CHALLAN

MTR Form Number-6

GRN MH011615541201920E	**BARCODE**	**Date** 03/02/2020-17:32:54	**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 NGP1_HQR SUB REGISTRAR NAGPUR 1		**Full Name**	Adv Makarand Pathak
Location NAGPUR			
Year 2019-2020 From 01/02/2020 To 29/02/2020		**Flat/Block No. Premises/Building**	
Account Head Details	**Amount In Rs.**	**Road/Street**	
0030072201 SEARCH FEE	325.00	**Area/Locality Town/City/District**	
		PIN	
		Remarks (If Any)	
		Search From 2007 to 2020 Mouza Peotha Kh No 50/1 50/2 P H No 40/A	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020020375164	IK0ALEKFO6
Cheque/DD No.		Bank Date	RBI Date	03/02/2020-17:24:33	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. : 9890387594

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 03-02-2020 05:34:23

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TITLE VERIFICATION AND SEARCH REPORT

Being asked to conduct the search in respect of the property mentioned in the schedule written here under I have carefully conducted the search and my report is as under.

1] All that piece and parcel of the land bearing Kh. No. 50/1, admeasuring about 2.00 HR, & Kh. No. 50/2, admeasuring about 1.57 HR, total admeasuring about 3.57 Hector R, Land Revenue Rs.3.43/-, & Rs.2.57/-, respectively, Khate Kra. 37, held in Class I Right, situated at Mouza – Peotha, P. H. No. 40-A, within the limits of Tahsil – Nagpur (Gramin) and District Nagpur.

2] That the titled history for the last 13 Years shows following chain of transaction.

A] It is clear that the land bearing Kh. No. 50, admeasuring about 3.57 HR, situated at Mouza – Peotha, P. H. No. 40-A, within the limits of Tahsil – Nagpur (Gramin) and District Nagpur initially belonged to Shri. Pandurang Kisan Meshram, as per Revenue Record.

B] That thereafter Shri. Pandurang Kisan Meshram sold the land admeasuring about 2.00 HR out of the land bearing Kh. No. 50, admeasuring about 3.57 HR, to Shri. Gajanan Madhukar Dubey, by virtue of the Sale Deed dt. 24/04/1990, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 3575. As such Shri. Gajanan Madhukar Dubey became the owner of the said land admeasuring about 2.00 HR, which is renumbered as Kh. No. 50/1. (As per Ferfar Panji bearing No. 57)

C] Similarly Shri. Pandurang Kisan Meshram sold the remaining land admeasuring about 1.57 HR out of the land bearing Kh. No. 50, admeasuring about 3.57 HR, to Shri. Vijay Madhukar Dubey, by virtue of the Sale Deed dt. 24/04/1990, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 3474. As such Shri. Vijay Madhukar Dubey became the owner of the said land admeasuring about 1.57 HR, which is renumbered as Kh. No. 50/2. (As per Ferfar Panji bearing No. 58)

D] That thereafter Shri. Gajanan Madhukar Dubey sold the said land bearing Kh. No. 50/1, admeasuring about 2.00 HR, to Shri. Shridhar Diwakarrao Deshmukh, by virtue of the Sale Deed dt. 10/04/1995, which is duly registered before the Sub-Registrar Nagpur at Reg. No. 3380. As such Shri. Shridhar Diwakarrao Deshmukh became the owner of the said land bearing Kh. No. 50/1, admeasuring about 2.00 HR. (As per Ferfar Panji bearing No. 123)

E] That thereafter Shri. Vijay Madhukar Dubey sold the said land bearing Kh. No. 50/2, admeasuring about 1.57 HR, to Shri. Shridhar Diwakarrao Deshmukh, by virtue of the Sale Deed dt. 27/09/1996, which is duly registered before the Sub-Registrar Nagpur at Reg. No. 9626. As such Shri. Shridhar Diwakarrao Deshmukh became the owner of the said land bearing Kh. No. 50/2, admeasuring about 1.57 HR. (As per Ferfar Panji bearing No. 130)

F] That thereafter Shri. Shridhar Diwakarrao Deshmukh sold the said land bearing Kh. No. 50/1 & 50/2, total admeasuring about 3.57 Hector R to Shri. Shantanu Ramkrishna Khandeshwar, by virtue of the Sale Deed dt. 29/04/2002, which is registered before the Sub-Registrar Office Nagpur at Sr. No. 1277. As such Shri.

MAKARAND M. PATHAK
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

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Shantanu Ramkrishna Khandeshwar became the owner of the said land bearing Kh. No. 50/1 & 50/2, total admeasuring about 3.57 Hector R.

3] I have taken the Search of Index-II made available for inspection in the Sub-Registrar Office by paying requisite charges and the documents produced before me, I am of the Opinion that Shri. Shantanu Ramkrishna Khandeshwar is the owner of the said property. However, charges or rights created by unregistered documents cannot be ascertained and known from the entries from the Govt. Record. That thereafter further from 01-11-2005 both the Sub Registrar of Nagpur have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised, and In Sub Registrar Office Index-II are not complied Mouzawise and Encumbrance Certificate is not issued by the Sub-Registrar Office. And, therefore by way of an abundant precaution an affidavit from the owner be taken stating on oath that his title over the property is clear and marketable and that said property is not transferred or alienated in any manner whatsoever and there are no encumbrances. However bank can consider for offer of loan only for agricultural purpose in the absence of NA order, after conversion for Non-Agricultural Purpose the said land can be considered for Mortgage.

4] That on the basis of available records and searches made by me and the documents placed before I can certify that the property referred in the schedule is owned by Shri. Shantanu Ramkrishna Khandeshwar

5] That all the relevant documents of title such as Sale Deed, etc. are the Xerox copies which are verified by me and I have tallied these documents from other appropriate authorities.

6] I did not come across any adverse entry affecting the title of Shri. Shantanu Ramkrishna Khandeshwar in the referred property during my search.

7] That I am satisfied that Shri. Shantanu Ramkrishna Khandeshwar is the owner of the said property.

8] That in result I have to state that I have made necessary searches at the concerned Sub-Registrar office and as a result of such searches I am satisfied that the Shri. Shantanu Ramkrishna Khandeshwar is the owner of referred property.

SCHEDULE OF PROPERTY

All that piece and parcel of the land bearing Kh. No. 50/1, admeasuring about 2.00 HR, & Kh. No. 50/2, admeasuring about 1.57 HR, total admeasuring about 3.57 Hector R, Land Revenue Rs.3.43/-, & Rs.2.57/-, respectively, Khate Kra. 37, held in Class I Right, situated at Mouza – Peotha, P. H. No. 40-A, within the limits of Tahsil – Nagpur (Gramin) and District Nagpur, and the said land is bounded as under: -

East	:	Kh. No. 72
West	:	Kh. No. 49 & 51
North	:	Kh. No. 70 & 71
South	:	Kh. No. 46

Nagpur.
Dt.03/02/2020

MAKARAND M. PATHAK
Advocate

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NAGPUR DIST. (M.S.) INDIA

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