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ADVOCATE

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TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents submitted by 1) **Pravin Ratanlalji Jain** and 2) **Shri. Ashok Sakaldip Singh**, 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 the Agricultural land bearing **Kh. No. 48**, having an area of 0.93 Hec. R., Situated at **Mouza – Beltarodi**, T.S. No. 38-A, Khate No. 95, held in Occupancy Class-I Rights, Situated at Gat Grampanchayat Beltarodi in Tahsil Nagpur (Rural) & Dist. Nagpur and the same is bounded as under:-

East	:	Road
West	:	Kh. No. 45
North	:	Kh. No. 49
South	:	Kh No. 47

Upon it a layout known and styled as “**MAULI NAGAR-6**”

That I have taken search by inspecting the index Registers for a period of 13 years, i.e. 2007 to 2020 in the office of Sub-Registrar Nagpur. I have also perused document placed before me.

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

- A. Originally, All that piece and parcel of the Agricultural land bearing **Kh. No. 48**, having an area of 0.93 Hec. R., Situated at **Mouza – Beltarodi**, T.S. No. 38-A, Khate No. 95, held in Occupancy Class-I Rights, Situated at Gat Grampanchayat Beltarodi in Tahsil Nagpur (Rural) & Dist. Nagpur was owned and possessed by (1) Shri. Bhaurao Ramaji Dhok, (2) Shri. Vitthal Santorshrao Thakre, (3) Shri. Dilip Santoshrao Thakre and (4) Smt. Baby Gajanan Choudhary as being their Ancestral property.
- B. That the aforesaid Owners, i.e. (1) Shri. Bhaurao Ramaji Dhok, (2) Shri. Vitthal Santorshrao Thakre, (3) Shri. Dilip Santoshrao Thakre and (4) Smt. Baby Gajanan Choudhary had Sold the said Agricultural land bearing **Kh. No. 48**, having an area of 0.93 Hec. R., Situated at **Mouza – Beltarodi**, with the Consent of (1) Smt. Pushpabai Moreshwarrao Bobde, (2) Shri. Baha Bhauraoji Dhok, (3) Shri. Raju Bhauraoji Dhok & (4) Shri. Subhash Bhauraoji Dhok (As a Confirming Party) in favour of (1) Pravin Ratanlalji Jain and (2) Shri. Ashok Sakaldip Singh, by way of executing a Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur (Gramin) No. 7, at Sr. No. 7577/2008, dated 19/11/2008.
- C. That by virtue of the aforesaid transactions, (1) **Pravin Ratanlalji Jain** and (2) **Shri. Ashok Sakaldip Singh** became the Joint Owners of the Schedule property and their names are also duly mutated in the Records of Rights, i.e. in 7/12 extract as well as other Relevant Records as an owners thereof.
- D. That the aforesaid Owner i.e. (1) Pravin Ratanlalji Jain and (2) Shri. Ashok Sakaldip Singh had decided to develop the schedule land admeasuring **0.93 Hec. R., of Kh. No. 48, of Mouza – Beltarodi** by demarcating a residential layout upon schedule land to be Known and Styled as “**MAULI NAGAR-6**” and for that purpose they had prepared layout plan which is duly approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur for Demarcation Purpose only on 09/11/2020 (Temporary Sanctioned/Not Finally approved).
- E. That the Present Report is also subject to availability of Non-agricultural Order for schedule land admeasuring **0.93 Hec. R., of Kh. No. 48, of Mouza – Beltarodi** to be issued by the Competent Authority as well as Agreement of Development with Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur and Final Sanctioned Layout Plan to be issued by Nagpur Metropolitan Region Development Authority Nagpur

I am of the opinion that (1) **Pravin Ratanlalji Jain** and (2) **Shri. Ashok Sakaldip Singh** are the legal owners of land bearing All that piece and parcel of the Agricultural land bearing **0.93 Hec. R.**



of Kh. No. 48, of Mouza – Beltarodi, T.S. No. 38-A, Khate No. 95, held in Occupancy Class-1 Rights, Situated at Gat Grampanchayat Beltarodi in Tahsil Nagpur (Rural) & Dist. 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 and 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/s be taken stating on oath that their /his title over the property is clear and marketable and that 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 Nagpur by depositing Rs. 325/- vide GRN No. MH006432669202021E /2020 dated 02/11/2020.

DOCUMENTS PERUSUED

1. Photocopy of Adhikar Abhilekh Panji in the name of Shri. Bhaurao Ramaji Dhok and others.
2. Photocopy of Registered Sale Deed executed by (1) Shri. Bhaurao Ramaji Dhok, (2) Shri. Vitthal Santorshrao Thakre, (3) Shri. Dilip Santoshrao Thakre and (4) Smt. Baby Gajanan Choudhary with the Consent of (1) Smt. Pushpabai Moreshwarrao Bobde, (2) Shri. Baba Bhauraoji Dhok, (3) Shri. Raju Bhauraoji Dhok & (4) Shri. Subhash Bhauraoji Dhok (As a Confirming Party) in favour of (1) Pravin Ratanlalji Jain and (2) Shri. Ashok Sakaldip Singh, Same was Registered in the office of Sub-Registrar Nagpur (Gramin) No. 7, at Sr. No. 7577/2008, dated 19/11/2008.
3. Photocopy of 7/12 extract issued in the name of (1) Shri. Pravin Ratanlalji Jain and (2) Shri. Ashok Sakaldip Singh dated 09/07/2020.
4. Photocopy of Letter issued by Nagpur Metropolitan Region Development Authority Nagpur in favour of Shri. Pravin Ratanlalji Jain and others, on 09/11/2020
5. Photocopy of Layout Plan issued by Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur for Demarcation Purpose only on 09/11/2020

Hence, this report of Search & Verification of Title.

Nagpur:

Dated : 24/11/2020



(Sahil M. Bhangde)

Advocate



CHALLAN
MTR Form Number-6



GRN	MH006432669202021E	BARCODE			Date	02/11/2020-13:16:05		Form ID	
Department					Inspector General Of Registration				
Type of Payment					Search Fee				
Office Name					NGR_NAGPUR NO10 RURAL SUB REGISTRAR				
Location					NAGPUR				
Year					2020-2021 From 02/11/2007 To 02/11/2020				
Account Head Details					Amount In Rs.				
0030072201 SEARCH FEE					325.00				
Total					325.00				
Payer Details					TAX ID / TAN (If Any)				
					266				
PAN No.(If Applicable)					AMZPB5432A				
Full Name					Adv Sahil Bhangde				
Flat/Block No.					Plot No. 167				
Premises/Building					Bajiprabhu Nagar				
Road/Street					Nagpur				
Area/Locality					Nagpur				
Town/City/District					Nagpur				
PIN					4 4 0 0 3 3				
Remarks (If Any)					Kh No 48 having an area of 0.93 Hec R Mouza Beltarodi TS No 38-A				
					Khat No 95				
Amount In					Three Hundred Twenty Five Rupees Only				
Words									
Payment Details					STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK									
Cheque-DD Details					Bank CIN				
					Ref. No.				
					00040572020110235301				
Cheque/DD No.					Bank Date				
					RBI Date				
					02/11/2020-01:16:42				
Name of Bank					03/11/2020				
Name of Branch					Bank-Branch				
					STATE BANK OF INDIA				
Scroll No. , Date					308 , 03/11/2020				

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

आवक चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Signature Not
Verified

Digitally signed by: OS
VIRTUAL TREASURY
MUMBAI 03
Date: 2020.11.24
15:31:29 IST
Reason: Secure
Document
Location: India