no 175/2 J area admeasuring 927.50 Sq.Mtrs. (9983.61 Sq. Ft.) Open plot situated at Mauza- Ballarpur ,Talathi Saza- Ballarpur Tah- Ballarpur Dist-Chandrapur within the jurisdiction Municipal Council owned and possessed by Mr. Anklesh Natthuji Khaire R/. Tirthrup Nagar Tukum Tah-Dist- Chandrapur

Title History of Property for last 30 years shows chain of transaction

- 1) Prominently agricultural land Survey no. 175/2, total area admeasuring 2.7 HR situated at Mauza- Ballarpur Tah- Ballarpur Dist- Chandrapur was owned and possessed by Wasudevprasad Mahadevprasad Gupta R/o. Ballarpur Tah- Ballarpur Dist- Chandrapur.
- 2) Thereafter, Shri. Wasudevprasad Mahadevprasad Gupta died in year 8/11/1991 and on account of the death, the legal heir of deceased Wasudevprasad Gupta mutated their names in the right of record i.e. 7/12 extract namely 1) Shri.Narendra Wasudevprasad Gupta 2) Shri. Kalikaprasad Wasudevprasad Gupta 3) Shri. Madanlal Wasudevprasad Gupta respectively and they becomes the absolute owner and possessor of the Survey no. 175/2 area admeasuring 2.7 HR situated at mauza- Ballarpur Tah- Ballarpur Dist- Chandrapur within the jurisdiction of Talathi Saza- Ballarpur
- 3) Afterward, on dated 25/5/1995. 1) Shri Narendra Wasudevprasad. Gupta 2) Shri Kalikaprasad Wasudevprasad Gupta 3) Shri. Madanlal Wasudevprasad Gupta has executed the unregistered partition in between them in respect of agricultural land of Survey no. 175/2 , area admeasuring 2.7 HR situated at Mauza- Ballarpur within the jurisdiction of Talathi Saza- Ballarpur and as per the unregistered mutual partition deed, 0.90 R each land came to the share of 1) Shri.Narendra



Wasudevprasad Gupta 2) Shri.Kalikaprasad Wasudevprasad Gupta 3) Shri. Madanlal Wasudevprasad Gupta respectively. Accordingly their name were duly mutated in the Ferfar Panji with their respective shares vide mutation no 2218 dated 4/10/2016.

- 4) Per Contra, as per the unregistered deed of mutual deed, area admeasuring 0.90 R ,out of it area 927.50 Sq.Mtrs out of total area 2.7 HR came to the share of Madanlal Kalikaprasad Gupta. Said Madan Wasudevprasad Gupta applied before Tahsildar Ballarpur for conversion of land into residential purposes. Accordingly Hon'ble Tahsildar Ballarpur by applying the provisions of section 42,42A,44 and 44AA of The Maharashtra Land Revenue Code,1966 and by directing for depositing the Non- Agricultural Cess or Najarana by the applicant to Government. As per the direction of the Tahsildar Ballarpur, applicant Shri. Madan Wasudevprasad Gupta has accordingly deposited the non-agricultural Cess and Najarana and thereby Tahsildar Ballarpur vide their letter no.क्र. कावि/प्रस्तु-२/तह/२०१९/२७ dated 13/2/2019 intimated to applicant to use the open land area admeasuring 927.50 Sq.Mtrs for residential purposes.The said survey old survey no.175/2 was renumbered as survey no. 175/2 J as per the conversion order.
- 5) Afterward, Shri. Madan Wasudevprasad Gupta and Shri. Vikas Madan Gupta has mortgaged the open plot area admeasuring 927.50 Sq. Mtrs. out of Diverted Survey No.175/2 J situated at mauza-Ballarpur within the jurisdiction of Talathi Saza Ballarpur to Bank of Maharashtra Branch-Ballarpur and obtained the Commercial Loan amount of Rs.20.00 Lakh (Rs. Twenty Two Lakh Only) . Thereafter , on dated 04/04/2019 said Shri. Madan Wasudevprasad Gupta and Shri. Vikas Madan Gupta has executed the registered Release Deed of the above said mortgaged property before the Sub- Registrar Office, Ballarpur. Its document no.235/2019
- 6) Thereafter, on dated 4/4/2019 Shri. Madan Wasudevprasad Gupta has executed the registered sale deed in favour of Shri. Anklesh Natthuji Khaire open plot area admeasuring 927.50 Sq. Mtrs. out of Diverted Survey No.175/2 J situated at mauza-Ballarpur within the jurisdiction of Talathi Saza Ballarpur within the jurisdiction of Sub- Registrar Office Ballarpur Tah- Ballarpur Dist- Chandrapur. Its document no. 236/2019. As per the registered sale deed, Shri.Anklesh Natthuji Khaire becomes the absolute owner and possessor of the open plot area admeasuring 927.50 Sq. Mtrs. (9983.61 Sq.fts.) and his name duly mutated in the right of record i.e. 7/12 vide mutation entry no. 7749 dated 14/05/2019.
- 7) Thereafter, on 23/7/2019 Shri. Anklesh Natthuji Khaire has applied before Municipal Council Ballarpur for sanction of building permission and commencement certificate. Accordingly Municipal Council, Ballarpur through its Chief Officer has granted the permission for sanction of building and commencement certificate on dated 17/10/2019 vide approval no. CBCEM/B/2019/APL/00054. At the same time Assistant Planning Officer, Ballarpur has approved the drawing map and said map were duly signed by Chief Officer Municipal council Ballarpur .



- 8) This chain has been reveals as per the documents and the index which has been kept for inspection and I have inspected the same which is lying in the Sub- Registrar's office at Ballarpur Moreover, I inspected and searched from the year 1989 to 2019 at Sub- Registrar Office Ballarpur in which I do not found any transaction of the above said property. It seems that Shri. Anklesh Natthuji Khaire is sole and absolute owner of the said property and is in possession of the same. Their title over the said property is Absolute, clear and marketable and free from encumbrances.

The link in the chains of the title been properly established. All transaction is fully verified from the Registrar office Ballarpur

I have used/ perused the Photocopy copy /Original of the following documents mentioned below

- i) Ferfar Panji dated 1/9/1995 vide ferfar no. 2196 –Certified Copy
- ii) Ferfar Panji dated 1/9/1995 vide ferfar no. 196 –Certified Copy
- iii) Ferfar Panji dated 4/10/1996 vide ferfar 2218 –Certified Copy
- iv) Order of Tahsildar dated 13/2/2019 regarding conversion of land in to residential purposes under the provision MLR code 1966 – Xerox Copy
- v) Registered Sale Deed dated 04/04/2019 executed by Shri.Madan Wasudevprasad Gupta in favour of Shri. Anklesh Natthuji Khaire of the diverted Survey no. 175/2 J, area admeasuring 927.50 Sq.Mtrs situated within the jurisdiction of Talathi Saza- Ballarpur and within jurisdiction of Municipal Council Ballarpur vide its document no. 4/4/2019 - Original
- vi) 7/12 extract of diverted survey no. 175/2 J , area admeasuring 927.50 Sq.Mtrs of mauza- Ballarpur Talathi Saza- Ballarpur
- vii) Sanction of Building permission and commencement certificate issued by Chief Officer Municipal Council Ballarpur vide approval no. CBCM/B/2019/APL/00054 dated 17/10/2019 – Original
- viii) Sanction map dated 17/10/2019 approved by Chief Officer Municipal Council Ballarpur



I have taken the search of the Records from the office of SRO Ballarpur for last 30 years (i.e.1989 -2019) by paying the necessary search fee of Rs.750/- on 21/11/2019 vide receipt no. 1079 . The index record for the year 2019 is not ready for search.

Schedule of Property

Diverted Survey no 175/2 J area admeasuring 927.50 Sq.Mtrs. (9983.61 Sq. Ft.) Open plot situated at Mauza- Ballarpur ,Talathi Saza- Ballarpur Tah- Ballarpur Dist-Chandrapur within the jurisdiction Municipal Council owned and possessed by Mr. Anklesh Natthuji Khaire R/. Tirthrup Nagar Tukum Tah- Dist- Chandrapur

Boundaries of Survey no. 175/2 J

Towards East – Land owned by Shri. Shailesh Khandelwal

Towards west- Land owned by Shri. Kalikaprasad Gupta

Towards North – Space of Survey no. 175/2

Towards South - Ballarpur Allapalli Road

CERTIFICATE

In view of the foregoing, I/we certify that the title deeds intended to be deposited, relating to the property and offered as security by ways of Registered Mortgage and the documents of the title referred to above are perfect evidence of the title and that if the said Registered mortgage is created in the manner required by law, it would satisfy the requirements of creation of Registered mortgage. I/we further certify that **Mr.Anklesh Natthuji Khaire R/o.Tirthrup Nagar Chandrapur, Tah- Dist- Chandrapur** has/would derive a valid, marketable and unencumbered title in the property/ies stated above. The above said property having valid and without having no encumbrances.

Date- 23/11/2019

Ballarpur

Signature



Adv. Rajeshkumar N. Linge

Adv. Rajeshkumar N. Linge
Dr. Zakir Hussain Ward, Near New
Water Tank, Karwa Road, Ballarpur,
Tah. Ballarpur, Dist. Chandrapur (M. C. C.)