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./36/2019 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. 21, containing by admeasuring area 2.53 HR, Class-I, Land Revenue Rs.4.37 Yearly, P.H No. 48, **MOUZA WAGHDHARA**, Tahsil Hingana, District Nagpur, situated at Village-Waghdhara, Gram Panchayat Navin Gumgaon, Tahsil Hingna, & District Nagpur belonged to Sou. Mangala Subhash Gujarkar.

2) It appears that, the aforesaid land was held by Sou. Mangala Subhash Gujarkar sold All THAT piece and parcel of Agricultural land bearing Survey No. 21, containing by admeasuring area 2.53 HR, Class-I, Land Revenue Rs.4.37 Yearly, P.H No. 48, **MOUZA WAGHDHARA**, Tahsil Hingana, District Nagpur, situated at Village-Waghdhara, Gram Panchayat Navin Gumgaon, Tahsil Hingna, & District Nagpur to Shri Atul Manoharrao Yamsanwar by way of Sale Deed dated 10/01/2007 which is duly registered in the office of Sub-Registrar Hingana at Serial No. 189/2007 on even date. Thus, Shri Atul Manoharrao Yamsanwar become the absolute owner of the said land and his name is also duly mutated in the records of 7/12 extract.

3) 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 adjscent land bearing Khasara Nos.168 & 169 of Mouza Kothewada. 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

AMIT P. REHPADE Advocate

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.

4) It appears that the land bearing Khasra No. 21 of Mouza Waghdhara 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.

5) 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. MH001254466201920E 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. 21, containing by admeasuring area 2.53 HR, Class-I, Land Revenue Rs.4.37 Yearly, P.H No. 48, **MOUZA WAGHDHARA**, Tahsil Hingana, District Nagpur, situated at Village-Waghdhara, Gram Panchayat Navin Gumgaon, Tahsil Hingna, & District Nagpur and bounded as under :-

ON THE EAST	-	**SURVEY NO. 22/1**
ON THE WEST	-	**SARKARI PANDHAN**
ON THE NORTH	-	**MOUZA KOTHEWADA (SHIVDHURA)**
ON THE SOUTH	-	**SARKARI 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	MH001254466201920E	BARCODE		Date	07/05/2019-13:24:10	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 P REHPADE ADVOCATE		
Location	NAGPUR						
Year	2019-2020 From 01/01/2007 To 07/05/2019			Flat/Block No.	PLOT NO. 117		
	Account Head Details	Amount In Rs.		Premises/Building			
0030072201	SEARCH FEE	325.00		Road/Street	SHRIHARI NAGAR		
				Area/Locality	NAGPUR		
				Town/City/District			
				PIN		4 4 0 0 2 7	
				Remarks (If Any)			
				MOUZA WAGHDHARA KHASRA NO 21			
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.	02901792019050754112	33775461
Cheque/DD No.				Bank Date	RBI Date	07/05/2019-13:25:08	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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 07-05-2019 01:25:18

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07-05-2019

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

सूची क्र.2

दुय्यम निबंधक : हिंगणा

दस्त क्रमांक : 189/2007

नोदंणी :

Regn:63m

https://freesearchigrservice.maharashtra.gov.in/isarita/HTMLReportSuchikramank2.aspx

गावाचे नाव : वागदरा

(1)विलेखाचा प्रकार	अभिहस्तातंरणपत्र
(2)मोबदला	रु.9375000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	रु. 1351000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन : जिल्हा: नागपूर तालुका: हिंगणा मोजे: मौजा : वागदरा (७४) सव्हेर्. नंबर - २१ मौजा वागदरा प ह न४८ तह हिंगणा , भो वर्ग १ कोरडवाहु हिस्सापुर्ण
(5) क्षेत्रफळ	शेत जमिनी क्षेत्र: २.५३ हे आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- सौ. मंगला सुभाष गुजरकर वय:-40पत्ता:--पिन कोड:--पॅन नं:--
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:- श्री. अतुल मनोहरराव यमसनवार वय:-42पत्ता:--पिन कोड:--पॅन नं:- AAEP44543Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/01/2007
(10)दस्त नोंदणी केल्याचा दिनांक	10/01/2007
(11)अनुक्रमांक,खंड व पृष्ठ	189/2007
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	375000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20000
(14)शेरा	-