CHALLAN
MTR Form Number-6

GRN	MH004029165202122P	BARCODE	Date	25/07/2021-17:04:55	Form ID

Department	Inspector General Of Registration
Type of Payment	Search Fee Other Items
Office Name	NPJ2_JT DISTRICT REGI NAGPUR RURAL
Location	NAGPUR
Year	2021-2022 From 20/07/2008 To 20/07/2021

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	ADV AMOL B DAREKAR
Flat/Block No.	
Premises/Building	
Road/Street	MAUZA - SHANKARPUR KH. NO. 125/1 NAGPUR RURAL
Area/Locality	AREA - 0.82 Hectares
Town/City/District	
PIN	4 4 1 1 0 8
Remarks (If Any)	PURCHASER - P. A. WAGHMARE VENDORS - M. A. SHEREKAR AND OTHER
Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	10000502021072500656	4888781889818
Bank Date	RBI Date	25/07/2021-17:05:36	28/07/2021
Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Scroll No. , Date		1007461 , 28/07/2021	

Department ID :
Mobile No. : 8275290741

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 दस्तासाठी लागु नाही .

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2021.07.31 14:01:53 IST
Reason: Secure Document
Location: India

Print Date 31-07-2021 02:01:53

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AMOL DAREKAR, ADVOCATE

OFF: A-17, "Indra-Uma" Apt., 27, Corporation Colony, Nagpu-33. PH.NO. – 9767776789, 8275290741.

DATE – 31/07/2021

TO WHOMSOEVER IT MAY CONCERN

TITLE SEARCH REPORT

Having being engaged by **MR. PANKAJ CHANDRAKANT WAGHMARE** Age - 41, Resident of – Flat No. 201, Parijat Heights, Plot No. 7, Gandhi Nagar, Nagpur - 440010, for the purpose of search and verification of title in respect of the property described in the schedule given hereinafter, I the undersigned do hereby submit the report and the opinion about the title in respect of the said property described in the schedule given hereunder.

1. **DESCRIPTION OF THE PROPERTY**:-

ALL THAT piece and parcel of Agricultural land bearing **Khasra./Survey No. 125/1** admeasuring about **0.82 Hectares**, Land Revenue Rs.3.15 per year, with Occupancy Class I Bhumiswami rights, bearing P. H. No. 42, situated at **MOUZA : SHANKARPUR,** Tahsil : Nagpur (Rural), District : Nagpur and the same land bounded as under:

TO THE EAST	:	Khasra No. 125/2,
TO THE WEST	:	Khasra No. 48,
TO THE NORTH	:	Khasra No. 46,
TO THE SOUTH	:	Khasra No. 49.

(Hereinafter referred to as, **"Said property"**)

2. DOCUMENTS PERUSED:-

1. Copy of 7/12 extract in the name of MR. PANKAJ CHANDRAKANT WAGHMARE.
2. Copy of sale deed dated 09.06.2021.
3. Layout Sanction Plans (Tentative for N.A.) 18.03.2019.
4. N. A. Orders dated 13.07.2021.

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3. OBSERVATION:-

I have perused the documents placed before me and also Inspected the record from the office of Sub-Registrar – Nagpur by paying the prescribed fees vide GRN No. MH004029165202122P, on 25/07/2021, i.e. for 13 Years, of the said Property.

* Legal History and Tracing of the said property is as follows : -

That, the land bearing New Survey No. **125/1** admeasuring about **0.82 Hectares** was belonging to SAU. MINA ARUNRAO SHEREKAR, **AND** SAU. SUVARNA SATISHRAO THOSAR.

That, thereafter the **MR. PANKAJ CHANDRAKANT WAGHMARE**, herein have purchased the said land from 1) SAU. MINA ARUNRAO SHEREKAR, 2) SAU. SUVARNA SATISHRAO THOSAR, 3) SHRI MADAN BHASKARRAO MANEKAR,4) SHRI MANGESH BHASKARRAO MANEKAR, 5) SHRIMATI MEDHA MOHANRAO MANEKAR, 6) SHRI RAUNAK MOHANRAO MANEKAR, 7) SAU. RASHMI SWAPNIL MASKE. by way of a Sale Deed, duly registered at Sr. No. 8910, before the Joint Sub-Registrar NAGPUR-10, on 09/06/2021, as a result thereof the **MR. PANKAJ CHANDRAKANT WAGHMARE** hereinabove became the absolute owner of the aforesaid agricultural lands bearing Kh. No. 125/1 AND KH. No. 125/2, with heritable and transferable rights therein, the name of the **MR. PANKAJ CHANDRAKANT WAGHMARE** is also recorded in the revenue records as absolute owner thereof, AND;

WHEREAS, the said land bearing Kh. No. 125/1 having residential zoning under the sanctioned Regional Plan of Nagpur region, the **MR. PANKAJ CHANDRAKANT WAGHMARE** applied to the Collector, Nagpur for change of the user of the said land from agricultural into non-agricultural i.e. residential purposes and the Collector, Nagpur granted the permission for change of the user of the said land from agricultural to non-agricultural i.e. residential purposes vide orders dated 13/07/2021 in Revenue Case No. 254/ NAP-34 / Mouza-Shankarpur/2020-2021,

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WHEREAS, the Kh. No. 125/1 being under the jurisdiction of Nagpur Metropolitan Region Development Authority, Nagpur, MR. PANKAJ CHANDRAKANT WAGHMARE got the tentative Plan of the residential lay out sanctioned on the said land from Nagpur Metropolitan Region Development Authority, Nagpur under section 45 of Maharashtra Regional & Town Planning (MRTP) Act,1966 vide order dated 16.07.2020; and on completion of all formalities of getting the said layout approved had Got tentative sanctioned from the competitive Authority.

4. Opinion:-

I have verified the entire documents placed before me in respect of the aforesaid property and also inspected the records available in the office of Sub-registrar NAGPUR, wherein the links of the said property is established. That after the careful search taken by me and also on the basis of records which were made available to me and the entries therein, I can Say that title of MR. PANKAJ CHANDRAKANT WAGHMARE to the said property and plots therein is clear and marketable.

5. THIS REPORT IS GIVEN SUBJECT TO THE FOLLOWING QUALIFICATIONS:

(i) I have presumed that the documents perused by me and shown to me is final and has not been amended or modified in any manner.

(ii) This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary;

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(iii) This opinion does not cover any litigation, suits etc. filed in any court save and except the case/s which has been brought to my notice in respect of the Said Property.

(iv) There is no addition/correction/modification made by hand in this entire report at any place.



Nagpur

Date: - 31/07/2021

(AMOL DAREKAR)
ADVOCATE

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