



CHALLAN
MTR Form Number-8



SRN	MH005439551202021E	BARCODE			Date	12/10/2020-12:02:18		Form ID				
Department Inspector General Of Registration					Payer Details							
Search Fee					TAX IN / TAN (If Any)							
Type of Payment Other Items					PAN No.(If Applicable)							
Office Name UMD_UMERD SUB REGISTRAR					Full Name		Adv Shilpa Ghanshyam Gupta					
Location NAGPUR					Flat/Block No.		Gal No 518/4 and 610/A					
Year 2020-2021 One Time					Premises/Building							
Account Head Details				Amount In Rs.	Road/Street							
0080072201 SEARCH FEE				1500.00	Mouza Umro P H No 46							
					Area/Locality		Umerd					
					Town/City/District							
					PIN		4	4	1	2	0	3
					Remarks (If Any)							
					Year 1991 To 2020		30 Years					
					Amount In		One Thousand Five Hundred Rupees Only					
Total				1,500.00	Words							
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK							
Cheque/DD Details					Bank CIN	Ref. No.	00040572020101260817		K0ATCTTR0			
Cheque/DD No.					Bank Date	RBI Date	12/10/2020 12:24:00		Not Verified with RBI			
Name of Bank					Bank Branch		STATE BANK OF INDIA					
Name of Branch					Scrub No. , Date		Not Verified with Scrub					

Department ID :

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

NOTE: This chalan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unauthorised collection.
 NOTE: This chalan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unauthorised collection.

Mobile No.: 9764008267

**SHILPA GUPTA
ADVOCATE
B. A LL.B.**

207, DIHANASHREE APTS. TB- THIRD FLOOR, MANEWADA ROAD, TUKDOO
SQ., NAGPUR-24

MOB-9764003297, 9823243296

Email:- shilpangupta19@gmail.com

Date :- 12/10/2020

TITLE VERIFICATION AND SEARCH REPORT

To,

**M/S SHREE GURUKRIPA ASSOCIATES, Partnership Firm,
Through it's Partners**

1) SHRI. MAHESH SHANKARRAO GULILANE

**R/o. Gitai Nagar, Satone Layout, Near Dhuniwale Matha,
Nalwadi, Wardha, Tahsil and Dist- Wardha-442001**

2) SHRI. MAHESH KESHARDASJI BATRA

**R/o. Near Nagaji Maharaj Mandir, Ram Nagar, Wardha, tahsil
and Dist- Wardha-442001**

Ref :- 1) Land bearing Field Survey No. 518/4, Southern
Western Portion area admeasuring **about 1.64 Hectares** out of
total area admeasuring **about 3.60 Hectares** of Mouza-
Umred, P. S. K. No. 46, Revenue Rs.9.60/- yearly, Account
No. 11589, Occupancy- Class-I Rights and 2) Land bearing
Field Survey No. 610/A, area admeasuring **about 0.38**
Hectares of Mouza- Umred, P. S. K. No. 46, Revenue
Rs.1.20/- yearly, Account No. 11589, Occupancy- Class-I
Rights, total area admeasuring **2.02 Hectares (5 Acres)** within
the Jurisdiction of Sub Registrar office Umred, Tahsil- Umred
and District Nagpur. Present owners of the said properties are

M/S SHREE GURUKRIPA ASSOCIATES, Partnership Firm, through it's Partners 1) Shri Mahesh Shankarraoji Gulhane and 2) Shri Mahesh Keshardasji Batra. Properties are in Full ownership.

Dear Sir,

As per your instructions I have caused necessary searches in the Sub-Registrar Office at Umred for the period from 1991 to 2020 from the records and Online searches. My report is as follows:

Following Documents are produced before me.

- i) Original Copy of Sale Deed Dated 10/08/2020 Doc. Serial No. 1797.
- ii) Original Copy of Relinquishment Deed Dated 23/09/2013 Serial Doc. No. 2381
- iii) Original copy 7/12 Extracts of land bearing Filed Survey No. 518/4 of Mouza- Umred,
- iv) Original copy 7/12 Extracts of land bearing Filed Survey No. 610/A of Mouza- Umred
- v) Gaon Nannna 8A of Mouza- Umred.
- vi) K- Prat
- vii) Ferfar Parji
- viii) Adhikar Abhilekh

History of title:

1. From the documents produced it is observed that the land which is mentioned above is situated at Mouza- Umred. That the land bearing field **Survey/Khasra No. 150/1(Old)**, area admeasuring **10.11 Hectares, P.S.K No.46, Revenue Rs. 30.60 yearly, Occupancy-Class-II Rights(Bhumidhari)** was originally belonged to Shri Krishnaji Wasudeo Ladhwe. The name of Shri Krishnaji Wasudeo Ladhwe recorded in all Government records and Revenue Records and Record of Rights. The said land was an ancestral property of Shri

Krishnaji Wasudeo Ladhwe and it was got from the share of brother. Its name seen in Adhikar Abhilekh Panji.

2. That the land bearing field Survey/Khasra No. 150/1(Old), area admeasuring 10.11 Hectares, P.S.K No.46, Revenue Rs. 30.60 yearly, Occupancy- Class-II Rights(Bhumidhari) was an ancestral property of Hindu Undivided family. Therefore Shri Krishnaji Wasudeo Ladhwe and his Son Shri Ajay Krishnaji Ladhwe had mutually divided the said land between them on dated 29/04/1993 by executing a Partition Deed. According to their Partition and Division of abovementioned land, the Division of land towards East- West Portion of Southern Side, area admeasuring 2.00 Hectares, was kept by Shri Krishnaji Wasudeo Ladhwe himself. According to the said division the name of Shri Krishnaji Wasudeo Ladhwe had recorded in all Government and semi government records, revenue records and all the relevant records. It is seen in all government and semi government records. And it is further observed that remaining portion of land field Survey/Khasra No. 150/1(Old), area admeasuring 10.11 Hectares, P.S.K No.46, Revenue Rs. 30.60 yearly, Occupancy- Class-II Rights(Bhumidhari), Division of land towards East- West Portion of Northern Side, area admeasuring 8.11 Hectares, was given to Shri Ajay Krishnaji Ladhwe and name of Shri Ajay Krishnaji Ladhwe recorded in all Government and semi government records, revenue records and all the relevant records. It's name seen in all government and semi government records.
 3. It is observed that meanwhile the Government of Maharashtra Revenue Department brought a Law of Fragmentation and consolidation of Land. According to the rules and regulation of revenue department, it made the Re- inspection and re-survey of land of Mouza- Umred, Field Survey/Khasra No. 150/1(Old), admeasuring
-

2.00 Hectares, Revenue Rs. 6.10 yearly, Occupancy- Class-II rights, Account No. 37, field belonging to Shri Krishnaji Wasudeo Ladhwe after completion of due proceeding it given the new Survey No. 610 to the same field (i.e Field Survey No. 150/1(Old).

4. From the document produced before me, it is observed that Shri Krishnaji Wasudeo Ladhwe was abode heavenly left behind his four legal heirs firstly his widow, Son and two married Daughters namely 1) Smt Kantabai Wd/o Krishnaji Ladhwe 2) Shri Ajay Krishnaji Ladhwe 3) Smt Shalini Namdeo Chavhate and 4) Smt Asha babulal Pahlwan. According to Indian Succession Act, the abovenamed legal heirs have recorded their name in all Government and semi Government records and the Ferfar was taken in entry No. 275 in Records of Rights, and thereby they have become lawful owner of the abovesaid Land bearing field Survey/Khasra No. 610, area admeasuring 2.00 Hectares, Occupancy- Class II rights(Bhumidhari i.e. land Holder).
 5. It is further observed that, all the Legal heirs of late Krishnaji Wasudeo Ladhwe have filed the application before Sub- Divisional Office, Unred for Conversion of Class-II(Bhumidhari) into Class-I (Bhumiswami) for the Land field Survey/Khasra No. 610. Thereafter Sub- Divisional Office authority of Tahsil Unred District Nagpur has passed the Order on dated 08/06/2012 according to Maharashtra Land Revenue Code 1966, under Section 29 of Sub-Section 2(C), thereby it converted the said land in Class-I(Bhumiswami) from Class-II (Bhumidhari) rights and their names were recorded in 7/12 Extract in Class-I Rights and the Ferfar was taken in the entry No. of 518 in Records of Rights.
-

6. From the document produced before me, it is observed that three (3) Co-owners of the abovementioned land namely 1) **Smt Kantabai Wd/o Krishnaji Ladhwe** 2) **Sau Shalini Namdeo Chavhate** and 3) **Sau Asha Babulal Pabilwan** had relinquished their undivided share of the above said land which was got from ancestral property as a Legal heirs in favour of remaining Co-owner i.e. **Shri Ajay Krishnaji Ladhwe**, without taking any kind of consideration by executing **Relinquishment Deed without consideration**, which was duly registered on dated **23/09/2013**, at **Sub- Registrar Office Umred**, having registration **Serial Document No. 2381/2013**. According to the said Relinquishment Deed, **Shri Ajay Krishnaji Ladhwe** was become **Lawful owner and possessor of the Land field Survey/Khasra No. 610**, area admeasuring **2.00 Hectares** and his name was recorded as a owner of **Land field Survey/Khasra No. 610**, area admeasuring **2.00 Hectares** in **7/12 Extract**, Government and semi government records, **Ferfar** was taken in entry **No. 832** in **Records of Rights**.

 7. From the document produced before me, it is observed that lateron **Shri Ajay Krishnaji Ladhwe** has sold the land of **Mouza- Umred**, **Field Survey/Khasra No. 610**, area admeasuring **1.62 Hectares** out of **2.00 Hectares**, Revenue **Rs. 6.10** yearly, **Occupancy- Class-I** rights, **Account No. 37** towards **South to Western** portion admeasuring **1.62 Hectares** to **Shivkashi Developers and Builders**, by way of lawful registered **Sale Deed** which was duly registered before **Sub- Registrar Office Umred** on dated **02/01/2014**, having registration **Serial Document No. 20/2014** of book **No. 1**. According to above said **Sale Deed** **Shivkashi Developers and Builders** has become **Lawful Owner and possessor of the Land Field Survey/ Khasra No. 610**, area admeasuring **1.62 Hectares** and they recorded their name in **7/12 extract**, Government and semi government records,
-

ferfar was taken in the entry No. 935 in Records of Rights on dated 21/01/2014. Remaining Portion of land Field Survey/Khasra No. 610, area admeasuring 0.38 Hectares, it has given new Survey No. 610/A.

8. It is observed that, the land owner Shri Ajay Krishnaji Ladhwe has filed the Writ Petition vide No. 5270/2019, before Hon'ble High Court Mumbai, Nagpur Bench, against Local Development Authority, Nagar Parishad Umred and Assistant Town Planning Authority. The said authority have reserved the land Field Survey/Khasra No. 610A, total area admeasuring 0.38 H.R. and land Field Survey/Khasra No. 518/1 to 4, total area admeasuring 4.92 H.R. Mouza- Umred, under various Development Plans and Scheme. But the said authority has not done the work of Development Plans and Scheme within given prescribed period thereon, therefore the Hon'ble High Court Mumbai, Nagpur Bench have allowed the application and removed the reservation of said land belonging of Shri Ajay Krishnaji Ladhwe and thereby directed to the authority to regularize the order within Eight weeks and thereby Local Development Authority have declared/proposed the land Field Survey/Khasra No. 610A and land Field Survey/Khasra No.518/4 for residential use/purpose.
 9. From the document produced before me, it is observed that, the land owner Shri Ajay Krishnaji Ladhwe was only one owner of the land Field Survey/Khasra No. 610A and land Field Survey/Khasra No. 518/4 and his name has been recorded in the Record of Rights.
 10. It is further observed that, thereafter Shri Ajay Krishnaji Ladhwe has sold the said land Field Survey/Khasra No. 610A area admeasuring 0.38 H.R. and land Field Survey/Khasra No. 518/4
-

area admeasuring 1.64 H.R. out of 3.60 ILR. total area 2.02 H.R.(5 Acre) of Mouza- Umred to M/S SHREE GURUKRIPA ASSOCIATES, Partnership Firm, Through it's Partners Shri Mahesh Shankarraoji Gulhane and 2) Shri Mahesh Keshardasji Batra, by way of Lawful registered Sale Deed on dated 10/08/2020, having registration serial Document No. 1797-2020, which is duly registered in the Office of Sub- Registrar, Umred, Tah- Umred, Dist- Nagpur.

11. By the said sale deed M/S SHREE GURUKRIPA ASSOCIATES, Partnership Firm, Through it's Partners Shri Mahesh Shankarraoji Gulhane and 2) Shri Mahesh Keshardasji Batra is become lawful owner, possessor and title holder of the said land Field Survey/Khasra No. 610A area admeasuring 0.38 H.R. and land Field Survey/Khasra No. 518/4 area admeasuring 1.64 H.R. out of 3.60 H.R. total area 2.02 H.R.(5 Acre) of Mouza- Umred and they recorded their name in 7/12 extract, Gaon Namuna 8-A. The Ferfar is taken on dated 13/08/2020 in the Ferfar entry No. 2842

12. It is observed that said M/S SHREE GURUKRIPA ASSOCIATES, Partnership Firm, Through it's Partners Shri Mahesh Shankarraoji Gulhane and 2) Shri Mahesh Keshardasji Batra is as on date recorded owner and possessor of the said land field Survey/Khasra No. 610A and 518/4 and as on date and earlier also the property was/is free from all types of encumbrances and they have not sold or gifted the property to anybody and the said property is not subject to the attachment orders of DRT, Income Tax recovery officer or Sale Tax officer or any government department.

13. From the aforesaid facts and circumstances and the documents produced before me, it is clear that said M/S **SUREE GURUKRIPA ASSOCIATES, Partnership Firm, Through it's Partners Shri Mahesh Shankarraoji Gulhane and 2) Shri Mahesh Keshardasji Batra** is the recorded owner of the said the Land bearing **Field Survey No. 518/4, Southern - Western Portion area admeasuring about 1.64 Hectares** out of total area admeasuring about 3.60 Hectares of **Mouza- Umred, P. S. K. No. 46, Revenue Rs.9.60/- yearly, Account No. 11589, Occupancy- Class-I Rights** and 2) Land bearing **Field Survey No. 610/A, area admeasuring about 0.38 Hectares of Mouza- Umred, P. S. K. No. 46, Revenue Rs.1.20/- yearly, Account No. 11589, Occupancy- Class-I Rights**, total area admeasuring 2.02 Hectares (5 Acres) and in my opinion the said property has a clear and marketable title .

14. The Field Survey/Khasra No. 518/4 is bounded as under:-

East	:- Road
West	:- Road, Land of Field Survey No. 518/3 & 611
North	:- Land of Field Survey No. 518/1 & 512
South	:- Land of Field Survey No. 610/A

15. The Field Survey/Khasra No. 610/A is bounded as under:-

East	:- Road
West	:- Road & Land of Field Survey No. 610(Portion)
North	:- Land of Field Survey No. 518/4
South	:- Road & Land of Field Survey No. 610(Portion)

- 16 . I hereby certify that the above mentioned Survey/Khasra No. 518/4 and Field Survey/Khasra No. 610/A are free from all sorts of encumbrances, charges, liabilities, liens, Lispendens and attachment of any kind whatsoever and the said property is absolute clear, free and marketable.
17. It is further certified that I have verified from the Online entry which is recorded by Government in the Government Record, about the genuineness of the title deeds examined by me and that the same is original and not duplicate, fake or Fabricated.

Hence this Title Verification and Search Report.

Thanking you,

Date :- 12/10/2020

Place :- Nagpur

Yours faithfully

SHILPA GUPTA
 ADVOCATE
 207, Dhanashri Apartment, 2nd Floor,
 Tulsi Sagar, Mahanagar, Nagpur-465002
 Mobile No. 9741101112
 Email Id. No. shilpa74@gmail.com

SHILPA G. GUPTA
 ADVOCATE