CHALLAN
MTR Form Number-6

GRN	MH008002218201920E	BARCODE		Date	05/11/2019-13:43:05	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	NRK_NARKHED SUB REGISTRAR	Full Name	ADV CHANDRASHEKHAR V ANWANE
Location	NAGPUR		
Year	2019-2020 From 05/11/2006 To 05/11/2019	Flat/Block No.	RAMAJI WADI MODEL MILL SQAURE
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	325.00	Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 2
		Remarks (If Any)	Mouza Sawargaon Tah Narkhed Dist Nagpur Kh No 882 Aaraji 1.10 HR
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019110540012	IK0AHNYKG0
Cheque/DD No.		Bank Date	RBI Date	05/11/2019-13:24:44	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		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 "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही .

Chandrashekhar V. Anwane

ADVOCATE

RESE./OFF.

Ramwadi, newshukrawari Road,

Near Model Mill Square, Nagpur

Ph. No. 2726198, Moblie : 9503248105

Ref.No.:-

Date : 06/11/2019

To Whome So Ever it may Concern

TITLE VERIFICATION REPORT

That having been engaged by Shri. Chandrashekhar Krushnaji Revatkar R/o Raghuji Nagar, Somwari Quarter, Hanuman Nagar, Nagpur-440009, 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- Seldoah (Kumarappagram) Tahsil –Selu, Cistrict-Wardha, by inspecting the record of concerned Sub-Registrar by paying prescribed fees vide receipt no. MH008002218201920E at Sub Registrar, Narkhed, Dist-Nagpur for the period of 13 years from 2006 to 2019 (13 Years) as per the requirement and direction of the Authority/Bank/Institution.

SCHEDULE OF PROPERTY (I)

ALL THAT Piece and parcel of Non-**Agriulture Land bearing Khasra No. 882, admeasuring 1.10 Hectare R, Occupant –Class-I , Land Revenue Rs. 12.75, Patwari Halka No. 21, situated at Mouza-Sawargaon, Tah-Narkhed, District-Nagpur, together with all kinds of trees of shrubs, passage rights of path ways, water courses and all other easementary rights appurtenant and belongings thereto, and as per Sanctioned layout Map of Town Planning Department issued on 17/06/2019, and the same is bounded as under :-**

TO THE EAST :- Khasra No. 883,

TO THE WEST :- Khasra No. 881,

TO THE NORTH :- Sawargaon –Narkhed Road and

TO THE SOUTH : - Nalla,

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 bearing Khasra No. 882, admeasuring 1.10**

Hectare R, Occupant –Class-I , Land Revenue Rs. 12.75, Patwari Halka No. 21, situated at Mouza-Sawargaon, Tah-Narkhed, District-Nagpur, together with all kinds of trees of shrubs, passage rights of path ways, water courses and all other easementary rights appurtenant and belongings thereto, was originally belonged to Shri Puroshottam Dhanraj Balpande & 4 others R/o Kondhali, Tah-Katol, Dist-Nagpur hereinabove named had become an exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated their names in all relevant records.

Thereafter the owners Shri Puroshottam Dhanraj Balpande & 4 others R/o Kondhali, Tah-Katol, Dist-Nagpur had sold out the above said Agriculture Land jointly to Shri. Chandrashekhar Krushnaji Revatkar R/o Raghuji Nagar, Somwari Quarter, Hanuman Nagar,, Nagpur, by way of Sale Deed dated 09/04/2019 which was duly registered at Sr. No. 600/2019 in book No. 1, before Sub-Registrar-Narkhed, District-Nagpur as such he became the absolute and full owner of the said schedule property with heritable and transfarable right there in and the same is also accordingly mutated in their name in all relevant records.

Thereafter the said entire land is converted for Non Agricultural use by Order dated 17/07/2019 passed by the Collectyor Nagpur in Revenue case No.346 /N.A.P.-34/Mouza-Sawargaon/2018-2019. Thereafter the present owners has Sanction the Layout Map From Town Planning Department, Nagpur vide their letter No. Sawargaon-Tah-Narkhed/Kh. No. 882/1606 dated 27/06/2019. The Final Sanction Layout Map is obtained by the owners from Town Planning Department Nagpur, and it is approved by Collector Nagpur on 17/06/2019.

MUTATION

That, having acquired the said property, the present owner, Shri. Chandrashekhar Krushnaji Revatkar R/o Raghuji Nagar, Somwari Quarter, Hanuman Nagar,, Nagpur, has not 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 converted Agriculture land to Non Agricultural (Residential) use.** The present owner Shri. Chandrashekhar Krushnaji Revatkar R/o Raghuji Nagar, Somwari Quarter, Hanuman Nagar, Nagpur **has Sanction the Final Layout Map From** Town Planning Department Nagpur authority and it has been approved from Collector-Nagpur .

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 not observed mutated with the record of 7/12 Extract of patwari Record in the name of Present owner i.e. Shri. Chandrashekhar Krushnaji Revatkar R/o Raghuji Nagar, Somwari Quarter, Hanuman Nagar, Nagpur, and the present owner has not paid the Grampanchayat Tax upto 31/03/2020.

All the relevant documents of schedule property along with the Xerox copy of Sale Deed, 7/12 Extract, Layout Map, N.a. Order 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. Final Layout map.

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

1. Original Copy of Sale Deed of Shri. Chandrashekhar Krushnaji Revatkar R/o Raghuji Nagar, Somwari Quarter, Hanuman Nagar,, Nagpur dated 09/04/2019.
2. Latest Copy of 7/12 Extract in the name of Present Owner,
3. Copy of N.A. Order,
4. Final Sanctioned layout Map from Town Planning Department – Nagpur.
5. Indentity proof of present Owner.

Nagpur

Dated:- 06/11/2019

(Chandrashekhar V. Anwane)

Advocate