Akhilesh D. Varma
B.Sc. L.L.B.
(MAH/451/1993)

Neelam A. Varma
B.A. L.L.B.
(MAH/3520/1999)

Advocates High Court

Address
Resi. : 301, Rachana Jheel Apts, Subhash Nagar Square,
Near Ambazari lake, South Ambazari Road, Nagpur - 440022
Office : Sharda Complex Oppo. General Hospital,
Kasturba Gandhi Ward, Bhandara 441904
Cell : 8668813390, 9326910367
email : akhil2566@gmail.com

Ref. No. Date :

TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CNCERN

Under instruction from my client **(1) MRS. SHIROMANI W/o SUKHDEO GAJBHIYE** and **(2) MR. ROHIT S/o SUKHDEO GAJBHIYE,** Both Residents of Plot No. 217, Indira Nagar, Jattarodi Model Colony, Ajni, Nagpur, Pin Code No. 44003, Tahsil and District – WARDHA. I have investigated the title relating to the property comprising ALL THAT Piece and Parcel of land bearing **Khasra No. 217** having an **area of 3.32 Hectares R.,** Rental Rs. 9.00/-, held in Occupancy Class-1 Rights, Khate No. 360 of **Mouza – PIMPALGAON (Ma.)**, Patwari Halka No. 34, TOGETHERWITH the sanctioned Layout carved out on the said land, situated at Village – Pimpalgaon (Ma.) in Tahsil – Hinganghat and District – WARDHA and my findings are as under :

(1) THAT, (1) Mrs. Shiromani Sukhdeo Gajbhiye And (2) Mr. Rohit Sukhdeo Gajbhiye, are the absolute joint owners of the property comprising ALL THAT Piece and Parcel of land bearing **Khasra No. 217** having an area of **3.32 Hectares R.**, Rental Rs. 9.00/-, held in Occupancy Class–1 Rights, Khate No. 360 of **Mouza – PIMPALGAON (Ma.)**, Patwari Halka No. 34 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Pimpalgaon (Ma.) in Tahsil – Hinganghat and District – WARDHA (The property is more specifically described in the schedule Annexed herewith)

(2) The links in the chain of title have been property established. All the transactions have been duly verified from the relevant records of Registrar of Document.

Akhilesh D. Varma
Advocate
301, Rachana Jheel Apts,
Subhash Nagar Square
Nagpur

(3) The 'Title History' of last 15 years from this date shows the following chain of transaction regarding the property described in schedule.

(4) THAT ALL THAT Piece and Parcel of land bearing Khasra No. 217 having an area of 3.32 Hectares, Rental Rs. 2.30/-, held in Occupancy Class-1 Rights, Khate No. 206 of Mouza – PIMPALGAON (Ma.), Patwari Halka No. 34, including all other easementary rights appurtenant and belonging thereto, situated at Village – Pimpalgaon (Ma.), in Tahsil – Hinganghat and District – WARDHA, Originally belonged to (1) Mr. Jagan Govinda Dhokpande, (2) Smt. Mandabai Homdeo Dhokpande, (3) Mr. Pramod Homdeo Dhokpande, (4) Mr. Vinod Homdeo Dhokpande, (5) Mr. Pravin Homdeo Dhokpande, (6) Mrs. Anusaya Wamanrao Dhokpande, (7) Mr. Vinayak Wamanrao Dhokpande, (8) Mr. Damodhar Wamanrao Dhokpande, (9) Mr. Ashok Wamanrao Dhokpande and (10) Mrs. Sumanbai Kawduji Nikhade, as recorded Joint Owners thereof being their separate ancestral property.

(5) THAT the said joint Owners namely (1) Mr. Jagan Govinda Dhokpande, (2) Smt. Mandabai Homdeo Dhokpande, (3) Mr. Pramod Homdeo Dhokpande, (4) Mr. Vinod Homdeo Dhokpande, (5) Mr. Pravin Homdeo Dhokpande, (6) Mrs. Anusaya Wamanrao Dhokpande, (7) Mr. Vinayak Wamanrao Dhokpande, (8) Mr. Damodhar Wamanrao Dhokpande, (9) Mr. Ashok Wamanrao Dhokpande and (10) Mrs. Sumanbai Kawduji Nikhade jointly lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 217 having an area of 3.32 Hectares, Rental Rs. 2.30/-, held in Occupancy Class-1 Rights, Khate No. 206 of Mouza – PIMPALGAON (Ma.), Patwari Halka No. 34, including all other easementary rights appurtenant and belonging thereto, situated at Village – Pimpalgaon (Ma.), in Tahsil – Hinganghat and District – WARDHA, by way of Sale to (1) Mr. Kushal Pannalal Mehata, (2) Smt. Laxmibai Sukhdeo Chavhan and (3) Mr. Bhaiyyalal Bhimsingh Rajput, by a Sale Deed Dated 03.04.2007, which is registered in the Office of the Sub-Registrar, Hinganghat in Book No. 1 at Sr. No. 1247/2007 on 05.04.2007.

(6) THAT, the aforesaid the then Joint Owners (1) Mr. Kushal Pannalal Mehata, (2) Smt. Laxmibai Sukhdeo Chavhan and (3) Mr. Bhaiyyalal Bhimsingh Rajput jointly lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 217 having an area of 3.32 Hectares, Rental Rs.

Akhilesh D. Varma
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301, Rachana Jheel Apts,
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9.00/-, held in Occupancy Class-1 Rights, Khate No. 360 of Mouza – PIMPALGAON (Ma.), Patwari Halka No. 34, including all other easementary rights appurtenant and belonging thereto, situated at Village – Pimpalgaon (Ma.), in Tahsil – Hinganghat and District – WARDHAL, by way of sale to (1) Smt. Shiromani Sukhdeo Gajbhiye and (2) Mr. Rohit Sukhdeo Gajbhiye, by a Sale Deed Dated 22.08.2011, which is registered in the Office of the Sub-Registrar, Hinganghat in Book No. 1 at Registered Serial No. 2374/2011 on 07.09.2011. As a result therefore the aforesaid (1) Smt. Shiromani Sukhdeo Gajbhiye and (2) Mr. Rohit Sukhdeo Gajbhiye jointly have now become an exclusive, absolute and full joint owners of the said property with heritable and transferable rights therein and the same is accordingly mutated in their joint names in all relevant records.

(7) THAT, the said (1) Smt. Shiromani Sukhdeo Gajbhiye and (2) Mr. Rohit Sukhdeo Gajbhiye jointly lateron decided to develop the aforesaid land bearing Khasra No. 217 admeasuring 3.32 Hectare R. into Residential layout by carving out various Plots of different sizes therein. And accordingly they have prepared a layout of the said land by carving out various plots of different sizes therein and the said layout is duly finally sanctioned by the Chief Officer, Nagar Parishad, Hinganghat vide Order No. नपाहिं/बांवि/कावि–62/2019 Dated 27.06.2019.

(8) THAT, the aforesaid entire land bearing Khasra No. 217 is converted for Non Agricultural (Residential) Use by the Tahsildar, Hinganghat vide his Order Dated 05.11.2019 passed in Revenue Case No. 60/किरकोळ 80/2018–19 of Mouza – PIMPALGAON (Ma.).

(9) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the office of the Sub-Registrar, Hinganghat and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present joint Owners (1) Smt. Shiromani Sukhdeo Gajbhiye and (2) Mr. Rohit Sukhdeo Gajbhiye thereof holds good, valid and marketable title thereto.

(10) THAT naturally therefore any prospective buyer who desires to purchase the Plot in the said layout thereon shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present

Akhilesh D. Varma
Advocate
301, Rachana Jheel Apts.
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joints owners (1) Smt. Shiromani Sukhdeo Gajbhiye and (2) Mr. Rohit Sukhdeo Gajbhiye.

(11) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

(12) I have taken the search from Records of Registrar's office for last 15 years by paying the necessary search fee Vide Challan GRN No. MH004725506202021E Dated 24-09-2020 in the office of Sub-Registrar Hinganghat.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing **Khasra No. 217** having an **area of 3.32 Hectares R.,** Rental Rs. 9.00/-, held in Occupancy Class-1 Rights, Khate No. 360 of **Mouza – PIMPALGAON (Ma.)**, Patwari Halka No. 34, TOGETHERWITH the sanctioned Layout carved out on the said land, situated at Village – Pimpalgaon (Ma.) in Tahsil – Hinganghat and District – WARDHA and bounded as under :-

ON THE EAST	-	PANDHAN,
ON THE WEST	-	KHASRA NO. 214,
ON THE NORTH	-	KHASRA NO. 218 & 216,
ON THE SOUTH	-	KHASRA NO. 216,

Nagpur.
Dated : 24.09.2020

(Adv. Akhilesh D. Varma)
Advocate

Akhilesh D. Varma
Advocate
301, Rachana Jheel Apts,
Subhash Nagar Square
Nagpur

CHALLAN

MTR Form Number-6

GRN	MH004725506202021E	BARCODE		Date	24/09/2020-12:24:38	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	HGT_HINGANGHAT SUB REGISTRAR	Full Name	Adv Akhilesh Varma
Location	WARDHA		
Year	2020-2021 From 01/04/2020 To 31/03/2021	Flat/Block No.	301
		Premises/Building	
		Road/Street	Rachana Jheel Apt Subhash Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 2 2

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	375.00
Total	375.00

Remarks (If Any)

Search fee years 2006 to 2020 Kh No. 217 Mouza Pimpalgaon ma Tah. Hinganghat Dist. Wardha

Amount In Words	Three Hundred Seventy Five Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572020092486049	IK0ASEVZO3
Bank Date	RBI Date	24/09/2020-12:24:26	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 8668813390

Department ID :

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 दस्तासाठी लागु नाही .

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