AMIT P. REHPADE ADVOCATE	Plot No. 117, Onkar Nagar, Near Shri Hari Nagar No. 1, Manewada Ring Road, Nagpur- 440 027. Mob.: 9405753444

Ref. No: APR/S.R./37/2019 Date: 07/05/2019

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by shri Atul Manoharrao Yamsanwar, R/o. Plot No. 33, Khare town, Dharampeth, Nagpur 440010 for preparing the Title verification and search report of the property owned by him do hereby submits my report as under:-

1) It seems from the record that, All THAT piece and parcel of Agricultural land bearing Survey No. 168, containing by admeasuring area 1.07 HR, Class-II, Khate No. 104, Land Revenue Rs.2.99 Yearly, P.H No. 72, **MOUZA KOTHEWADA**, tahsil Hingana, District Nagpur, togeterwith All tress, shrubs, passage, right of way, path ways, water courses, and All easementary rights appurtenant and belonging thereto, situated at Village-Kothewada, Tahsil Hingna, & District Nagpur belonged to Shri Ramabai Harishchandra Bagade, Sou. Bebitai Mohan Katkar, Sou. Devitai Shrawan Rangari, Sou. Sunandabai Arun Wasnik, Sou. Nandabai Virendra Dukandar, Sou. Venubai Laxman Raulkar, Shri Arun Laxman Raulkar & Shri Shreekrushna Laxman Raulkar.

2) That the aforesaid owners of land i.e. Shri Ramabai Harishchandra Bagde, Sou. Bebitai Mohan Katkar, Sou. Devitai Shrawan Rangari, Sou. Sunandabai Arun Wasnik, Sou. Nandabai Virendra Dukandar, Sou. Venubai Laxman Raulkar decided to relinquished their right, title and interest on the aforesaid property in favour of Shri Arun Laxman Raulkar & Shri Shreekrushna Laxman Raulkar by way of Relinquishment Deed dated 05/09/2008 which is duly registered in the office of Sub-Registrar Hingana, at Serial No. 5475/2008 on even date. Thus Shri Arun Laxman Raulkar & Shri Shreekrushna Laxman Raulkar became the joint owners of the said property and their names were also duly mutated in the records of 7/12 Extract.

AMIT P. REHPADE * Advocate *

3) It appears that both the aforesaid owners, being desirous to sale out the aforesaid land, entered into an Agreement to Sell in respect of said land with Shri Atul Manohar Yamsanwar on 25/05/2009, for a consideration of

Rs.19,05,530/-. As, Appropriate stamp duty was not paid on the said Agreement to Sell dated 25/05/2009, the purchaser i.e. Shri Atul Manohar Yamsanwar submitted the said documents with the Collector of Stamps Nagpur Rural for calculating actual stamp duty payable thereon vide Case No. 115/2010-11.

3) It seems that, the said authority assessed deficit stamp duty of Rs.76,940/- payable on the aforesaid Agreement to Sell dated 25/05/2009 and further charge penalty of Rs.21,550/- for impounding said documents. It seems that the aforesaid Purchaser Shri Atul Manohar Yamsanwar paid deficient stamp duty of Rs.76,940 over the said Agreement to Sell dated 25/05/2009 Vide Challan No. 35/89 & Penalty of Rs.21,550/- vide Challan 35/90 dated 16/11/2010 respectively. Accordingly, the said Agreement to Sell dated 25/05/2009 came to be impounded by the Collector of Stamps Nagpur Rural vide its order dated 16/11/2010 in Case No. 115/2010-11. Thereafter, the Aforesaid Vendors namely Shri Arun Laxman Raulkar & Shri Shreekrushna Laxman Raulkar sold the aforesaid land bearing Survey No. 168 to Shri Atul Manoharrao Yamsanwar vide Sale Deed dated 22/02/2011 duly registered in the office of Sub-Registrar Hingana at Serial No. 1013/2011 on even date.

4) It appears that, the aforesaid land was held by Shri Arun Laxman Raulkar & Shri Shreekrushna Laxman Raulkar in occupancy rights Class-II. The Hon'ble Collector Nagpur permitted transfer of said land, vide its Letter No. REV/B-1/KV69/10 dated 18/01/2010 on payment of Rs.9,63,000/- towards conversion charges. The said amount of Rs.9,63,000/- came to be paid for converting said land into Occupancy Right Class-I vide Challan No. 67 dated 31/03/2010. Thereupon, the Tahsildar Hingna permitted the owners Shri Arun Laxman Raulkar & Shri Shreekrushna Laxman Raulkar to transfer said land and directed Sub-Registrar Hingna to register sale deed of concerned land.

5) It appears that, after payment of conversion charges of Rs.9,63,000/-, the Sub-Divisional Officer, Nagpur vide its order dated 28/03/2012 passed in Case No. 381/LND-18/2011-2012 converted the said land into occupancy right class-I and accordingly, the owner Shri Atul Manoharrao Yamsanwar became owner of said land with heritable and transferable rights therein.



6) Accordingly, the aforesaid Sale Deed dated 22/02/2011 seems to have been executed by Shri Arun Laxman Raulkar & Shri Shreekrushna Laxman

SCHEDULE OF PROPERTY

All THAT piece and parcel of Agricultural land bearing Survey No. 168, containing by admeasuring area 1.07 HR, Class-I, Khate No. 104, Land Revenue Rs.2.99 Yearly, P.H No. 72, **MOUZA KOTHEWADA**, Tahsil Hingana, District Nagpur, togeterwith All tress, shrubs, passage, right of way, path ways, water courses, and All easementary rights appurtenant and belonging thereto, situated at Village-Kothewada, Tahsil Hingna & District Nagpur and bounded as under :-

ON THE EAST	-	**ROAD**
ON THE WEST	-	**SURVEY NO. 169**
ON THE NORTH	-	**ROAD**
ON THE SOUTH	-	**SHIV PANDHAN**

Hence, this Title Verification and Search Report is issued on this 7th day of MAY, 2019.

AMIT P. REHPADE * Advocate *

(AMIT P. REHPADE)
ADVOCATE

Encl: Search Fee Receipt.

CHALLAN

MTR Form Number-6

GRN	MH001254175201920E	BARCODE		Date	07/05/2019-13:19:15	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	HGN_HINGNA SUB REGISTRAR			Full Name	SHRI AMIT PRADIP REHPADE ADVOCATE		
Location	NAGPUR						
Year	2019-2020 From 01/01/2007 To 07/05/2019			Flat/Block No.	PLOT NO 117 SHRIHARI NAGAR NO 1		
Account Head Details		Amount In Rs.		Premises/Building			
0030072201	SEARCH FEE	325.00		Road/Street	MANEWADA RING ROAD		
				Area/Locality	NAGPUR		
				Town/City/District			
				PIN	4 4 0 0 2 7		
				Remarks (If Any)	MOUZA KOTHEWADA KHASRA NO 168 AND 169 P H NO 72		
Total		325.00		Amount In Words	Three Hundred Twenty Five Rupees Only		
Payment Details	UNION BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02901792019050754106	33775334
Cheque/DD No.				Bank Date	RBI Date	07/05/2019-13:21:15	Not Verified with RBI
Name of Bank				Bank-Branch		UNION BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9405753444

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 07-05-2019 01:21:25

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07-05-2019

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सूची क्र.2

दुय्यम निबंधक : हिंगणा

दस्त क्रमांक : 5475/2008

नोंदणी :

Regn:63m

गावाचे नाव : कोतेवाडा

(1)विलेखाचा प्रकार	परिमोचनपत्र (रिलीज)
(2)मोबदला	रु.0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	रु. 0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :मौजा कोतेवाडा प ह्न ७२ तह हिंगणा , खाते क्र १०४, खसरा नं १६८ व १५९
(5) क्षेत्रफळ	१.०७ हे आर व १.०५ हे आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सौ रमाबाई हरिचंद्र बागडे - - वय:-53पत्ता:--पिन कोड:--पॅन नं:-- 2): नाव:-सौ बेबीताई मोहन काटकर - - वय:-51पत्ता:--पिन कोड:--पॅन नं:-- 3): नाव:-सौ देवीताई श्रावण रंगारी - - वय:-48पत्ता:--पिन कोड:--पॅन नं:-- 4): नाव:-सौ सुनंदाबाई अरुण वासनिक - - वय:-45पत्ता:--पिन कोड:--पॅन नं:-- 5): नाव:-सौ नंदाबाई विरेंद्र दुकानदार - - वय:-42पत्ता:--पिन कोड:--पॅन नं:-- 6): नाव:- सौ वेणुबाई लक्ष्मण राऊळकर यांचा डाव्या हाताचा आंगठा निशानी - वय:-75पत्ता:--पिन कोड:--पॅन नं:--
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	7): नाव:-श्री अरुण लक्ष्मण राऊळकर - - वय:-55पत्ता:--पिन कोड:--पॅन नं:-- 8): नाव:-श्री श्रीकृष्ण लक्ष्मण राऊळकर - - वय:-40पत्ता:--पिन कोड:--पॅन नं:--
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/09/2008
(10)दस्त नोंदणी केल्याचा दिनांक	05/09/2008
(11)अनुक्रमांक,खंड व पृष्ठ	5475/2008
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	500
(14)शेरा	-

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07-05-2019

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सूची क्र.2

दुय्यम निबंधक : हिंगणा

दस्त क्रमांक : 1013/2011

नोदंणी :

Regn:63m

गावाचे नाव : कोतेवाडा

(1)विलेखाचा प्रकार	अभिहस्तातंरणपत्र
(2)मोबदला	रु.1905530
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	रु. 1926000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन : मौजा कोतेवाडा प ह न ७२ तह हिंगणा भो वर्ग २
(5) क्षेत्रफळ	१.०७ हे आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री अरुण लक्ष्मण राऊळकर वय:-55पत्ता:--पिन कोड:--पॅन नं:-AELPR6577G 2): नाव:- श्री श्रीकृष्ण लक्ष्मण राऊळकर वय:-40पत्ता:--पिन कोड:--पॅन नं:--
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:-श्री. अतुल मनोहरराव यमसनवार - - वय:-47पत्ता:--पिन कोड:--पॅन नं:-AAEPY4543Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/02/2011
(10)दस्त नोंदणी केल्याचा दिनांक	22/02/2011
(11)अनुक्रमांक,खंड व पृष्ठ	1013/2011
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	77040
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	19260
(14)शेरा	-