CHALLAN

MTR Form Number-6

GRN	MH012683099201819E	BARCODE		Date	04/03/2019-15:05:13	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	Ashwin Rohidas Patil
Location	NAGPUR		
Year	2018-2019 One Time	Flat/Block No.	54
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Road/Street	Sawarkar Nagar						
Area/Locality	Nagpur						
Town/City/District							
PIN		4	4	0	0	1	5

Remarks (If Any)

Search Fee 15 years Survey No. 181/B of Mouza - Jamtha

Amount In Words	Three Hundred Twenty 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.	00040572019030412097	IK00YOLCT3
Bank Date	RBI Date	04/03/2019-15:06:34	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822936551

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 दस्तांसाठी लागु नाही.

Print Date 04-03-2019 03:06:34

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
ADVOCATE

Mb.9822936551

Ashwin R. Patil

TITLE VERIFICATION AND SEARCH REPORT

Under instruction from my client M/s. WAINGANGA REALTORS, a Partnership Firm, having its Office at Gawande Layout, Ring Road, Sneh Nagar, Nagpur, (Income Tax PAN – AACFW2277R) and acting through its Partners (1) MR. SHRIHARI S/o JIYALAL CHAUDHARI Aged about 34 Years, Occupation – Business, (Income Tax PAN – AHBPC7408E) (Aadhar No. 8846 9288 7415), Resident of Plot No. 12, Pranab Apartmentws, Prerna Housing Society, beside Shri Ram Kuti, Manish Nagar, Nagpur, Pin Code No. 440015, Tahsil and District – NAGPUR; (2) MR. CHANDRAKUMAR S/o PRABHUDAS AMBULE, Aged about 33 Years, Occupation – Business, (Income Tax PAN – APPPA9384P) (Aadhar No. 9287 6581 8205), Resident of Dandegaon, Pin Code No. 441614, Tahsil and District – GONDIA and (3) MR. KISHOR S/o SHIVDAYAL RAHANGDALE, Aged about 34 Years, Occupation – Business, (Income Tax PAN – AMPPR8766B) (Aadhar No. 9237 1821 7518), Resident of Ward No. 1, Binak, Bhandara, Pin Code No. 441915, Tahsil and District – BHANDARA. I have investigated the title relating to the property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasuremtns 1.38 Hectare R. being NORTHERN PORTION out of the entire land bearing Khasra No. 181/B of Mouza – JAMTHA, Patwari Halka No. 42, having Total area of 3.86 Hectare R., Class-1 Rights, Rental Rs. 4.00 Yearly and including all other easementary rights appurtenant and belonging thereto, situated at Village – Jamtha, in Tahsil - Nagpur (Rural) and District – NAGPUR and my findings are as under :-

(1) THAT ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 181/B of Mouza – JAMTHA, Patwari Halka No. 42, having and area of 3.86 Hectare R., Class-1 Rights, Rental Rs. 4.00 Yearly, Khate No. 51 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Jamtha, in Tahsil -

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Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Tulshiram Jagobaji Sahare, as a recorded Owner thereof being his separate property and his name was accordingly mutated in the 7/12 extract.

(2) THAT the aforesaid Shri. Tulshiram Jagobaji Sahare left for heavenly abode on 17.04.1984 and consequent upon his death, his aforesaid property devolved upon his Widow namely Smt. Lilabai Tulshiram Sahare, 3 sons namely (1) Shri Gulab Tulshiram Sahare, (2) Shri. Maroti Tulshiram Sahare and (3) Shri Gajanan Tulshiram Sahare and two married daughters namely (1) Mrs. Ratnamala Shankarrao Shinde (before marriage Ku. Ratnamala Tulshiram Sahare) and (2) Mrs. Gunita Baliramji Manapure (before marriage Ku. Gunita Tulshiram Sahare) by way of succession being the only heirs of the deceased.

(3) THAT the aforesaid Co-owner Smt. Lilabai Tulshiram Sahare also left for heavenly abode on 09.12.2015 and consequent upon her death, her undivided share in the aforesaid property devolved upon her 3 sons namely (1) Shri Gulab Tulshiram Sahare, (2) Shri. Maroti Tulshiram Sahare and (3) Shri Gajanan Tulshiram Sahare and two married daughters namely (1) Mrs. Ratnamala Shankarrao Shinde (before marriage Ku. Ratnamala Tulshiram Sahare) and (2) Mrs. Gunita Baliramji Manapure (before marriage Ku. Gunita Tulshiram Sahare) by way of succession being the only heirs of the deceased.

(4) THAT the aforesaid (1) Shri Gulab Tulshiram Sahare, (2) Shri. Maroti Tulshiram Sahare, (3) Shri Gajanan Tulshiram Sahare, (4) Mrs. Ratnamala Shankarrao Shinde (before marriage Ku. Ratnamala Tulshiram Sahare) and (5) Mrs. Gunita Baliramji Manapure (before marriage Ku. Gunita Tulshiram Sahare) lateron jointly transferred/sold a portion of the property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasuremtns 1.38 Hectare R. being NORTHERN PORTION out of the entire land bearing Khasra No. 181/B of Mouza – JAMTHA, Patwari Halka No. 42, having Total area of 3.86 Hectare R., Class-1 Rights, Rental Rs. 4.00 Yearly and including all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Jamtha, in Tahsil - Nagpur (Rural) and District – NAGPUR, by way of sale to M/s Wainganga Realtors, by a Sale Deed Dated 16.04.2018, which is duly registered in the Office of the Joint Sub Registrar, Nagpur No. 7 in Book No. 1 at Sr. No. 2857/2018 on even date.

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(5) THAT As a result therefore M/s Wainganga Realtors through its Partner (1) Mr. Shrihari Jiyalal Chaudhari, (2) Mr. Chandrakumar Prabhudas Ambule, (3) Mr. Kishor Shivdayal Rahangdale, have now become an exclusive, absolute and full Owner of the said property admeasuring 1.38 Hectate R. out of entire land bearing Khasra No. 181/B having total area 3.86 Hectare R. with heritable and transferable rights therein and the same is also accordingly mutated in it name in all relevant records and in 7/12 extract.

(7) THAT M/s Wainganga Realtors carved out various Plots of different sizes on the said land and prepared a layout of the said land admeasuring 1.38 Hectares i.e. 13800 Sq. Mtrs. out of the entire land bearing Khasra No. 181/B and the said layout is duly tenatively sanctioned by the Hon'ble Metropolitan Commissioner Chairman, Nagpur Metropolitan Region Development Authority, dated 19.05.2018.

(8) THAT M/s Wainganga Realtors have applied for conversion of the said land into Non-Agricultural (Residential) purpose.

(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 Owner M/s Wainganga Realtors 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 conversion of the said land into Non-Agriculture (Residential) Use from Competent Authority, final sanctioned map, a release letter from NMRDA and thereafter proper and duly Registered Sale Deed from the present Owner M/s Wainganga Realtors.

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

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(12) I have taken the search from Records of Registrar's office for last 15 years by paying the necessary search fee vide GRN Challan No. MH012683099201819E Dated 04.03.2019 in the office of Sub- Registrar Nagpur.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of Agricultural land containing by admeasuremtns 1.38 Hectare R. being NORTHERN PORTION out of the entire land bearing Khasra No. 181/B of Mouza – JAMTHA, Patwari Halka No. 42, having Total area of 3.86 Hectare R., Class-1 Rights, Rental Rs. 4.00 Yearly and including all other easementary rights appurtenant and belonging thereto, situated at Village – Jamtha, in Tahsil - Nagpur (Rural) and District – NAGPUR.

Date : ____.03.2019
Place: Nagpur

(Ashwin R. Patil)
Advocate

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