Res. : Sagar Apartment
Plot No.7, Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

TITLE REPORT

AND

NON ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CNCERN

Under instruction from my client **Shri. Prafullaa Vinodrao Gudadhe,** Resident of Corporation House No. 972, Jaitala, Nagpur, Pin Code No. 440036, Tahsil and District – Nagpur. I have investigated the title relating to Khasra No. 107/3-7 having an area of 0.93 Hectare R., and Khasra Nos. 107/4 having an area of 0.78 Hectare R.my findings are as under :

(1) THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 107/3-7 having an area of 0.93 Hectare R., Rental Rs. 2.97 held in Occupancy Class Rights 1 of Mouza – JAITALA, Patwari Halka No. 44A, situated at Jaitala, Nagpur, in Tahsil and District NAGPUR, Originally belonged to (1) Shri. Asaram Narayan Raut, (2) Shri. Krushna Narayan Raut, (3) Shri. Maroti Narayan Raut, (4) Mrs. Rekha Ramkrushna Pangul, (5) Smt. Manjulabai Narayan Raut, And (6) Smt. Yashodabai Natthuji Bhoyar being their ancestral property.

(2) THAT the aforesaid Shri. Asaram Narayan Raut left for heavenly abode on 22.12.2012 and consequent upon his death/demise his share in the aforesaid property comprising Khasra No. 107/3-7 devolved upon his Widow Smt. Sindhutai Asaram Raut, Only Son namely Samir Asaram Raut and married Daughters namely (1) Ku. Priyanka Asaram Raut, (2) Ku. Darshana Asaram Raut, by way intestate succession being the legal heirs of the deceased.

(3) THAT the aforesaid Smt. Yashodabai Natthuji Bhoyar relinquished her undivided share in the aforesaid property comprising Khasra No. 107/3-7 in favour of Shri. Maroti Narayan Raut, by a Relinquishment/Release Deed Dated 24/12/2012, which is duly Registered in the Office of the Sub-Registrar Nagpur-8 in Book No. 1 at Registered Serial No. 5232/2012 on 24/12/2012 And Mrs. Rekha Ramkrushna Pangul, Smt. Manjulabai Narayan Raut lateron relinquished their undivided share in the aforesaid property comprising Khasra No. 107/3-7 in favour of Shri. Maroti Narayan Raut, by a Relinquishment/Release Deed Dated 04.01.2013, which is duly Registered in the Office of the Sub-Registrar Nagpur-5 in Book No. 1 at Registered Serial No. 389/2013 on 19.01.2013.

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(4) THAT (1-A) Smt. Sindhutai Asaram Raut, (1-B) Ku. Priyanka Asaram Raut, (1-C) Ku. Darshana Asaram Raut (1-D) Samir Asaram Raut, (2) Shri. Krushna Narayan Raut, (3) Shri. Maroti Narayan Raut lateron jointly transferred/sold their property comprising Khasra No. 107/3-7 having an area of 0.93 Hectare R., Rental Rs. 2.97 held in Occupancy Class Rights 1 of Mouza – JAITALA, Patwari Halka No. 44A, situated at Jaitala, Nagpur, in Tahsil and District NAGPUR by way of sale to (1) Shri. Prafulla Vinodrao Gudadhe, (2) Shri. Atul Vinodrao Gudadhe, (3) Shri. Charudatta Arvindrao Gudadhe, (4) Shri. Chetan Arvindrao Gudadhe, by a Sale Deed Dated 28.02.2013, which is duly Registered in the Office of the Sub-Registrar Nagpur-8 in Book No. 1 at Registered Serial No. 305/2013 on 28.02.2013.

(5) THAT in the like manner ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 107/4 having an area of 0.78 Hectare R., Rental Rs. 2.72 held in Occupancy Class Rights 1 of Mouza – JAITALA, Patwari Halka No. 44A, situated at Jaitala, Nagpur, in Tahsil and District NAGPUR, Originally belonged to (1) Shri. Dinesh Ishwarrao Gudadhe, (2) Shri. Jayant Ishwarrao Gudadhe, being their ancestral property.

(6) THAT (1) Shri. Dinesh Ishwarrao Gudadhe, (2) Shri. Jayant Ishwarrao Gudadhe lateron jointly transferred/sold their property comprising Khasra No. 107/4 having an area of 0.78 Hectare R., Rental Rs. 2.72 held in Occupancy Class Rights 1 of Mouza – JAITALA, in Tahsil and District NAGPUR by way of sale to (1) Shri. Prafulla Vinodrao Gudadhe, (2) Shri. Atul Vinodrao Gudadhe, (3) Shri. Charudatta Arvindrao Gudadhe, (4) Shri. Chetan Arvindrao Gudadhe, by a Sale Deed Dated 20.11.2013, which is duly Registered in the Office of the Sub-Registrar Nagpur-1 in Book No. 1 at Registered Serial No. 8101/2013 on 20.11.2013. As a result therefore (1) Shri. Prafulla Vinodrao Gudadhe, (2) Shri. Atul Vinodrao Gudadhe, (3) Shri. Charudatta Arvindrao Gudadhe, (4) Shri. Chetan Arvindrao Gudadh, the Vendors hereinabove named have now become the Joint Owners of the aforesaid property comprising Khasra No. 107/3-7 and 107/4 with heritable and transferable rights therein and the same mutated in their names in all relevant records.

(7) THAT the aforesaid Shri. Prafulla Vinodrao Gudadhe and Others lateron applied for conversion of the Khasra Nos. 107/3-7 and 107/4 for Non-Agricultural use. Considering his request the Collector, Nagpur lateron vide its Order Dated 15.04.2015 passed in Revenue Case No. 305/N.A.P.-34/2014-2015 converted the said Kh. No. 23/1 for Residential use.

(8) THAT the aforesaid Shri. Prafulla Vinodrao Gudadhe and Others lateron prepared a layout of the said Khasra Nos. 107/3-7 and 107/4 by carving out various Plots of different sizes therein. And accordingly they prepared a layout of the said land by carving out various plots of different sizes therein and the said layout is duly sanctioned as per Layout Development Agreement of Khasra Nos. 107/3-7 and 107/4

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of Mouza – JAITALA Dated 17.04.2015 made between Shri. Prafulla Vinodrao Gudadhe and Others with The Nagpur Improvement Trust, Nagpur represented by it's Assistant Director Town Planning, Nagpur Improvement Trust and also issued layout sanctioned Letter of Terms and Conditions vide its Letter No. ADTP/Pl./1981 Dated 17.04.2015.

(9) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the office of the Joint Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owners (1) Shri. Prafulla Vinodrao Gudadhe, (2) Shri. Atul Vinodrao Gudadhe, (3) Shri. Charudatta Arvindrao Gudadhe, (4) Shri. Chetan Arvindrao Gudadhe thereof holds good, valid and marketable title thereto.

(10) THAT naturally therefore any prospective buyer who desires to purchase the Plot of land shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present owners (1) Shri. Prafulla Vinodrao Gudadhe, (2) Shri. Atul Vinodrao Gudadhe, (3) Shri. Charudatta Arvindrao Gudadhe, (4) Shri. Chetan Arvindrao Gudadhe.

(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.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 107/3-7 having an area of 0.93 Hectare R., Rental Rs. 2.97 held in Occupancy Class Rights 1 And Khasra No. 107/4 having an area of 0.78 Hectare R., Rental Rs. 2.72 held in Occupancy Class Rights 1 of Mouza – JAITALA, Patwari Halka No. 44A, situated at Jaitala, Nagpur, in Tahsil and District NAGPUR and bounded as under :

On The East	-	Survey No 107/5 & 108
On The West	-	Pandhan
On The North	-	Survey No. 107/1-6 & 107/2
On The South	-	Nallah

Date: 27.07.2017
Place: Nagpur

Signature of the Advocate

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Khamla Road, Nagpur-15

CHALLAN
MTR Form Number-6

N MH003924947201718P	BARCODE	Date 27/07/2017-18:06:19	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	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	Adv Ashwin Patil
Location	NAGPUR		
Year	2017-2018 One Time	Flat/Block No.	54
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	Sawarkar Nagar
0030072201 SEARCH FEE	375.00	Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	Search Fee Kh Nos 107 4 107 3 7 City Survey No 628 629 of Mouza Jaitala Nagpur
Total	375.00	Amount In Words	Three Hundred Seventy Five Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502017072701272	6278791716708
Cheque/DD No.		Bank Date	RBI Date	27/07/2017-18:08:15	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document Mobile No. : Not Available

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 27-07-2017 06:09:06

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