CHALLAN

MTR Form Number-6

GRN	MH013329515202021E	BARCODE		Date	17/03/2021-16:05:30	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	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	JAYESH OMPRAKASH HARIRAMANI		
Location	PUNE						
Year	2020-2021 One Time			Flat/Block No. Premises/Building			
Account Head Details		Amount In Rs.		Road/Street			
0030072201 SEARCH FEE		500.00		Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
Total		500.00		Amount In Words	Five Hundred Rupees Only		
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572021031754762	IK0BARXMU7
Cheque/DD No.				Bank Date	RBI Date	17/03/2021-16:06:12	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

DEFACED ₹500.00 DEFACED

Mobile No. : 9730073060

Department ID : 551303565

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.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0006273341202021	17/03/2021-16:20:00	IGR002	500.00
			Total Defacement Amount		500.00

Print Date 17-03-2021 04:31:13

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MH013329515202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
17 Mar 2021	Receipt	Receipt no.: 1111992277
	Name of the Applicant :	JAYESH OMPRAKASH HARIRAMANI
	Details of property of which document has to be searched :	Dist :Wardha Village :Sekapur S.No/CTS No/G.No. : 53
	Period of search :	From :2002 To :2021
	Received Fee :	500
The above mentioned Search fee has been credited to government vide GRN no :MH013329515202021E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

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JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"

12A, 3rd Floor, NMC Complex,
J. B. Wing, Mangalwari, Sadar,
Nagpur – 440 001.
Mobile No. : 9373107039, 9730073060
Ph. Nos.: 9326444422, 9325557700,
Email: adv.om_hariramani@rediffmail.com
hariramanijayesh@yahoo.in

Date: 17/03/2021

TITLE VERIFICATION REPORT

To,

SHRI PRAVIN BHAIYALAL BHADE

R/o. 38, Pitruchaya, Gajanan Nagar,

Near Saraswati vihar colony, Trimurti Nagar, Nagpur – 440022

Sir,

With reference to your query about **ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL LAND** bearing survey/khasra no. 53/1/k, admeasuring about 1.93 Hectares Mouza – Shekapur, within the limits of Gram Panchayat Bhalewadi, Tahsil Karanja, District Wardha, we submit this title verification report as under.

We have made online search of the record in the office of the Sub-registrar Nagpur, vide search case (Challan) No. MH013329515202021E dated 17/03/2021. We have also called and verified various deed and documents and on the basis of the Title Verification and the records placed before us, we submit this Report as under –

1. **PRESENT OWNERSHIP**

   Presently the aforesaid property is owned by and recorded in the name of **SHRI PRAVIN BHAIYALAL BHADE**

2. **HISTORY AND CHAIN OF TRANSFERS**

   The history and chain of transfers of the said land appears to be as under.

   i. It is observed that originally the said entire property i.e. Survey/Khasra No. 53/1/k, admeasuring about 1.93 Hectares, of Mouza – Shekapur, Taluka Karanja, District Wardha, was owned and possessed by Shri Shivshankar Marotrav Lohkare.

   ii. Further, Shri Shivshankar Marotrav Lohkare, sold the said entire Agricultural land in favour of Shri Pravin Bhaiyalal Bhade, as per sale deed registered in the office of sub-registrar Karanja, bearing serial/registration No. 438/20212 dated 25/04/2012.

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iii. Further, Shri Pravin Bhaiyalalji Bhade carved out Lay-out out of the said entire property mentioned above, and accordingly demarcated plots of various size and measurement for allotment and sale of plots.

3. SANCTION AND RELEASE OF THE SAID PLOT

i. It is observed that, the said land/property bearing survey/khasra No. 53/1/K, has been sanctioned for Construction/development by Town Planning Department, Wardha vide letter No. 278, dated 25/07/2016. The office of tahsildar, karanja has issued development and construction permit for that survey/khasra No. 53/1/k, tehsil department, karanja (ghadge) district Wardha vide letter no. 1193 dated 03/08/2016.

ii. It is observed that, the said land/property bearing khasra/survey no. 53/1/k has been converted to Non-Agricultural use and sanctioned for residential purpose as per order of chief officer, Nagar Panchayat Karanja (ghadge) district Wardha vide revenue case No. 278/N.A.P.34/2015-2016 dated 25/07/2016.

4. MUTATION ENTRIES

It is observed that the said plot has been mutated/recorded in the names of the present owners in the 7/12 extracts.

5. LEGAL OPINION AND FINDINGS

i. We have gone through the true copies, documents produced before us.

ii. On the basis of verification of relevant record and the documents produced before us & the statements of party, it is opined that the said present owner are the absolute owner of the said property and have rights to sell the said property subject to necessary permissions etc., of local authorities and others, if required.

iii. There is no registration of any encumbrance over the above referred plot in record of rights as such it appeared to be free from encumbrances, or any registered charge on the basis of documents produced before us.

iv. The prospective buyer/s of the said property will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions of local authorities as may be required.

v. The said owner is lawfully authorized and empowered to use, occupy, exploit the said property and further to sell the said plot to any person or persons and receive consideration amount from prospective purchasers. This property, as per documents produced before us, appears to be free from all encumbrances

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and is having clear marketable title. The prospective purchasers will get good and marketable title subject to all clearances and NOCs as may be required as per law.

vi. The rightful owner of the property can very well alienate it or deal with it by way of sale, gift or otherwise, as may be required by law.

Hence, this report.

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL LAND bearing survey/khasra No. 53/1/K, Bhogwatdar class – 1, admeasuring about 1.93 Hectares, within the limits of gram panchayat Karanja Tahsil Karanja and District Wardha.

TO THE EAST	:	PANDHAN / ROAD
TO THE WEST	:	SURVEY/KHASRA NO 49
TO THE NORTH	:	REMAINING LAND OF SURVEY/KHASRA NO 53/1
TO THE SOUTH	:	KHASRA/SURVEY NO. 35

Yours truly,

For **HARIRAMANI ASSOCIATES,**

Hariramani

(JAYESH O. HARIRAMANI)
ADVOCATE

NAGPUR.
Date: 17/03/2021

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