



CHALLAN
MTR Form Number-6



GRN MH010712499201920E	BARCODE	Date 14/01/2020-14:10:51	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee		TAX ID (If Any)	SEARCH FEE
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name SEL_SELOO SUB REGISTRAR		Full Name	ADV K W MAGARE
Location WARDHA			
Year 2020-2021 One Time		Flat/Block No.	SELOO
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	300.00	Road/Street	SELOO
		Area/Locality	SELOO
		Town/City/District	
		PIN	4 4 2 1 0 4
		Remarks (If Any)	
		MZA SINDHI RLY. PROPERTY NO. 249 NAZUL KH. NO. 248 SEARCH	
		FROM 2009 TO 2020 FOR 12 YRS.	
		Amount In	Three Hundred Rupees Only
Total	300.00	Words	
Payment Details UNION BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	02901792020011409501
Cheque/DD No.		Ref. No.	36744126
		Bank Date	14/01/2020-14:12:42
Name of Bank		RBI Date	Not Verified with RBI
		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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

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.249 Nazul Khasara
No.248-B which is situated at Mouja-
Sindhi (Railway), Mouja No.161, P.H.C.
No.23, owned and possessed by Ramesh s/o
Badriprasad Agrawal 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.249, Nazul Khasara No.248-B 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 :-

a) 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

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. Partition Deed dt.30-12-17,
3. Sale deed dt.20-4-2018,
4. Nazul Khasara No.248-B dt.14-3-18
5. Tax Assessment dt.12-3-17
6. Tax Receipt dt.10-3-2018,

2. Nazul Khasara No.248-B admeasuring area 2454.42 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-B came to share of present ~~owner~~ Pradip Gopaldas Agrawal R/o. Nagpur and who sold it to Shri Ramesh Badriprasad Agrawal by virtue of sale deed vide Doc.907/18 dt.20-4-2018 and thus he is exclusive owner of such property.

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

Towards East- Road,

Towards West- Layout of Shri Shankar Kalode,

Towards North- Nazul Khasara No.248-A,

Towards South- Field of Shri Rayana

3. The documents are placed before me during the course of inspection.

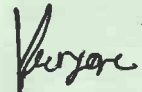
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6. Tax Receipt dt.10-3-2018,

4. That from the aforesaid facts and circumstances noticed by the undersigned it is clear that Shri Ramesh Badriprasad Agrawal, R/o. Nagpur, is the recorded owner of the Property No.249 on Nazul Khasara No.248-B 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