



CHALLAN
MTR Form Number-6



GRN MH010585738202021E		BARCODE		Date 25/01/2021-10:54:28		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 UMD_UMERD SUB REGISTRAR				Full Name		Adv Amol B Pongde	
Location NAGPUR							
Year 2020-2021 One Time				Flat/Block No.		Gat No 49/1 Area 1.85 HR Jama 4.65 Class 1	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			325.00		Road/Street		Mouza Belgaon P H No 45
					Area/Locality		Umred
					Town/City/District		
					PIN		4 4 1 2 0 3
					Remarks (If Any)		
					Year 2008 To 2021 13 Years		
Total			325.00		Amount In		Three Hundred Twenty Five Rupees Only
					Words		
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02003942021012501197		1228261820	
Cheque/DD No.				Bank Date		RBI Date	
				25/01/2021-10:55:51		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF BARODA	
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 दस्त्यासाठी लागू नाही.



TO WHOM SO EVER CONCERN

TITLE VERIFICATION REPORT

Subject: Title Verification Report of Non-Agricultural Field Gat No. 49/1, Area 1.85 H.R., Jama Rs. 4.65, Right Occupancy Class I situated at Mouza - Belgaon, P.H.No. 45, Tahsil Umred, District Nagpur owned and possessed by Shri. Vasanta Shivramji Dangare.

As per the request of Shri. Vasanta Shivramji Dangre, I am submitting Title Verification Report in respect of Non-Agricultural Field Gat No. 49/1 as under -

- 1) That initially field Gat No. 49/1 was owned and possessed by Shri. Govindrao Sadashiv Giradkar the same being purchased by him in the year 1965. By virtue of Sale Deed Shri. Govindrao Sadashiv Giradkar has mutated his name in the Revenue Record.
- 2) Subsequently the said field was gifted by Shri. Govindrao Sadashiv Giradkar in favour of his sons namely Sunil Govindrao Giradkar and Akesh Govindrao Giradkar by virtue of Gift Deed dated 22/05/2018.
- 3) Thereafter Shri. Govindrao Sadashiv Giradkar has executed Partition Deed on dated 05/04/2019 vide document No. 1496/2019 before Sub-Registrar, Umred by virtue of which an area comprising of 0.62 H.R. was given to Sunil and 0.61 H.R. was given to Akesh and area comprising of 0.62 Hectar was retained by Shri. Govindrao Sadashiv Giradkar.
- 4) By virtue of said partition deed mutation was carried out in the name of respective owners in the Revenue Record. I have perused the certified copy of 7/12 extract and found that mutation was carried out in the names of respective owners.



5) Subsequently the aforesaid owners have sold their respective shares to Shri. Vasanta Shivramji Dangare by virtue of Registered Sale-Deed dated 24/08/2020 before Sub-Registrar, Umred vide Document No. 1941/2020 for valuable consideration of Rs. 4,50,00,000/-.

6) I have perused the original copy of the Sale-Deed and found that, the same is validly executed in favour of Shri. Vasanta Shivramji Dangare before the Sub-Registrar Umred. By virtue of Registered Sale Deed Shri. Vasanta Shivramji Dangare has mutated his name in the relevant Revenue Record as the owner and is paying the Taxes regularly.

7) That Shri. Vasanta Shivramji Dangare has applied to Municipal Council Umred for the conversion of the said land from agricultural use to non-agricultural use.

8) The said application was registered as Case No. Municipal Council Umred/756/BV/2021 wherein Chief Officer after following the due procedure for conversion of agricultural land to non-agriculture use has accorded the permission to the owner on dated 15/01/2021. I have perused the photocopy of the said order and found that, the same has been validly granted by the Chief Officer, Umred.

9) That the said owner Shri. Vasanta Shivramji Dangare, later on drawn a layout in the said entire non-agricultural land and the Assistant Director, Town Planning Department, Nagpur recommended the same to the Municipal Council Umred for his sanction by letter No. 1037 on dated 10/07/2020.

10) I have taken search of the record of Registrar's Office, Umred for the last 13 years from 2008 to 2021 by paying the necessary search fees of Rs. 325/- vide receipt GRN No. MH010585738202021E dated 25/01/2021, while searching the record it was found that some record was in mutilated and torn form, intermittently some record was missing. Moreover, the indexing of record as required under Registration Act 1908 is incomplete. Therefore, the inspection of such record was not possible. I asked for original title deed of the said



property to the present owner Mr. Vasanta Shivramji Dangare, that time the owner has produced the original sale-deeds and on going through the respective record and documents placed before me about the above property, it is seen that the present owner Mr. Vasanta Shivramji Dangare has clear, marketable and unencumbered title.

Thus on the basis of the above said search and inspection of the record available and the history of the property discussed above and relevant documents, I do hereby certify that Mr. Vasanta Shivramji Dangare is the absolute owner of the said property and there is no charge upon the said property.

Hence this title report of the property.

DESCRIPTION OF PROPERTY

All that piece and parcel of non-agriculture land bearing Survey No. 49/1, Area 1.85 H.R. Jama Rs. 4.65, Right Occupancy Class I, situated at Mouza - Belgaon, P.H.No. 45, Tah, Umred, Distt. Nagpur and the said property is bounded as under -

On the East	-	Road
On the West	-	Field Gat No. 48
On the North	-	Field Gat No. 31/1, 34 & 35
On the South	-	Field Gat No. 49/2 & 49/3

Umred

Dated : 25/01/2021



Amol B. Pongde

Advocate
ADV. AMOL B. PONGDE
Budhwari Peth, Umred
Dist. Nagpur