CHALLAN

MTR Form Number-6

RN	MH007397572201920M	BARCODE	Date	15/10/2019-17:55:41	Form ID

partment	Inspector General Of Registration	**Payer Details**	
pe of Payment	Search Fee Other Items	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
fice Name	UMD_UMERD SUB REGISTRAR	**Full Name**	Adv Amol B Pongde
cation	NAGPUR		
ar	2019-2020 One Time	**Flat/Block No.**	Survey Nos 59/1 59/2 59/3 P H No 45
		Premises/Building	
		Road/Street	Mouza Parsodi Ta Umred Dist Nagpur
		Area/Locality	Parsodi
		Town/City/District	
		PIN	4 4 1 2 0 3
		Remarks (If Any)	
		Year 1989 To 2019 30 Year	
		Amount In Words	Two Thousand Two Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
030072201 SEARCH FEE	2250.00
otal	2,250.00

ayment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019101786199	CPV5099037
heque/DD No.		Bank Date	RBI Date	15/10/2019-17:55:46	Not Verified with RBI
lame of Bank		Bank-Branch		STATE BANK OF INDIA	
lame of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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 17-10-2019 03:16:41

AMOL B. PONGDE
ADVOCATE

BUDHWARI PETH, UMRED TA. UMRED,
DISTT. NAGPUR - 441203
MOB. 9890623738
RES.NO. – 07116-242091
EMAIL – amol_pongde@yahoo.co.in

TO WHOM SO EVER CONCERN

TITLE VERIFICATION REPORT

Subject: 1) Title Verification Report of Non-Agricultural Field Gat No. 59/1, Area 0.89 H.R., Jama Rs. 3.15, Right Occupancy Class I situated at Mouza – Parsodi, P.H.No. 45, Tahsil Umred, District Nagpur owned and possessed by Shri. Vasanta Shivramji Dangare.

2) Title Verification Report of Non-Agricultural Field Gat No. 59/2, Area 0.86 H.R., Jama Rs. 3.03, Right Occupancy Class I situated at Mouza – Parsodi, P.H.No. 45, Tahsil Umred, District Nagpur owned and possessed by Shri. Vasanta Shivramji Dangare.

3) Title Verification Report of Non-Agricultural Field Gat No. 59/3, Area 0.86 H.R., Jama Rs. 3.00, Right Occupancy Class I situated at Mouza – Parsodi, P.H.No. 45, Tahsil Umred, District Nagpur owned and possessed by Shri. Vasanta Shivramji Dangare.

As per the request of Shri. Vasanta Shivramji Dangre, I am submitting Title Verification Report in respect of Non-Agricultural Field Gat No. 59/1, 59/2 & 59/3 as under -

1) That initially field Gat No. 59/1 was owned and possessed by Shri. Iswhar Haribhauji Mule which was allotted to him in partition amongst his family on dated 06/06/2015. By virtue of said Partition Deed Shri. Ishwar Haribhauji Mule has mutated his name in the Revenue Record.

AMOL B. PONGDE ADVOCATE

2) Subsequently the said field was sold by aforementioned owner to Shri. Vasanta Shivramji Dangare by virtue of Registered Sale-

Deed dated 01/06/2017 before Sub-Registrar, Umred vide Document No. 1526/2017 for valuable consideration of Rs. 59,00,000/-.

3) I have perused the original copy of the Sale-Deed and found that, the same is validly executed in favour of Shri. Vasanta Shivramji Dangare before the Sub-Registrar Umred. By virtue of Registered Sale Deed Shri. Vasanta Shivramji Dangare has mutated his name in the relevant Revenue Record as the owner and is paying the Taxes regularly.

4) That initially field Gat No. 59/2 was owned and possessed by Shri. Bhagwan Haribhauji Mule which was allotted to him in partition amongst his family on dated 06/06/2015. By virtue of said Partition Deed Shri. Bhagwan Haribhauji Mule has mutated his name in the Revenue Record.

5) Subsequently the said field was sold by aforementioned owner to Shri. Vasanta Shivramji Dangare by virtue of Registered Sale-Deed dated 29/05/2017 before Sub-Registrar, Umred vide Document No. 1468/2017 for valuable consideration of Rs. 60,00,000/-.

6) I have perused the original copy of the Sale-Deed and found that, the same is validly executed in favour of Shri. Vasanta Shivramji Dangare before the Sub-Registrar Umred. By virtue of Registered Sale Deed Shri. Vasanta Shivramji Dangre has mutated his name in the relevant Revenue Record as the owner and is paying the Taxes regularly.

7) That initially field Gat No. 59/3 was owned and possessed by Shri. Ashok Haribhauji Mule which was allotted to him in partition amongst his family on dated 06/06/2015. By virtue of said Partition Deed Shri. Ashok Haribhauji Mule has mutated his name in the Revenue Record.

8) Subsequently the said field was sold by aforementioned owner to Shri. Vasanta Shivramji Dangare by virtue of Registered Sale-Deed dated 01/06/2017 before Sub-Registrar, Umred vide Document No. 1525/2017 for valuable consideration of Rs. 53,91,000/-.

9) I have perused the original copy of the Sale-Deed and found that, the same is validly executed in favour of Shri. Vasanta Shivramji Dangare before the Sub-Registrar Umred. By virtue of Registered Sale Deed Shri. Vasanta Shivramji Dangare has mutated his name in the relevant Revenue Record as the owner and is paying the Taxes regularly.

10) That Shri. Vasanta Shivramji Dangare has applied to Collector, Nagpur for the conversion of the said land from agricultural use to non-agricultural use.

11) The said application was registered as Revenue Case No. 38/NAP-34/2017-2018 wherein Collector after following the due procedure for conversion of agricultural land to non-agriculture use has accorded the permission to the owner on dated 09/10/2017. I have perused the photocopy of the said order and found that, the same has been validly granted by the Collector.

12) That the said owner Shri. Vasanta Shivramji Dangare, later on drawn a layout in the said entire non-agricultural land and the Assistant Director, Town Planning Department, Nagpur recommended the same to the Collector, Nagpur for his sanction, which was on dated 21/09/2017.

13) I have taken search of the record of Registrar's Office, Umred for the last 30 years from 1989 to 2019 by paying the necessary search fees of Rs. 2,250/- vide receipt No. MH007397572201920M dated 15 /10/2019, while searching the record it was found that some record was in mutilated and torn form, intermittently some record was missing. Moreover, the indexing of record as required under Registration Act 1908 is incomplete. Therefore, the inspection of such record was not possible. I asked for original title deed of the said property to the present owner Mr. Vasanta Shivramji Dangare, that time the owner has produced the original sale-deeds and on going through the respective record and documents placed before me about the above property, it is seen that the present owner Mr. Vasanta Shivramji Dangare has clear, marketable and unencumbered title.

AMOL B. PONGDE ADVOCATE

Thus on the basis of the above said search and inspection of the record available and the history of the property discussed above and relevant documents, I do hereby certify that Mr. Vasanta Shivramji Dangare is the absolute owner of the said property and there is no charge upon the said property.

Hence this title report of the property.

DESCRIPTION OF PROPERTY

A) All that piece and parcel of non-agriculture land bearing Survey No. 59/1, Area 0.89 H.R. Jama Rs. 3.15, Right Occupany Class I, situated at Mouza – Parsodi, P.H.No. 45, Tah, Umred, Distt. Nagpur and the said property is bounded as under –

On the East	–	Field of Balpande
On the West	–	Field Gat No. 58/1,2,3
On the North	–	Field of Suresh Pande
On the South	–	Field Gat No. 59/2

B) All that piece and parcel of non-agriculture land bearing Survey No. 59/2, Area 0.86 H.R. Jama Rs. 3.03, Right Occupany Class I, situated at Mouza – Parsodi, P.H.No. 45, Tah, Umred, Distt. Nagpur and the said property is bounded as under –

On the East	–	Field of Balpande
On the West	–	Field Gat No. 58/1,2,3
On the North	–	Field Gat No. 59/1
On the South	–	Field Gat No. 59/3

C) All that piece and parcel of non-agriculture land bearing Survey No. 59/3, Area 0.86 H.R. Jama Rs. 3.00, Right Occupany Class I, situated at Mouza – Parsodi, P.H.No. 45, Tah, Umred, Distt. Nagpur and the said property is bounded as under –

On the East	–	Field of Balpande
On the West	–	Field Gat No. 58/1,2,3
On the North	–	Field Gat No. 59/2
On the South	–	Field Gat No. 59/4

AMOL B. PONGDE ADVOCATE

Umred

Dated : 16/10/2019

Amol B. Pongde
Advocate

ADV. AMOL B. PONGDE
Budhwari Peth, Umred
Dist. Nagpur.