



|                                               |                    |         |                                                                                   |  |  |  |  |               |  |                                                                     |  |          |      |                                       |  |   |  |                       |  |   |  |   |  |   |  |   |  |
|-----------------------------------------------|--------------------|---------|-----------------------------------------------------------------------------------|--|--|--|--|---------------|--|---------------------------------------------------------------------|--|----------|------|---------------------------------------|--|---|--|-----------------------|--|---|--|---|--|---|--|---|--|
| GRN                                           | MH004828229202122E | BARCODE |  |  |  |  |  |               |  |                                                                     |  |          | Date | 11/08/2021-13:45:17                   |  |   |  | Form ID               |  |   |  |   |  |   |  |   |  |
| Department Inspector General Of Registration  |                    |         |                                                                                   |  |  |  |  |               |  | Payer Details                                                       |  |          |      |                                       |  |   |  |                       |  |   |  |   |  |   |  |   |  |
| Search Fee                                    |                    |         |                                                                                   |  |  |  |  |               |  | TAX ID / TAN (If Any)                                               |  |          |      |                                       |  |   |  |                       |  |   |  |   |  |   |  |   |  |
| Type of Payment Other Items                   |                    |         |                                                                                   |  |  |  |  |               |  | PAN No.(If Applicable)                                              |  |          |      |                                       |  |   |  |                       |  |   |  |   |  |   |  |   |  |
| Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR |                    |         |                                                                                   |  |  |  |  |               |  | Full Name                                                           |  |          |      | Adv Avinash H Dhargave                |  |   |  |                       |  |   |  |   |  |   |  |   |  |
| Location NAGPUR                               |                    |         |                                                                                   |  |  |  |  |               |  |                                                                     |  |          |      |                                       |  |   |  |                       |  |   |  |   |  |   |  |   |  |
| Year 2021-2022 One Time                       |                    |         |                                                                                   |  |  |  |  |               |  | Flat/Block No.                                                      |  |          |      | Plot No.16                            |  |   |  |                       |  |   |  |   |  |   |  |   |  |
| Account Head Details                          |                    |         |                                                                                   |  |  |  |  | Amount In Rs. |  | Premises/Building                                                   |  |          |      |                                       |  |   |  |                       |  |   |  |   |  |   |  |   |  |
| 0030072201 SEARCH FEE                         |                    |         |                                                                                   |  |  |  |  | 325.00        |  | Road/Street                                                         |  |          |      | Padmawati Nagar                       |  |   |  |                       |  |   |  |   |  |   |  |   |  |
|                                               |                    |         |                                                                                   |  |  |  |  |               |  | Area/Locality                                                       |  |          |      | Nagpur                                |  |   |  |                       |  |   |  |   |  |   |  |   |  |
|                                               |                    |         |                                                                                   |  |  |  |  |               |  | Town/City/District                                                  |  |          |      |                                       |  |   |  |                       |  |   |  |   |  |   |  |   |  |
|                                               |                    |         |                                                                                   |  |  |  |  |               |  | PIN                                                                 |  |          |      |                                       |  | 4 |  | 4                     |  | 0 |  | 0 |  | 3 |  | 4 |  |
|                                               |                    |         |                                                                                   |  |  |  |  |               |  | Remarks (If Any)                                                    |  |          |      |                                       |  |   |  |                       |  |   |  |   |  |   |  |   |  |
|                                               |                    |         |                                                                                   |  |  |  |  |               |  | Mouza Jamtha Ph No.42 Kh No.223/4 Kata No.10700 Class 1 Area 0.82 H |  |          |      |                                       |  |   |  |                       |  |   |  |   |  |   |  |   |  |
|                                               |                    |         |                                                                                   |  |  |  |  |               |  | R For 13 Years                                                      |  |          |      |                                       |  |   |  |                       |  |   |  |   |  |   |  |   |  |
|                                               |                    |         |                                                                                   |  |  |  |  |               |  |                                                                     |  |          |      |                                       |  |   |  |                       |  |   |  |   |  |   |  |   |  |
|                                               |                    |         |                                                                                   |  |  |  |  |               |  |                                                                     |  |          |      |                                       |  |   |  |                       |  |   |  |   |  |   |  |   |  |
|                                               |                    |         |                                                                                   |  |  |  |  |               |  | Amount In                                                           |  |          |      | Three Hundred Twenty Five Rupees Only |  |   |  |                       |  |   |  |   |  |   |  |   |  |
| Total                                         |                    |         |                                                                                   |  |  |  |  | 325.00        |  | Words                                                               |  |          |      |                                       |  |   |  |                       |  |   |  |   |  |   |  |   |  |
| Payment Details STATE BANK OF INDIA           |                    |         |                                                                                   |  |  |  |  |               |  | FOR USE IN RECEIVING BANK                                           |  |          |      |                                       |  |   |  |                       |  |   |  |   |  |   |  |   |  |
| Cheque-DD Details                             |                    |         |                                                                                   |  |  |  |  |               |  | Bank CIN                                                            |  | Ref. No. |      | 00040572021081185354                  |  |   |  | CKR1128958            |  |   |  |   |  |   |  |   |  |
| Cheque/DD No.                                 |                    |         |                                                                                   |  |  |  |  |               |  | Bank Date                                                           |  | RBI Date |      | 11/08/2021-13:24:47                   |  |   |  | Not Verified with RBI |  |   |  |   |  |   |  |   |  |
| Name of Bank                                  |                    |         |                                                                                   |  |  |  |  |               |  | Bank-Branch                                                         |  |          |      | STATE BANK OF INDIA                   |  |   |  |                       |  |   |  |   |  |   |  |   |  |
| Name of Branch                                |                    |         |                                                                                   |  |  |  |  |               |  | Scroll No. , Date                                                   |  |          |      | Not Verified with Scroll              |  |   |  |                       |  |   |  |   |  |   |  |   |  |

Department ID : Mobile No. : 7972253966  
**NOTE:-** This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
 सदर चलन 'टॉप ऑफ पेमेंट' मध्ये नगुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा गोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

**Adv.Avinash H.Dhargave**

B.A LL.B.

Mob. 7972253966

**Office** : Plot No.16,Padmavati Nagar, Near Beltarodi Road, Nagpur

**Court** : Room No.214,2<sup>nd</sup> floor,Naya Mandir,District Court,Civil Line,Nagpur.

**Email Id** : krutika.avinash@gmail.com

Date : 11/08/2021

## **TITLE VERIFICATION AND SEARCH REPORT**

### **TO WHOM IT MAY CONCERN**

Having being engaged by Shri.Jolly Ziyauddin Khan R/o. 39/40, Kachore Patil Nagar, Chinchbhavan, Wardha Road, Nagpur- 441108, (Maharashtra) & Shri. Pramod Babarao Hinge, R/o. 35,V.C.A. Stadium, Jamtha, Post: Gumgaon, Tahsil& District: Nagpur. (Maharashtra) to prepare title verification and search reports of the property situated at Mouza : Jamtha, Taluka : Nagpur, District : Nagpur, in all that piece and parcel of agricultural land bearing Khasra no.223/4,P.H.No.42, admeasuring 0.82 Hecter are, Khate no.10700, Jama Rupee 3.40 , Class 1, Situated within the limits of Nagpur(Rural). I, Avinash Dhargave, Advocate do hereby submit my report as under:-

A) **The Description of Documents placed before me for scrutiny in order to enable me to give report are as follow:-**

1. **7/12 Extract dated 8/07/2019:**

**:-** On thoroughly inspections of the document placed before me it seen that originally the said property belongs

Smt.Laxmi Sharad Lonkar, Ku.Sheetal D/o. Ruprao Khante &  
Ku.Pallavi D/o.Ruprao Khante

2. Sale Deed dated 9/08/2019:

:- On thoroughly inspections of the document placed before me it seen that on 09/08/2019, Shri.Jolly Ziyauddin Khan R/o. 39/40, Kachore Patil Nagar, Chinchbhavan, Wardha Road, Nagpur- 441108, (Maharashtra) & Shri. Pramod Babarao Hinge, R/o. 35,V.C.A. Stadium, Jamtha, Post: Gumgaon, Tahsil& District: Nagpur, purchased the said property as described in schedule of property from Smt.Laxmi Sharad Lonkar, Ku.Sheetal D/o. Ruprao Khante & Ku.Pallavi D/o.Ruprao Khante wide sale deed dated 09.08.2019,vide document no.7106/2019, registered in the office of Sub-Registrar,Nagpur-7 (Rural) Tahsil & District :Nagpur.

3. Deed of Correction dated 10/06/2020:

:- On thoroughly inspections of the document placed before me it seen that on 10/06/2020, Shri.Jolly Ziyauddin Khan , Shri.Pramod Babarao Hinge and Smt.Laxmi Sharad Lonkar, Ku.Sheetal D/o. Ruprao Khante & Ku.Pallavi D/o.Ruprao Khante , got registered the deed of correction in original sale deed dated 9/08/2019 as certain mistakes have been taken place in cheque numbers and dates wide Correction deed dated 10.06.2020,vide document no.2558/2020, registered in the office of Sub-Registrar,Nagpur-7 (Rural) Tahsil & District :Nagpur.

4. 7/12 Extract dated 19.10.19

3

:- On thoroughly inspections of the document placed before me it seen that on 19/10/2019, Shri.Jolly Ziyauddin Khan , Shri.Pramod Babarao Hinge mutated their names in revenue record vide ferfar no.4317/2019 , dated 19.10.2019.

4. N.M.R.D.A Sanction Plan

:- On thoroughly inspections of the document placed before me it seen that, on 6.04.2021, Shri.Jolly Ziyauddin Khan , Shri.Pramod Babarao Hinge, prepared residential layout plan through Shri.Umesh M.Lamge, Architecture and Interior Designer, having Reg.No.CA/95/18907, NMC Licence No.R-90, NIT Lic. No.865 and submitted the same to Nagpur Metropolitan Region Development Authority for sanction and the same was sanction by the NMRDA on 6.4.2021 vide Sanction letter No. NIT/NMRDA/5245

5. Measurement Sheet 'K' prat

:- On thoroughly inspections of the document placed before me it seen that on 12.04.2021, Shri.Jolly Ziyauddin Khan , Shri.Pramod Babarao Hinge, applied for the Non-Agricultural measurement of the Survey No.223/4 to Dy.Supritendant of Lands Records,(Rural) Nagpur. Accordingly on 23.06.2021 , the official of the department measured the Khasra no.223/4, vide its M.R No. 1493/2021, with reference to measurement of M.R.No.3213/2018 and NMRDA letter dated 6.4.2021 Sanction letter No. NIT/NMRDA/5245, and issued Measurement Sheet 'K'

Prat , alongwith the later dated 28.8.2021 vide outward No.8011, stating that the measurement was done as per the records of the office and the map in hand, boundries showed by the applicants.

6. N.A.Order Issued By District Collector :

:- On thoroughly inspections of the document placed before me it seen that, Shri.Jolly Ziyauddin Khan , Shri.Pramod Babarao Hinge, applied for grant of permission for the Non-Agricultural use of the land vide Revenue Application No.268/N.AP-34/Mouza: Jamtha /2020-21 to the District Collector and accordingly the District Collector permitted the Shri.Jolly Ziyauddin Khan , Shri.Pramod Babarao Hinge, for the use of land for Non-Agricultural residential purpose vide as per section 42-A of M.L.R.Code, 1966.

DESCRIPTION OF PROPERTY SHEDULE

All that piece and parcel of agricultural land bearing Khasra no.223/4 ,P.H.No.42, admeasuring 0.82 Hector are, Jama Rupee 3.40 , Khate No.10700, Class 1, of Mouza: Jamtha, Situated within the limits of Nagpur (Rural), Tahsil & District :. Nagpur the same is bounded as under:-

|              |   |                                          |
|--------------|---|------------------------------------------|
| On the East  | : | Field of Survey No.222 & Survey No.234 , |
| On the West  | : | Jamtha-Gumgaon Road                      |
| On the North | : | Field of Survey No.220                   |
| On the South | : | Field of Survey No.223/1                 |

On the basis of search made by me and the documents place before me I certify that the property referred in the schedule is owned by Shri.Jolly Ziyauddin Khan , Shri.Pramod Babarao Hinge, and the said property mentioned in the schedule is free in all respect.

In result I have to state that I have made necessary searches at the concern offices for last 12 years of the records available in respect of the property described in the schedule which is owned and possessed by Shri.Jolly Ziyauddin Khan , Shri.Pramod Babarao Hinge The search of the record of the Sub registrar Nagpur-7 (Rural) has been carried out vide online search receipt no./GRN No. MH004828229202122E dt. 11/08/2021. The original receipt is enclosed herewith.

The records as completely maintained in the office of Sub-registrar as maintained as per Indian registration act 1906. I have examined the copy of sale deed & other available document.The transferee should verify original at the time of transfer.

There is no dispute pending in respect of the said property any court of law. This property is free from any kind of criminal, Civil, proceeding and any kind of legal dispute. Dispute value of this property considering the entire document presently is zero. Moreover the said property is free from all liability,lien, bank loan, Guarantee, Charge etc.

From the verification of above said documents and the record title of said property is transferable and inheritable. In result I have to state that I am satisfied that Shri.Jolly Ziyauddin Khan , Shri.Pramod Babarao Hinge, are the absolute owners of the said property. The

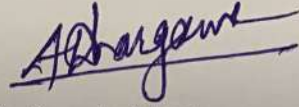
aforesaid property is having marketable and good title. And free from all respect and It is necessary to collect the original document of the said property.

Nagpur

Date :- 11/08 /2021

Encloser :

1. Online Search Receipt
2. Sale Deed
3. Correction Deed
4. 7/12 Extract
5. Measurement Sheet
6. N.A. Order
7. Affidavit



(Avinash H. Dhargave)  
Advocate.

*Adv. Avinash H. Dhargave*

Regd. No. Mah/6084/2008  
DBA Room No. 214, Nyay Mandir,  
Nagpur (M) 7875858991