CHALLAN

MTR Form Number-6

GRN	MH007276179201920E	BARCODE		Date	11/10/2019-16:47:36	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	SEL_SELOO SUB REGISTRAR	Full Name	ADV CHANDRASHEKHAR V ANWANE
Location	WARDHA		
Year	2019-2020 From 11/10/1999 To 11/10/2019	Flat/Block No.	RAMAJI WADI MODEL MILL SQAURE
		Premises/Building	
		Road/Street	
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 3 2
		Remarks (If Any)	Mouza Seldoah Kumarappagram Kh No 42 area 0.40 HR and Kh No 43 area 0.51 HR
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019101155877	IK0AGQDUI5
Cheque/DD No.		Bank Date	RBI Date	11/10/2019-16:48:31	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9503248105

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 नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Print Date 11-10-2019 04:49:46

Chandrashekhar V. Anwane

ADVOCATE

RESE./OFF.

Ramwadi, newshukrawari Road,

Near Model Mill Square, Nagpur

Ph. No. 2726198, Moblie : 9503248105

Ref.No.:-

Date : 11/10/2019

To Whome So Ever it may Concern

TITLE VERIFICATION REPORT

That having been engaged by Smt. Ausgwarta Shashank Ladole & Viraj Shashank Ladole both R/o M-8,V. Colony, Civil Lines, Nagpur-440001, for the Purpose of Search and Verification of title in respect of the property mention below. I, the undersigned Advocate do hereby submit of verification report and option about the title in respect of the same as under.

That I have taken the search in respect of the below mentioned property (Mouza- Seldoah (Kumarappagram) Tahsil –Selu, Cistrict-Wardha, by inspecting the record of concerned Sub-Registrar by paying prescribed fees vide receipt no. MH00727617920 1920E at Sub Registrar, Hingna Nagpur for the period of 13 years from ~~2006~~ 1999 to 2019 (13 Years) as per the requirement and direction of the Bank.

SCHEDULE OF PROPERTY (I)

ALL THAT Piece and parcel of Non-**Agriulture Land bearing Khasra No. 42, admeasuring 0.40 Hectare, Occupant –Class-I , Land Revenue Rs. 1.35, Khate No. 364(old) New 600, Patwari Halka No. 21, situated at Mouza-Seldoah (Kumarappagram) Tahsil-Selu, District-Wardha, together with all kinds of trees of shrubs, passage rights of path ways, water courses and all other easementary rights appurtenant and belongings, thereto, and as per Sanctioned layout Map of Town Planning Department issued on 27/05/2019, and the same is bounded as under :-**

TO THE EAST :- Khasra No. 48,

TO THE WEST :- Pandhan

TO THE NORTH :- Khasra No. 44 and

TO THE SOUTH : - Khasra No. 43,

SCHEDULE OF PROPERTY (II)

ALL THAT Piece and parcel of Non-**Agriulture Land bearing Khasra No. 43, admeasuring 0.51 Hectare, Occupant –Class-I , Land Revenue Rs. 0.65,**

Khate No. 364(old) New 600, Patwari Halka No. 21, situated at Mouza-Seldoah (Kumarappagram) Tahsil-Selu, District-Wardha, together with all kinds of trees of shrubs, passage rights of path ways, water courses and all other easementary rights appurtenant and belongings, thereto, and as per Sanctioned layout Map of Town Planning Department issued on 27/05/2019, and the same is bounded as under :-

TO THE EAST :- Khasra No. 48,

TO THE WEST :- Pandhan

TO THE NORTH :- Khasra No. 42 and

TO THE SOUTH : - Khasra No. 44,45,46 & 47,

That the chain of transaction over the said schedule of property as under :-

That as per records, the property in question being ALL THAT Piece and parcel of **Agriulture Land bearing Khasra No. 42, admeasuring 0.40 Hectare, Occupant –Class-I , Land Revenue Rs. 1.35, Khate No. 364(old) New 600, Patwari Halka No. 21, situated at Mouza-Seldoah (Kumarappagram) Tahsil-Selu, District-Wardha, together with all kinds of trees of shrubs, passage rights of path ways, water courses and all other easementary rights appurtenant and belongings, thereto, was** originally belonged to Shri Satish Ganeshprasad Tiwari R/o Seldoah, Tahsil-Selu, District-Wardha hereinabove named had become an exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated their names in all relevant records.

Thereafter the owners Shri Satish Ganeshprasad Tiwari had sold out the above said Agriculture Land jointly to Shri Suresh S/o Laxmanrao Narkhedkar and Shri Giriraj S/o Shrilal Singhee.by way of Sale Deed dated 25/08/2005 which was duly registered at Sr. No. 1306/2005 in book No. 1, before Sub-Registrar-Selu, District-Wardha as such they became the absolute and full owner of the said schedule property with heritable and transfarable right there in and the same is also accordingly mutated in their name in all relevant records.

That the aforesaid owner Shri Suresh S/o Laxmanrao Narkhedkar and Shri Giriraj S/o Shrilal Singhee has sold out the above said Agriculture Land to Shri Shashank S/o Onkar Ladole and Smt. Aishwarya W/o Shashank Ladole, by way of Sale Deed dated 02/06/2011 which is duly registered at Sr. No. 00787/2011, before Sub-Registrar- Selu, District-Wardha and as such Shri Shashank S/o Onkar Ladole and Smt. Aishwarya W/o Shashank Ladole, became the absolute and full owner of the said schedule property

with heritable and transfarable right there in and the same is also accordingly mutated in their name in all relevant records.

That as per records, the property in question being ALL THAT Piece and parcel of **Agriulture Land bearing Khasra No. 43, admeasuring 0.51 Hectare, Occupant –Class-I , Land Revenue Rs. 0.65, Khate No. 364(old) New 600, Patwari Halka No. 21, situated at Mouza-Seldoah (Kumarappagram) Tahsil-Selu, District-Wardha, together with all kinds of trees of shrubs, passage rights of path ways, water courses and all other easementary rights appurtenant and belongings, thereto,, was** originally belonged to Shri Shyamkumar Murlidhar Trivedi R/o Seldoah, Tahsil-Selu, District-Wardha hereinabove named had become an exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated their names in all relevant records.

Thereafter the owners Shri Shyamkumar Murlidhar Trivedi had sold out the above said Agriculture Land jointly to Shri Raju S/o Arjun Rangari & Shri Suresh S/o Laxmanrao Narkhedkar by way of Sale Deed dated 01/07/2005 which was duly registered at Sr. No. 1114/2005 in book No. 1, before Sub-Registrar-Selu, District-Wardha as such they became the absolute and full owner of the said schedule property with heritable and transfarable right there in and the same is also accordingly mutated in their name in all relevant records.

That the aforesaid owner Shri Raju S/o Arjun Rangari & Shri Suresh S/o Laxmanrao Narkhedkar has sold out the above said Agriculture Land to Shri Shashank S/o Onkar Ladole and Smt. Aishwarya W/o Shashank Ladole, by way of Sale Deed dated 02/06/2011 which is duly registered at Sr. No. 00786/2011, before Sub-Registrar- Selu, District-Wardha and as such Shri Shashank S/o Onkar Ladole and Smt. Aishwarya W/o Shashank Ladole, became the absolute and full owner of the said schedule property with heritable and transfarable right there in and the same is also accordingly mutated in their name in all relevant records.

Now one of the owner of the both property i.e. Shri Shashank S/o Onkar Ladole has Gifted their 50 % of Share and interest in favour of his son namely Shri Viraj S/o Shashank Ladole by way of Gift Deed dated 18/05/2016 respectively, which is duly registered at Sr. No. 677/2016 & 678/2016 , before Sub-Registrar- Selu, District-Wardha and as such Smt. Aishwarya W/o Shashank Ladole & Shri Viraj S/o Shashank Ladole became the Joint & absolute and full owner of the said schedule property with heritable and transfarable right there in and the same is also accordingly mutated in their name in all relevant records.

Thereafter the said entire land is converted for Non Agricultural use by Order dated 14/08/2019 passed by the Tahsildar-Selu in Revenue case No. N.A.P.-34/Selu/03/2019-2020. Thereafter the present owners has Sanction the Tentative Layout Map From Town Planning Department, Wardha vide their letter No. Nkh/995 dated 27/05/2019. The Final Sanction Layout Map is not obtained by the owners from Town Planning Department Wardha authority and it has not be approved from Sub-Divisional officer-Wardha.

MUTATION

That, having acquired the said property, the present owner, Smt. Aishwarya W/o Shashank Ladole & Shri Viraj S/o Shashank Ladole, has mutated their name in 7/12 Extract of patwari Record. The respective Copy of Tax receipt of Non-Agriculture Land has not shown to me for verification. The Present Owner **has converted Agriculture land to Non Agricultural (Residential) use. T**he present owner Smt. Aishwarya W/o Shashank Ladole & Shri Viraj S/o Shashank Ladole **has not Sanction the Final Layout Map From** Town Planning Department Wardha authority and it has not be approved from Sub-Divisional officer-Wardha. .

I hereby say that :

A) I have inspected the records of Sub –Registrar office wherein the links of the schedule property was properly established.

B) That, the said property is observed mutated with the record of 7/12 Extract of patwari Record in the name of Present owner i.e. Smt. Aishwarya W/o Shashank Ladole & Shri Viraj S/o Shashank Ladole, and the present owner has not paid the Grampanchayat Tax upto 31/03/2019.

All the relevant documents of schedule property along with the Xerox copy of Sale Deed, Gift Deed, 7/12 Extract, Tentative layout Map has been placed before me and after perusing the same it is shown that, it is free from all types of encumbrances and title of owner is clear and marketable. I have also persued the other required documents i.e. Tentative Layout map.

Hence I hereby say that bank/Insittution should be obtained following Documents must be obtained for further execution of Legal documents.

1. Original Copy of Sale Deed of Shri Shashank S/o Onkar Ladole and Smt. Aishwarya W/o Shashank Ladole, dated 02/06/2011 Respectively bearing Document No. 787/2011 & 786/2011.

2. Original Copy of Gift Deed in favour of of Shri Viraj S/o Shashank Ladole, dated 18/05/2016 Respectively bearing Document No. 677/2016 & 678/2011.
3. Original Copy of Sale Deed of Shri Suresh S/o Laxmanrao Narkhedkar and Shri Giriraj S/o Shrilal Singhee & Shri Raju S/o Arjun Rangari & Shri Suresh S/o Laxmanrao Narkhedkar, dated 25/08/2005 Document No. 1306 & dated 01/07/2005 Document No. 1114.
4. Latest Copy of 7/12 Extract in the name of Present Owner,
5. Copy of N.A. Order,
6. Final Sanctioned layout Map from Town Planning Department – Wardha.
7. Indentity proof of present Owner.

Nagpur

Dated:- 11/10/2019.

(Chandrashekhar V. Anwane)

Advocate