

Hemant A. Tambat

ADVOCATE

Res. / Off. : 167, Vivekanand Nagar, Wardha Road, Nagpur - 440 015.
Court : Room No. 624, 6th Floor, Nyaya Mandir, Nagpur.
Mob. No. 9881717947; 9822572947
E-mail : htambat.adv@gmail.com

To,
Mr. Rajesh Navranglal Agrawal
Gandhibagh, Nagpur

Bill No.: **59**
Date.: **03.02.2020**

In the matter of **"Title Investigation Reports in respect of Khasra No. 40.1 at Jamtha, Nagpur"**

MEMORANDUM OF FESS AND EXPENSES

Sr. No.	Particulars	Rs.
01.	Professional fees	1,500.00
02.	Consultation / Opinion / Drafting	2,000.00
03.	Legal Notice	
	EXPENSES	
04.	Filing Charges	
05.	Court Fee stamps / Search Fees	750.00
06.	Process / Bhatta Charges / Vakalatnama / POA	
07.	Notice Expenses / Postages	
08.	Affidavits	
09.	Attachments / Injunction Application etc.	
10.	Stenographer / Typing / Printing	750.00
11.	Xeroxing / Photocopying of documents	
12.	Postage / Telephone / Telegrams	
13.	Bailiff	
14.	Sale / Attachment Warrant	
15.	Certified copy / Steno copy	
16.	Out of Pocket	
17.	Miscellaneous	
18.	Clerkage	
(Rupees Five Thousand Five only)		Total Amount 5,000.00
		Advance Received Nil
Please pay the aforesaid bill by Cash / Cheque / Demand Draft.		Balance Dues 5,000.00

Cash Rs. 5000/-
Received
H. Tambat


(Hemant A. Tambat)
Advocate
(PAN: ACWPT9011C)

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by **Mr. Rajesh Navranglal Agrawal**, R/o. Gandhibagh, Nagpur for preparing title verification and search report, I do hereby submit my report as under:-

1) That, originally one Shri Narayan Bhiwa Ashtankar was the sole and absolute owner of the Agricultural Land admeasuring 4.08 H.R. comprising Khasra No. 40 of Mouza - Jamtha, Patwari Halka No. 42, Tahsil Nagpur (Rural) and District - Nagpur, being his separate property and there seems to be an entry regarding the tenancy rights of one Mirgu, R/o. Gumbaon on the said piece of land.

2) That, lateron, as per the Order dated 05.04.2006, passed by Tahsildar, Nagpur in Revenue Case No. 31/59-13/2005-06, the dismissed / rejected the claim of the tenant Mirgu, R/o. Gumgaon and the entry to that effect is duly recorded in the government records, vide ferfar No. 547, dated 15.05.2006.

3) That, in the meanwhile said said Narayan Bhiwa Ashtankar left for his heavenly abode on 13.05.1979 leaving behind him three sons namely Shri Jaidev Narayan Ashtankar, Shri Suresh Narayan Ashtankar & Shri Pralhad Narayan Ashtankar and one married daughter namely, Smt. Suman Vasantrao Bhodange who succeeded the said property i.e. Agricultural Land admeasuring 4.08 H.R. comprising Khasra No. 40 of Mouza - Jamtha, Patwari Halka No. 42, Tahsil Nagpur (Rural) and District - Nagpur and some other properties by way of intestate succession and the entry of their names is duly recorded in the government records, vide ferfar no. 556, dated 05.06.2006.

3) That, lateron said owners i.e. Shri Jaidev Narayan Ashtankar, Shri Suresh Narayan Ashtankar, Shri Pralhad Narayan Ashtankar and Smt. Suman Vasantrao Bhodange jointly sold a piece of land admeasuring 1.21 H.R. from and out of the entire land admeasuring 4.08 H.R. comprising Khasra No. 40 of Mouza - Jamtha, Patwari Halka No. 42, Tahsil Nagpur (Rural) and District - Nagpur to one Shri Sanjay Popatlal Patel by executing a Sale Deed dated 05.07.2006 and the same is duly registered in the Office of the Sub-Registrar, Nagpur -10 (Rural) at Serial No. 3627/2006, in Book No. 1 and lateron said sold portion of land admeasuring 1.21 H.R. came to be renumbered as Khasra No. 40/2 and



the piece of land admeasuring 2.87 H.R. remained with the said owners came to be renumbered as Khasra No. 40/1.

4) That, lateron, said joint owners of the land admeasuring 2.87 H.R. comprising Khasra No. 40/1 of Mouza – Jamtha, Patwari Halka No. 42, Tahsil Nagpur (Rural) and District – Nagpur i.e. Shri Jaidev Narayan Ashtankar, Shri Suresh Narayan Ashtankar, Shri Pralhad Narayan Ashtankar and Smt. Suman Vasantrao Bhodange entered into an Agreement to Sell dated 16.09.2009 with M/s. Jagruti Suppliers Private Limited, a Company incorporated under the provisions of the Companies Act, 1956, acting through its Director Shri Rajesh Navranglal Agrawal and thereby agreed to sell the said entire land admeasuring 2.87 H.R. comprising Khasra No. 40/1 to it upon terms and conditions mentioned therein, and the same is unregistered. That, lateron, the Collector of Stamp, Nagpur City impounded the same under Case No. 961/11-12 and recovered requisite stamp duty and penalty thereon, vide Challan No. 21648/1, dated 20.01.2012.

5) That, lateron, said joint owners of the land admeasuring 2.87 H.R. comprising Khasra No. 40/1 of Mouza – Jamtha, Patwari Halka No. 42, Tahsil Nagpur (Rural) and District – Nagpur i.e. Shri Jaidev Narayan Ashtankar, Shri Suresh Narayan Ashtankar, Shri Pralhad Narayan Ashtankar and Smt. Suman Vasantrao Bhodange sold the same to M/s. Jagruti Suppliers Private Limited, acting through its Director Shri Rajesh Navranglal Agrawal by executing a Sale Deed dated 22.03.2014 and the same is duly registered on 24.03.2014 in the Office of the Sub-Registrar, Nagpur -10 (Rural) at Serial No. 3062/2014, in Book No. 1, whereby M/s. Jagruti Suppliers Private Limited became sole and absolute owner thereof with heritable and transferable rights therein, and its name is duly recorded in the government records, vide ferfar no. 2549, dated 03.07.2015.

6) That, the aforesaid land i.e. Land admeasuring 2.87 H.R. comprising Khasra No. 40/1 of Mouza – Jamtha, Patwari Halka No. 42, Tahsil Nagpur (Rural) and District – Nagpur falls within the "Residential (R-4)" region of the South A-Sector, as per the Development Scheme sanctioned by the Government on 05.01.2018 as per the Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966.



7) I have taken search of the records of Registrar's Office Nagpur for the last 30 years by paying the necessary search fee of Rs. 750/-, vide GRN MH011570927201920E, dated 03.02.2020.

8) While searching the records, 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.

9) Thus, on the basis of the abovesaid search and inspection of the records available in the Offices of the Sub-Registrar and the history of the property discussed above, I Hemant Anil Tambat, Advocate, do hereby certify that the Title of M/s. Jagruti Suppliers Private Limited, to the property described in the Schedule is clear and marketable.

SCHEDULE REFERRED TO ABOVE

ALL that piece and parcel of Agricultural land admeasuring 2.87 H.R. comprising Khasra No. 40/1 of Mouza - Jamtha, Patwari Halka No. 42, Tahsil Nagpur (Rural) and District - Nagpur and the said land is bounded as under:

On the East	-	Khasra No. 39
On the West	-	Nallah
On the North	-	Khasra No. 40/2
On the South	-	Khasra Nos. 42 & 46

Hence, this Title Verification and Search Report.

(Hemant A. Tambat)

Advocate

Encl: Original Search Receipt





CHALLAN
MTR Form Number-6



GRN	MH011570927201920E	BARCODE			Date	03/02/2020-07:11:20		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR					Full Name		Advocate Hemant Anil Tambat		
Location NAGPUR									
Year 2019-2020 One Time					Flat/Block No.		Plot No 167 at Vivekanand Nagar		
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				750.00	Road/Street		Wardha Road		
					Area/Locality		Nagpur		
					Town/City/District				
					PIN		4 4 0 0 1 5		
					Remarks (If Any)				
					Mz Jamtha P.H. No. 42 Khasra No. 40/1 Tahsil-Nagpur Rural District				
					Nagpur				
Total				750.00	Amount In		Seven Hundred Fifty Rupees Only		
					Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572020020387644		IK0ALDKQZ8
Cheque/DD No.					Bank Date	RBI Date	03/02/2020-07:11:58		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. : 9881717947

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

