CHALLAN

MTR Form Number-6

GRN MH008550995201920E	BARCODE	Date 20/11/2019-14:19:13	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	AKDAP1234M
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	ADV CHANDRASHEKHAR V ANWANE
Location	NAGPUR		
Year	2019-2020 From 19/11/2006 To 20/11/2019	Flat/Block No.	KH NO 81/1 PART
		Premises/Building	
		Road/Street	MOUZA BESA
		Area/Locality	1.05 H R
		Town/City/District	
		PIN	4 4 0 0 3 5

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

Remarks (If Any)

MOUZA BESA PH NO 38 KH NO 81/1 PART AREA 1.05 HR

Amount In Words: Three Hundred Twenty Five Rupees Only

Payment Details	BANK OF INDIA

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	02202292019112005640	90586046
Bank Date	RBI Date	20/11/2019-14:19:13	Not Verified with RBI
Bank-Branch		BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9503248105

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

सदर चलन 'पेमेंट ऑफ पेमेंट' साठी नमूद कारणासाठीच लागू आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही .

Chandrashekhar V. Anwane

ADVOCATE

RESE./OFF.

Ramwadi, newshukrawari Road,

Near Model Mill Square, Nagpur

Ph. No. 2726198, Moblie : 9503248105

Ref.No.:-

Date : 21/11/2019

To Whome So Ever it may Concern

TITLE VERIFICATION REPORT

That having been engaged by Shri Khushal Madho Jabalpure R/o Juni Vasti, Manewada, Besa Road, Nagpur -440034, for the Purpose of Search and Verification of title in respect of the property mention below. I, the undersigned Advocate do hereby submit of verification report and option about the title in respect of the same as under.

That I have taken the search in respect of the below mentioned property (Mouza- Besa (Nagpur Gramin) Tahsil –Nagpur, District- Nagpur, by inspecting the record of concerned Sub-Registrar by paying prescribed fees vide receipt no. MH008550996201920E at Sub Registrar, Nagpur Gramin for the period of 13 years from 2006 to 2019 (13 Years) as per the requirement and direction of the Bank.

SCHEDULE OF PROPERTY (I)

ALL THAT Piece and parcel of Western Side of **Non Agriulture Land admeasuring about 1.05 HR** having **Part Khasara No. 81/1 of Mouza-Besa (Nagpur Gramin), Tahasil-Nagpur, District –Nagpur bearing Patwari Halka No. 38, Land Revenue Rs. 3.60, Occupancy Class-I,** Situated at Mouza-Besa, **Tahasil-Nagpur, District –Nagpur** within the limits of Metro Rigion, Nagpur and the same Khasras 81/1 Total land 2.10 HR is bounded as Under :-

TO THE EAST :- sold land of Kh. No. 81 (2.42 HR),

TO THE WEST :- Kh. No. 79/1, 80,

TO THE NORTH :- Nalla,

TO THE SOUTH : - Besa-Pipla Kaccha Road.

That the chain of transaction over the said schedule of property as under :-

That as per records, the property in question being ALL THAT Piece and parcel of **Agriulture Land admeasuring about 2.10 HR** having **Khasara No. 81/1 of Mouza-Besa (Nagpur Gramin), Tahasil-Nagpur, District –**

Nagpur bearing Patwari Halka No. 38, Land Revenue Rs. 7.20, Occupancy Class-I, Situated at Mouza-Besa, **Tahasil-Nagpur, District – Nagpur** within the limits of Metro Rigion, Nagpur, was originally belonged to Shri Kashinath Madho Jabalpur & 8 others, being their Ancesstral property and the same is also accordingly mutated in their name in all relevant records.

That in the year 2007 the Legal heairs of Madho Jabalpure i.e. Saraswati Babulal Yadav & 6 others have relingquish their share in favour of Shri Kashinath Madho Jabalpur & Shri Khusal Madho Jabalpure in respect of Kh. No. 81/1 admeasuring about 2.10 HR by relingquishment Deed dated 09/08/2007 which was duly registered at Sr. No. 5033/2007 before Sub registrar No. 7, Nagpur and as such Shri Kashinath Madho Jabalpur & Khusal Madho Jabalpure became the absolute and full owner of the above mentioned Schedule property with heritable and transfarable right theirin and they mutated their name in concerned Govt. Recor i.e. 7/12 extract of Patwari Record.

Thereafter they partitioned the above said property between them as per order passed by the Nayab Tahsildar Nagpur Gramin vide order No. R.M. No. S.R.V-43/2018-19 dated 11/03/2019 and as such Shri Khusal Madho Jabalpure became the absolute and full owner of the ALL THAT Piece and parcel of **Western Side** of **Non Agriulture Land admeasuring about 1.05 HR** having **Part Khasara No. 81/1 of Mouza-Besa (Nagpur Gramin), Tahasil-Nagpur, District –Nagpur bearing Patwari Halka No. 38, Land Revenue Rs. 3.60, Occupancy Class-I,** Situated at Mouza-Besa, **Tahasil-Nagpur, District –Nagpur.**

That the said entire Piece and parcel of **Western Side** of **Non Agriulture Land admeasuring about 1.05 HR** having **Part Khasara No. 81/1 of Mouza-Besa (Nagpur Gramin), Tahasil-Nagpur, District –Nagpur bearing Patwari Halka No. 38, Land Revenue Rs. 3.60, Occupancy Class-I,** Situated at Mouza-Besa, **Tahasil-Nagpur, District –Nagpur** was Temparaly converted for Non Agricultural (Residential) use by Order dated 07/10/2019 passed by the Executive Engineer-1, Nagpur Metropolitan Region Development Authority, vide order no. 2816 dated 07/10/2019.. Thereafter the present owner Shri Khusal Madho Jabalpure, has Sanction the Tentative Layout Map From Executive Engineer Metro Region, Nagpur. The Final Sanction Layout Map is not obtained by the said owner From Nagpur Metropolitan Region Development Authority .

MUTATION

That, having acquired the said property, the present owner, Shri Khushal Madho Jabalpure R/o Juni Vasti, Manewada, Besa Road, Nagpur, has mutated their name in 7/12 Extract of patwari Record. The respective

Copy of Tax receipt of Non-Agriculture Land has not shown to me for verification. The present owner has not converted Agriculture land to Non Agricultural (Residential) use from Collector Nagpur. **The said Final NA order has not been submitted for Verification.** Thereafter the present owner Shri Khushal Madho Jabalpure, has Sanction the Tentative Layout Map From Nagpur Metropolitan Region Development Authority. The Final Sanction Layout Map is not obtained by the said owner From Nagpur Metropolitan Region Development Authority .

I hereby say that :

A) I have inspected the records of Sub –Registrar office wherein the links of the schedule property was properly established.

B) That, the said property is observed mutated with the record of 7/12 Extract of patwari Record in the name of Present owner i.e. Shri Khushal Madho Jabalpure and the present owner has not paid the Grampanchayat Taxes upto 31/03/2019.

All the relevant documents of schedule property along with the Xerox copy of 7/12 Extract, Copy of Relingquishment Deed has been placed before me and after perusing the same it is shown that, it is free from all types of encumbrances and title of owner is clear and marketable. I have also persued the other required documents i.e. order dated 07/10/2019 passed by Nagpur Metropolitan Region Development Authority.

Hence I hereby say that bank/Insittution should be obtained following Documents for further execution of Legal documents.

1. OXerox Copy Relingquishment Deed dated 09/08/2007.
2. Order of Nayab Tahasildar Nagpur Gramin dated 11/03/2019,
3. Latest Copy of 7/12 Extract in the name of Present Owner,
4. N.A. Order from Revenu Department.
5. Copy of Letter No. EE.E/NMRDA/2816 issued by Nagpur Metropolitan Region Development Authority dated 07/10/2019.
6. Sanctioned layout Map from Nagpur Metropolitan Region Development Authority.
7. Indentity proof of present Owner.

Nagpur

Dated:- 21/11/2019

(Chandrashekhar V. Anwane)

Advocate