CHALLAN
MTR Form Number-6

GRN	MH010712891201920E	BARCODE		Date	14/01/2020-14:15:13	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Search Fee	**TAX ID (If Any)**	SEARCH FEE
		PAN No.(If Applicable)	
Office Name	SEL_SELOO SUB REGISTRAR	**Full Name**	ADV K W MAGARE
Location	WARDHA		
Year	2019-2020 One Time	**Flat/Block No.**	SELOO
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	SELOO
0030072201 SEARCH FEE	300.00	**Area/Locality**	SELOO
		Town/City/District	
		PIN	4 4 2 1 0 4
		Remarks (If Any)	
		MZA SINDHI RLY. PROPERTY NO. 250 NAZUL KH. NO. 248 A	
		SEARCH FROM 2009 TO 2020 FOR 12 YRS.	
Total	300.00	**Amount In Words**	Three Hundred Rupees Only

Payment Details	UNION BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02901792020011409508	36744214
Cheque/DD No.		Bank Date	RBI Date	14/01/2020-14:16:22	Not Verified with RBI
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9923522638

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

K.W.MAGARE
Advocate.

Office & Residence
Mahure Layout,behind Bus Stand, Seloo,
Tahsil Seloo Distt. Wardha.
Mobile No. 9923522638

To,

To whom-so-ever

Subject :-Title Verification Report of the property i.e. Property No.250 Nazul Khasara No.248-A which is situated at Mouja-Sindhi (Railway), Mouja No.161, P.H.C. No.23, owned and possessed by Ashok s/o Nathuramji Joshi R/o. Nagpur, Tahsil Distt. Nagpur.

Sir,

With reference to subject noted above to undersigned, asking me to submit Title Verification Report of the above mentioned property, I hereby submit my report and opinion as under :-

1. I have inspected the Index-II of Mouja-Sindi (Railway), Mouja No.161,P.H.C.No.22, Property No.250 of Nazul Khasara No.248-A within the Jurisdiction of Nagar Parishad Sindi(Railway) Taluka Seloo & District Wardha from the records available in the office of Sub Registrar Office, Seloo, the details whereof are given below :-

b) Record of Office of Sub Registrar, Seloo are inspected for the year commencing from the year 2009 to 2020, i.e. for 12 years, by paying the search fees of Rs.300/-, the

E-Challan Dt.14-01-2020, bearing No.36744214 is enclosed herewith.

1. I have also inspected the following documents, which are placed before me for Inspection.

1. Reg.Sale deed Dt.7-11-1989 Photostat copy. Doc.No.1426/89
2. Registered Partition Deed 30-12-2017,
3. Nazul Khasara No.248-A dt.14-3-18
3. Tax Assessment dt.12-3-17
4. Tax Receipt dt.10-3-2018,

2. Nazul Khasara No.248-A admeasuring area 2454.58 Sq.meters which is situated at Mouja-Sindhi (Railway), Mouja No.161, P.H.C. No.23, was owned and possessed by Prabhakar s/o Baliramji Talatule R/o.Sindi (Railway) who sold the entire plot on Nazul Khasara No.248 to Ambika Trading Company, Sindi (Railway) through it's partners Shri Ashok Nathuramji Joshi and Shri Pradip Gopaldas Agrawal, who partitioned the Nazul Khasara No.248 by virtue of registered partitioned deed vide Doc. No.2181/2017 dated 30-12-2017 and by virtue of such partition deed the Nazul Khasara No.248-A came to share of present owner Ashok Natthuramji Joshi R/o. Nagpur and he is the absolute owner of said property.

The boundaries of Nazul Khasara No.248-A is as under :-

Towards East- Road,

Towards West- Layout of Shri Shankar Kalode,

Towards North- Sindi town,

Towards South- Nazul Khasara No.248-B,

1. Reg.Sale deed Dt.7-11-1989 Photostat copy. Doc.No.1426/89
2. Partition deed 30-12-2017,
3. Nazul Khasara No.248-B dt.14-3-18
4. Tax Assessment dt.12-3-17
5. Tax Receipt dt.10-3-2018,

4. That from the aforesaid facts and circumstances noticed by the undersigned it is clear that Shri Ashok Natthuramji Joshi, R/o.Nagpur is the recorded owner of the Property No.250 on Nazul Khasara No.248-A in question and in my opinion the property has a clear and Marketable title as no entry demonstrating any charge/ Mortgage/lien was noticed by the undersigned during the Course of inspection.

Yours faithfully,

Wardha.
Date :14/01/2020.

(K.W.Magare)
Advocate, Seloo

Adv. Kapil W. Magare
R./O Seloo, Tah. Seloo
Dist. Wardha
Mob:- 9923522633