

AMIT P. REHPADE ADVOCATE	Plot No. 117, Onkar Nagar, Near Shri Hari Nagar No. 1, Manewada Ring Road, Nagpur- 440 027. Mob.: 9405753444
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Ref. No: APR/S.R./38/2019

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. 169, containing by admeasuring area 0.80 HR, Class-I, Khate No. 111, Land Revenue Rs.2.40 Yearly, P.H No. 72, **MOUZA KOTHEWADA**, Tahsil Hingana, District Nagpur, situated at Village-Kothewada, Tahsil Hingna, & District Nagpur belonged to Shalik Baliram Kubade.

2) It appears that, the aforesaid land was held by Shri Shalik Baliram Kubade in occupancy rights Class-II. He was desirous to convert the said land into Occupancy rights Class-I and sale the same. He therefore, executed a General Power of Attorney dated 20/01/2011 in favour of Shri Atul Manohar Yamsanwar thereby empowering him to do all the required acts for converting said land into Class-I occupancy rights and to sell the same to any purchaser, on behalf of Shri Shalik Baliram Kubade. The said power of Attorney is duly registered in the office of Sub-Registrar Hingna, at Serial No. 367/2011 on even date. The owner Shri Shalik Baliram Kubade further executed an Agreement to Sell dated 20/01/2011 in favour of Shri Atul Manohar Yamsanwar for the said land, for the total consideration of Rs.25,00,000/-. The receipt of said consideration was acknowledged by the owner in the agreement itself.

3) Thereafter, the said land seems to have been converted into occupancy rights -Class-I vide order dated 28/03/2012 passed by Sub-Divisional Officer, Nagpur in Case No. 382/LND-18/2011-2012. Thereupon, the owner Shri Shalik Baliram Kubade through power of Attorney holder Shri Atul Manohar Yamsanwar has executed Sale Deed dated 08/10/2012 in



favour of Shri Atul Manohar Yamsanwar in respect of aforesaid land which is duly registered in the office of Sub-registrar Hingana, at Serial No. 4394 on 12/10/2012. The name of Shri Atul Manoharrao Yamsanwar is duly mutated on the 7/12 extract of the said land as owner thereof and the entry of land conversion into occupancy rights class-I is also recorded on 7/12 extract.

4) The aforesaid owner Shri Atul Manoharrao Yamsanwar was desirous of demarcating a layout by drawing plots of different sizes therein on concerned land alongwith other adjacent land bearing Khasara No.168 of Mouza Khothewada and Khasra No. 21 of Mouza Waghdera. The said owner therefore, applied before Nagpur Metropolitan Region Development Authority for obtaining sanctioned layout map. The Executive Engineer of NMRDA has issued map for demarcation purpose to the present owner 26/04/2019. The said map is issued with a condition that the Sale Deed in respect of demarcated plots therein shall be registered only after procuring regularisation letter of respective plots from Nagpur Improvement Trust, Nagpur. Accordingly, the present owner shall be entitled to sell respective plots of the concerned layout to prospective purchasers, on getting the same regularized from Nagpur Improvement Trust by paying necessary development charges.

5) It appears that the land bearing Khasra No. 169 of Mouza Kothewada is mortgaged with the Akola Urban Co-operative Bank Ltd., Sitabardi Branch, At Nagpur except the charge of Akola Urban Co-Operative Bank Ltd., the property is free from encumbrances, charge, liens & mortgages or any other claim affecting the clear title as on date. It is made clear that, this report is prepared by me from the documents submitted to me for my consideration. Accordingly the owner Shri Atul Manoharrao Yamsanwar shall be entitled to sell demarcated plots on the said land after obtaining No-Due Certificate from Akola Urban Co-operative Bank Ltd. thereby getting the charge of said bank released from the said land.

6) I have caused the search records of Registrar Office on the basis of documents supplied to me by Shri Atul Manoharrao Yamsanwar and other relevant records, for last 13 Years, by paying search fees of Rs.325/- by way of E-challan No. MH001254175201920E dated 07/05/2019. The original search fee receipt is enclosed herewith.



SCHEDULE OF PROPERTY

All THAT piece and parcel of Agricultural land bearing Survey No. 169, containing by admeasuring area 0.80 HR, Class-I, Khate No. 111, Land Revenue Rs.2.40 Yearly, P.H No. 72, **MOUZA KOTHEWADA**, Tahsil Hingana, District Nagpur, situated at Village-Kothewada, Tahsil Hingna, & District Nagpur and bounded as under :-

ON THE EAST	-	SURVEY NO. 168
ON THE WEST	-	SURVEY NO. 170
ON THE NORTH	-	ROAD
ON THE SOUTH	-	SURVEY NO. 21

Hence, this Title Verification and Search Report is issued on this 07th day of MAY, 2019.




(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		
					Amount In Three Hundred Twenty Five Rupees Only		
Total			325.00		Words		
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 :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9405753444

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.

4394273

07-05-2019

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हिंणणा

दस्त क्रमांक : 4394/2012

नोदणी :

Regn:63m

गावाचे नाव : 1) कोतेवाडा त.सा.क.72

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	2500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5600000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूरइतर वर्णन ; इतर माहिती: मौजा कोतेवाडा प ह न 72 तह हिंणणा खसरा नं 169 आराजी 0.80 हे आर((Survey Number : 169 ;))
(5) क्षेत्रफल	1) 0.80 हेक्टर . 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 शालीक बळीराम कुबडे तर्फे आममुखत्यार श्री अतुल मनोहरराव यमसनवार - - वय:-48; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: खरे टाउन धरमपेठ नागपूर , महाराष्ट्र, नागपुर. पिन कोड:-440010 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री अतुल मनोहरराव यमसनवार - - वय:-48; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: खरे टाउन धरमपेठ नागपूर , महाराष्ट्र, नागपुर. पिन कोड:-440010 पॅन नं:-AAEPY4543Q
(9) दस्तऐवज करून दिल्याचा दिनांक	08/10/2012
(10)दस्त नोंदणी केल्याचा दिनांक	12/10/2012
(11)अनुक्रमांक,खंड व पृष्ठ	4394/2012
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	56100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला

तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-

(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)