CHALLAN
MTR Form Number-6

GRN	MH009946853202021E	BARCODE		Date	21/10/2020-21:10:00	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	HGN_HINGNA SUB REGISTRAR	Full Name	ADV MANGESH B RAMTEKE
Location	NAGPUR		
Year	2020-2021 From 21/10/1890 To 21/10/2020	Flat/Block No.	TELECOM NAGAR
		Premises/Building	
Account Head Details	Amount in Rs.	Road/Street	NAGPUR
0030072201 SEARCH FEE	750.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	
		MOUZA TAKLI KHASRA No 57/2 SEARCH FOR 30 YEARS	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020102210498	2637164388
Cheque/DD No.		Bank Date	RBI Date	21/10/2020-21:10:41	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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 दस्तासाठी लागू नाही.

Print Date 21-10-2020 09:10:52

MANGESH B. RAMTEKE
ADVOCATE
PLOT NO. 146, TELECOM NAGAR,
RANAPRATAP NAGAR, NAGPUR,
MOB : 9975945390/9890290392

TITLE VERIFICATION & SEARCH REPORT

On the Basis of relevant documents submitted by **MRS. VIJAYA W/o GHANSHYAM HATWAR,** for the purpose of Verification Search of Title in respect of the property described below. I, the undersigned Advocate, do hereby submit my Verification & Search Report about the title in respect of the same.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of Agricultural Land bearing **Khasra/Survey No. 57/2** of **MOUZA – TAKLI,** P. H. No. 45, having an area of 2.02 Hectares (OR 4.99 Acres), Khate No. 536, Rental Rs. 4.70 Yearly, held in occupancy Class – 1 Rights, situate at Village – Takli in Tahsil – Hingna and District – NAGPUR and the same is bounded as under:-

ON THE EAST	——	**BY KHASRA NO. 57/3**
ON THE WEST	——	**BY KHASRA NO. 57/1**
ON THE NORTH	——	**BY 18.00 MTRS., WIDE ROAD**
ON THE SOUTH	——	**BY KHASRA NO. 58**

Upon it a layout known and styled as **"VIJAYA AANGAN"**

That I have taken search by inspecting the index Registers for a period of 30 Years, (i.e. 1990 to 2020) in the office of Sub-Registrar Hingna. I have also perused document placed before me.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-

(1) Originally, **ALL THAT** piece and parcel of Agricultural Land bearing **Khasra/Survey No. 57/2** of **MOUZA – TAKLI,** P. H. No. 45, having an area of 2.02 Hectares (OR 4.99 Acres), Khate No. 536, Rental Rs. 4.70 Yearly, held in occupancy Class – 2 Rights, situate at Village – Takli in Tahsil – Hingna and District – NAGPUR was owned and possessed by Shri. Santosh Dhulba Ingole as per the Recitals of Sale Deed.

(2) THAT, the aforesaid Owner, i.e. Shri. Santosh Dhulba Ingole had left for heavenly abode on 6/9/2002 and leaving behind his Legal heirs namely (1) Smt. Gangubai Santosh Ingole, (2) Smt. Muktabai Natthuji Bodare, (3) Ushabai Santoshrao Ingole, (4) Shri. Purushottam Santoshrao Ingole & (5) Shri. Ishwar Santoshrao Ingole became the Joint owners of the said property by virtue of the Intestate Succession and their names were also duly mutated in 7/12 extract and during the course of time Smt. Gangubai Santosh Ingole had also died on 3/9/2006 and thereafter her name was deleted from the Records of Rights.

(3) THAT, thereafter as per the order issued by the Tahsildar Hingna vide its Rev. Case No. 235/LND-18/17-2018, Dated 4/6/2018, converted the said Khasra/Survey No. 57/2, from Class-2 Right into a Bhogwatdar Class -1 Rights.

(4) As such Now (1) Smt. Muktabai Natthuji Bodare, (2) Ushabai Santoshrao Ingole, (3) Shri. Purushottam Santoshrao Ingole & (4) Shri. Ishwar Santoshrao Ingole the Joint Owners of the said Agricultural land bearing Khasra/Survey No. 57/2, having an area of 2.02 Hectares of Mouza – Takli and their names are also duly mutated in 7/12 extract as well as Other Relevant Records.

(5) THAT, later on 23/7/2018, the aforesaid Co-owners, i.e. (1) Smt. Muktabai Natthuji Bodare, (2) Ushabai Santoshrao Ingole, (3) Shri. Purushottam Santoshrao Ingole & (4) Shri. Ishwar Santoshrao Ingole have jointly sold/transferred the schedule Agricultural land bearing Khasra/Survey No. 57/2 having an area of 2.02 Hectares, situated at Mouza – Takli, P. H. No. 45 to Mrs. Vijaya Ghanshyam Hatwar, by way of executing Registered Sale Deed, same was Registered in the office of Joint Sub-Registrar Hingna at Sr. No. 3134/2018, Dated 23/7/2018 and her name is duly mutated in 7/12 extract as well as Other Relevant Records.

(6) THAT, later on 6/10/2018, the aforesaid owners, i.e. Mrs. Vijaya Ghanshyam Hatwar has sold/transferred the schedule Agricultural land bearing Khasra/Survey No. 57/2 having an area of 2.02 Hectares, situated at Mouza – Takli, P. H. No. 45 to M/s. Orange and Cotton Infrastructure through its Partner Shri. Sudatta Pramod Ramteke, by way of executing Registered Sale Deed, same was Registered in the office of Joint Sub-Registrar Hingna at Sr. No. 4234/2018, Dated 6/10/2018 and its name is duly mutated in 7/12 extract.

(7) THAT, the said Sale Deed bearing Sr. No. 4234/2018 was executed on the basis of cheques issued by M/s. Orange and Cotton Infrastructure in favour of Mrs. Vijaya Ghanshyam Hatwar towards tho consideration amount of Said Sale Deed Dated 6/10/2018, but as the said cheques issued by M/s. Orange and

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Cotton Infrastructure could not honored it was mutually agreed between M/s. Orange and Cotton Infrastructure and Mrs. Vijaya Ghanshyam Hatwar to get the said Sale Deed Dated 6/10/2018 executed between them cancelled for nonpayment of consideration of amount.

(8) THAT, accordingly Mrs. Vijaya Ghanshyam Hatwar approach the Civil Court and accordingly by virtue of Compromise Decree came to be passed by 14th JT. Civil Judge Senior Division, Nagpur on Dated 11/3/2020 in Special Civil Suit No. 219/200 there by in terms of compromise the said Sale Deed Dated 6/10/2018, which is duly registered in the office of Joint Sub-Registrar Hingna at Sr. No. 4234/2018 on Dated 6/10/2018 came to be cancelled.

(9) THAT, accordingly the said Mrs. Vijaya Ghanshyam Hatwar intimated the said cancellation of Sale Deed of Sr. No. 4234 to office of the Sub-Registrar Hingna U/S 31 (2) of Specific Relief Act 1963 and accordingly the Sub-Registrar Hingna has taken note of the same in the register in Sr. no. 11 and issued the certified copy of the said cancellation entry on dated 20/7/2020.

(10) THAT, Mrs. Vijaya Ghanshyam Hatwar also applied the Tahsildar Hingna for deletion of name of M/s. Orange and Cotton Infrastructure from the 7/12 Extract realization of her name on 7/12 extract as the owner, accordingly the Tahsildar Hingna passed the order on dated 9/7/2020 in Revenue Case No. 34/RTS-59/2019-2020 thereby directing the Talathi/Patwari to delete the name of M/s. Orange and Cotton Infrastructure and restore a name of Mrs. Vijaya Ghanshyam Hatwar as the owner of 7/12 Extract.

(11) THAT, by virtue of the aforesaid transaction Mrs. Vijaya Ghanshyam Hatwar, became the exclusive and full owner of the Schedule property and her name is also duly mutated in the Records of rights i.e. in 7/12 extract as well as other Relevant Records as on owner thereof.

(12) THAT, the aforesaid Owner i.e. Mrs. Vijaya Ghanshyam Hatwar had decided to develop the schedule land admeasuring 2.02 Hectares of Khasra/Survey No. 57/2 of Mouza - Takli by demarcating a residential layout upon a schedule land to be Known and Styled as **"VIJAYA AANGAN"** and the proposed she had prepared layout plan which is duly approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur for Demarcation Purpose Only.

(13) THAT, the Present Report is also subject to availability of Non-agricultural Order for schedule land admeasuring 2.02 Hectares of Khasra/Survey No. 57/2

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of Mouza – Takli to be issued by the Competent Authority and Final Sanctioned Layout Plan to be issued by Nagpur Metropolitan Regin Development Authority Nagpur.

(14) THAT, I am of opinion that Mrs. Vijaya Ghanshyam Hatwar is the legal owner of land bearing **ALL THAT** piece and parcel of Agricultural Land bearing **Khasra/Survey No. 57/2** of **MOUZA – TAKLI,** P. H. No. 45, having an area of 2.02 Hectares (OR 4.99 Acres), Khate No. 536, Rental Rs. 4.70 Yearly, held in occupancy Class – 1 Rights, situate at Village – Takli in Tahsil – Hingna and District – NAGPUR and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.

THAT, thereafter further from 01/11/2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an affidavit from the owner be taken stating on oath that her title over the property is clear and marketable and the said property is not transferred or alienated in any manner whatsoever.

THAT, I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Hingna by depositing Rs. 750/- vide GRN No. MH005946463202021E Dated 21/10/2020.

DOCUMENTS PERUSED

I) Photocopy of 7/12 Extract issued in the names of (1) Smt. Muktabai Natthuji Bodare, (2) Ushabai Santoshrao Ingole, (3) Shri. Purushottam Santoshrao Ingole & (4) Shri. Ishwar Santoshrao Ingole, Dated 18/7/2018.

II) Photocopy of Registered Sale Deed executed by 1) Smt. Muktabai Natthuji Bodare, (2) Ushabai Santoshrao Ingole, (3) Shri. Purushottam Santoshrao Ingole & (4) Shri. Ishwar Santoshrao Ingole in favour of Mrs. Vijaya Ghanshyam Hatwar, same was Registered in the office of the Joint Sub-Registrar Hingna at Sr. No. 3134/2018, Dated 23/7/2018.

III) Photocopy of Registered Sale Deed executed by Mrs. Vijaya Ghanshyam Hatwar, in favour of M/s. Orange and Cotton Infrastructure through its Partner Shri. Sudatta Pramod Ramteke, same was Registered in the office of the Joint Sub-Registrar Hingna at Sr. No. 4234/2018, Dated 6/10/2018.

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IV) Photocopy of Compromise Dcree to be passed by 14th JT. Civil Judge Senior Division, Nagpur on Dated 11/3/2020 in Special Civil Suit No. 219/200.

V) Photocopy of order of Tahsildar Hingna passed the order on dated 9/7/2020 in Revenue Case No. 34/RTS-59/2019-2020.

VI) Photocopy of Sub-Registrar Hingna has taken note of the same in the register in Sr. no. 11 and issued the certified copy of the said cancellation entry on dated 20/7/2000.

VII) Photocopy of Letter No. 4596, Dated 19/10/2020 issued by Nagpur Metropolitan Region Development Authority, Nagpur in favour of Mrs. Vijaya Ghanshyam Hatwar, Dated 19/10/2020.

VIII) Photocopy of Layout Plan approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur in favour of Mrs. Vijaya Ghanshyam Hatwar.

IX) Photocopy of 7/12 extract issued in the name of Mrs. Vijaya Ghanshyam Hatwar, Dated 21/10/2020.

Hence, this report of Search & Verification of Title.

Nagpur.
Dated : 24/10/2020

(MANGESH B. RAMTEKE)
ADVOCATE