274/0 इतर पावती Original/Duplicate

Thursday,08 October 2020 7:36 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 9481 दिनांक: 08/10/2020

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड रणजीत सारडे

वर्णन शोध अर्ज क्र. 1536/2020 मौजा पांजरी बु. ख.नं. 10/1 ख,सन 2006 ते 2020

शोध व निरीक्षणे रु. 375.00

एकूण: रु. 375.00

NGR10

दुय्यम निबंधक, वर्ग-२, नागपूर ग्रामीण क्र. १० ,नागपूर

1); देयकाचा प्रकार: eChallan रक्कम: रु.375/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005288315202021E दिनांक: 08/10/2020

बँकेचे नाव व पत्ता:

10/8/2020

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274/0 इतर पावती Original/Duplicate

Thursday,08 October 2020 7:32 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 9479 दिनांक: 08/10/2020

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड रणजीत सारडे

वर्णन शोध अर्ज क्र. 1534/2020 मौजा पांजरी बु. ख.नं. 10/1, ख, सन 2006 ते 2020

शोध व निरीक्षणे	रु. 375.00
एकूण:	रु. 375.00

NGR10

1); देयकाचा प्रकार: eChallan रक्कम: रु.375/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005287895202021E दिनांक: 08/10/2020

बँकेचे नाव व पत्ता:

दुय्यम निबंधक, वर्ग २,
नागपूर ग्रामीण क्र. १० ,नागपूर

10/8/2020

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CHALLAN
MTR Form Number-6

GRN	MH005287895202021E	BARCODE		Date	07/10/2020-17:32:02	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	Adv Ranjit Sardey
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	Search Fee for 2006 to 2020 for land adm 0.94 Hector Khasra No 10/1 Kha Mouza Panjri Bu PH No 42
		Amount In Words	Three Hundred Seventy Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	375.00
Total	375.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020100763159	IK0ASXRLY4
Cheque/DD No.		Bank Date	RBI Date	07/10/2020-17:24:33	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. : 9503386098

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 नोदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 07-10-2020 05:33:40

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CHALLAN
MTR Form Number-6

MH005288315202021E	BARCODE	Date 07/10/2020-17:37:55	Form ID

Department: Inspector General Of Registration		Payer Details	
Type of Payment: Search Fee / Other Items		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name: NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name	Adv Ranjit Sardey
Location: NAGPUR			
Year: 2020-2021 One Time		Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	375.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Search Fee for 2006 to 2020 for land adm 0.94 Hector Khasra No 10/1 Kha Mouza Panjri Bu PH No 42	
		Amount In Words	Three Hundred Seventy Five Rupees Only
Total	375.00		

Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020100764144	IK0ASXRUO8
Cheque/DD No.		Bank Date	RBI Date	07/10/2020-17:24:39	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. : 9370069895

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 07-10-2020 05:39:31

Adv. Ranjit Sardey

ADVOCATE

Office: Plot No. 39, Flat NO. 202, "Mahalaxmi Apartment", Ramkrishna Nagar, Opp. Tajshree Honda Showroom, Khamla Road, Nagpur-15.

Mail: ranjitsardey@ymail.com **Cell No. 9370069895**

Report of Investigation of Title in respect of immovable Property

(All Columns / items are to be completed / commented by the panel advocate)

1.	Name seeking opinion	Shri. Ashok S/o Natthuji Junankar & Mrs. Jyoti W/o Prakash Titare.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	N.A.
	c) Name of the Owner	Shri. Ashok S/o Natthuji Junankar & Mrs. Jyoti W/o Prakash Titare.
2.	a) Name of the unit/concern/company/person offering the property (ies) as security.	Shri. Ashok S/o Natthuji Junankar & Mrs. Jyoti W/o Prakash Titare.
	b) Constitution of the unit/ concern/ person/ body /authority offering the property for creation of charge.	OWNERSHIP
	c) State as to under what capacity is security offered (whether as joint applicant, borrower or as guarantor, etc)	OWNERSHIP
3	Complete or full description of the immovable property/(ies) is to be acquired	Agricultural Land admeasuring (at the time of sale deed, ½ portion of 0.94 HR earlier in both the sale deed stated below in para no- B) at present 0.68 H R. Having Gut No. 10/1/Kh/2A), situated at Mouza – Panjri (Buz), Tq. & Dist: Nagpur (Rural).
	(a) Survey No.	Gut No. 10/1 /Kh/2A,
	(b) Door no. (in case of house property)	
	(c) Extent/Areas including plinth/built up area in case of house property	Adm. Area 0.68 H R. (0.26 has been acquired by National Highway Authority of India for road widening)

Ranjit S Sardey

Ranjit Sardey & Associates
Office : Plot No. 39, Mahalaxmi Apt.
Flat No. 202, Ramkrishna Nagar,
Khamla Road, Nagpur-440 015

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	(d) Locations like name of the place, village, city, registration, sub-district etc.	Agricultural Land admeasuring 0.68 R. Having its Gut No. 10/1/Kh/2A situated at Mouza – Panjri (Buz), Tq. & Dist: Nagpur
	Boundaries:	EAST : Kh no-10/1 (K) WEST : Kh no- 11 SOUTH : Pandhan NORTH : Kh no-10/1 (G)
4	a) Particulars of the documents scrutinized-serially & chronologically.	

(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.

Note: Only originals or certified extracts from the registering/land/revenue/other authorities be examined

Sr. No.	Date	Name/ Nature of the Document	ORIGINAL /CERTIFIED COPY /CERTIFIED EXTRACT, etc.	IN CASES OF COPIES, WHTHER THE ORIGINAL WAS SCRUTINIZED BY THE ADVOCATE.
A.	08/10/2020	*The Certified Copy of 7/12 extract from Agricultural Land Gut No. 10/1(Kh)/2A, admeasuring 0.68 R, Situated at* Mouza – Panjri (Buz), Tq. & Dist: Nagpur (Rural)	CERTIFIED COPY	CERTIFIED COPY
B.	30/04/2001 & 16/08/2001	*The copy of Sale Deed bearing no. 1830/2001 & No.599/2001 regarding Agricultural Land Gut No.10/1(Kh) at the time of sale deed, admeasuring 0.94 R, (2.32 Akre).* Mouza – Panjri (Buz), Tq. & Dist: Nagpur	CERTIFIED COPY	CERTIFIED COPY
C		*Copy Adhikar Abhilekh Panji,* Mouza– Panjri (Buz), Tq. & Dist: Nagpur *(Rural)*	CERTIFIED COPY	CERTIFIED COPY

Ranjit Sardey & Associates
Office : Plot No. 38, Maharashtra Appt.,
Flat No. 202, Ramlo[illegible]
Khamla Road, Nagpur-[illegible]

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D	28/02/2020	*The copy Map,* Mouza – Panjri (Buz), Tq. & Dist: Nagpur *(Rural)*	CERTIFIED COPY	CERTIFIED COPY
E	21/01/2020	*The copy final sanction by NMRDA, Kh no-10/1/Kh/2, Mouza – Panjri (Buz), Tq. & Dist: Nagpur (Rural)*	CERTIFIED COPY	CERTIFIED COPY
F	21/07/2020	*The copy NA order, Mouza - Panjri, Tq. & Dist: Nagpur*	CERTIFIED COPY	CERTIFIED COPY
G	05/08/2020	*The copy Letter From Superintendent, Land record, Mouza - Panjri, Tq. & Dist: Nagpur.*	CERTIFIED COPY	CERTIFIED COPY

FLOW OF TITLE

A) *As per the Certified Copy of 7/12 extract 08/10/2020, regarding Agricultural Land Gut No. 10/1 (Kh) 2/A, admeasuring 0.68 R admeasuring land is owned* Shri. Ashok S/o Natthuji Junankar & Mrs. Jyoti w/o Prakash Titare, *since from the year 2001 to 2020 till today, situated at* Mouza – Panjri (Buz) Tq. & Dist: Nagpur (Rural).

B) *As per the copy of Sale Deeds bearing No. 1830/2001, dated: 30/04/2001 executed by Smt. Lilabai W/o Ratan Borkar & Sale deed bearing No.599/2001 dtd: 16/08/2001 executed by Shri. Shrawan S/o Maroti Neware, in favor of, Shri.* Ashok S/o Natthuji Junankar & Mrs. Jyoti W/o Prakash Titare, *regarding sale of Agricultural Land total admeasuring 0.94 HR, Gut No. 10/1/Kh/2, Situated at Mouza* – Panjri (Buz), Tq. & Dist: Nagpur (Rural). Right now the land admeasuring about 0.68 HR on record, after acquired by the NHAI for road widening.

C) *Thereafter* Shri. Ashok S/o Natthuji Junankar & Mrs. Jyoti w/o Prakash Titare, *applied for mutation of their names on revenue record and as per sale deeds No. 1830/2001 got book Entry No.970. & sale deed No. 599/2001 book Entry No.16.*

Ranjit S Sardey

Adv. Ranjit Sardey

Advocate

Ranjit Sardey & Associates
Office : Plot No. 35, ... Appt.,
Flat No. 202, ...
Khamla Road, Nagpur- ...

Place: Nagpur

Date: 09/10/2020

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D	28/02/2020	*The copy Map,* Mouza – Panjri (Buz), Tq. & Dist: Nagpur *(Rural)*	CERTIFIED COPY	CERTIFIED COPY
E	21/01/2020	*The copy final sanction by NMRDA, Kh no-10/1/Kh/2, Mouza – Panjri (Buz), Tq. & Dist: Nagpur (Rural)*	CERTIFIED COPY	CERTIFIED COPY
F	21/07/2020	*The copy NA order, Mouza - Panjri, Tq. & Dist: Nagpur*	CERTIFIED COPY	CERTIFIED COPY
G	05/08/2020	*The copy Letter From Superintendent, Land record, Mouza - Panjri, Tq. & Dist: Nagpur.*	CERTIFIED COPY	CERTIFIED COPY

FLOW OF TITLE

A) *As per the Certified Copy of 7/12 extract 08/10/2020, regarding Agricultural Land Gut No. 10/1 (Kh) 2/A, admeasuring 0.68 R admeasuring land is owned* Shri. Ashok S/o Natthuji Junankar & Mrs. Jyoti w/o Prakash Titare, *since from the year 2001 to 2020 till today, situated at* Mouza – Panjri (Buz) Tq. & Dist: Nagpur (Rural).

B) *As per the copy of Sale Deeds bearing No. 1830/2001, dated: 30/04/2001 executed by Smt. Lilabai W/o Ratan Borkar & Sale deed bearing No.599/2001 dtd: 16/08/2001 executed by Shri. Shrawan S/o Maroti Neware, in favor of, Shri.* Ashok S/o Natthuji Junankar & Mrs. Jyoti W/o Prakash Titare, *regarding sale of Agricultural Land total admeasuring 0.94 HR, Gut No. 10/1/Kh/2, Situated at Mouza* – Panjri (Buz), Tq. & Dist: Nagpur (Rural). Right now the land admeasuring about 0.68 HR on record, after acquired by the NHAI for road widening.

C) *Thereafter* Shri. Ashok S/o Natthuji Junankar & Mrs. Jyoti w/o Prakash Titare, *applied for mutation of their names on revenue record and as per sale deeds No. 1830/2001 got book Entry No.970. & sale deed No. 599/2001 book Entry No.16.*

Ranjit S Sardey

Adv. Ranjit Sardey

Advocate

Ranjit Sardey & Associates
Office : Plot No. 39, [illegible] Appt,
Flat No. 202, Ramdham Apartment,
Khamla Road, Nagpur-[illegible]

Place: Nagpur

Date: 09/10/2020

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ANNEXURE- C:

CERTIFICATE OF TITLE

1. *I have examined the Xerox Title Deeds which are available and mentioned in column no.4 relating to the schedule property (ies) the documents of title referred to in the opinion are valid evidence of Right, title and interest.*

2. *I have examined the Documents in detail, taking into account all the guidelines in the check list and the other relevant factors.*

3. *Following Scrutiny of Land Records/Revenue Records, relative Title Deeds, Certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any has been clarified by making necessary enquires.*

5. *I have not find any encumbrance as could be seen from the Encumbrance Certificate for the period from 2006 to 2020 pertaining to the Immovable Property/(ies) as per covered by above said Title Deeds. The property is free from all Encumbrances.*

THERE IS NO PRACTICE OF ISSUANCE OF ENCUMBRANCE CERTIFICATE IN SUB-REGISTRAR OFFICE AT NAGPUR.

6. *In case of second/subsequent charge in favor of the Bank, there are no other mortgages/charges (Delete, whichever is inapplicable).*
7. *I have not observed interest of minor is involve in the property / (ies)*
8. *The Mortgage if extended will be available to the Bank for the Liability of the existing intending borrower.*

9. *I certify that* Shri. Ashok S/o Natthuji Junankar & Mrs. Jyoti w/o Prakash Titare, *has / have an absolute, clear and marketable title over the Schedule property (ies).*

I further certify that the above title deeds are genuine and a valid Register mortgage can be created and the said mortgage would be enforceable.

10. *There are no legal impediments for creation of the mortgage under any applicable Law/Rules in force.*

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Flat No. 202, R... Nagar,
Khamla Road, Nag... 015

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On perusal of the aforesaid documents, revenue record and record of the City Survey office, Nagpur, I am of the opinion that Shri. Ashok S/o Natthuji Junankar & Mrs. Jyoti w/o Prakash Titare, *Have an absolute clear and Marketable possessor Title over the Schedule Property/ (ies)*

I have inspected the record of registry and Index-II register of the Office of Sub-Registrar- no-10, Nagpur (Rural) for last 15 years. And I have deposited requisite charges towards search fees on the very same day which is annexed hereto.

That Shri. Ashok S/o Natthuji Junankar & Mrs. Jyoti w/o Prakash Titare is absolute owner of the property / land admeasuring about 0.94 HR, Mouza – Panjri (Buz), Nagpur (Rural). The land 0.26 HR has been acquired by National Highway Authority of India for the widening of the road (Outer Ring Road, Nagpur), hence the said land reduced to 0.68 HR.

SCHEDULE OF THE PROPERTY (IES)

THE PROPERTY, Agricultural Land admeasuring 0.68 R. Having its Gut No. 10/1/Kh/2A, situated at Mouza Panjari (Buz), Tq. & Dist: Nagpur (Rural).

EAST : Kh no-10/1 (K)
WEST : Kh no- 11
SOUTH : Pandhan
NORTH : Kh no-10/1 (G)

Hence this opinion report.

***Place**: Nagpur*
***Date**: 09/10/2020*

Ranjit S Sardey

Adv. Ranjit Sardey

Advocate

Ranjit Sardey & Associates
Office : Plot No. 38, [illegible] Agar
Flat No. 202, [illegible] Nagar,
Khamla Road, [illegible] 048

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