NIRBHAY A. CHAWHAN
ADVOACTE,
HIGH COURT.

3rd flr, Utkarsh Aprt.,
Opp. Priyadarshani girls
Hostel, Hingna T-point,
Nagpur.

Email- nirbhaily@gmail.com, Mob-9028206503 ,High Court Cub- 54,Dist.Court-Room No.319.
Ex-EXECUTIVE MEMBER, High Court Bar Association, Nagpur.

To
MahaRERA,
Bandra East, Mumbai

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to plot no. **Khasra Nos. 56/1, 56/2, 56/3, 56/4, 56/5 & 64 Mouza- Bokhara, Patwari Halka No. 12-A, Tehsil Nagpur (Rural), District Nagpur** (hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of Mr. Sudesh Chandra Gupta (Owner/ Promoter) and following documents i.e :-

1. **Description of the property**.

a. All that piece and parcel of agricultural land more particularly identified as bearing Khasra No. 56/1, Patwari Halka No. 12-A, Khata No. 5, Class - 1, Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.90 H.R. originally owned by Shri Sukhlal s/o Bhakru Chitale.

b. All that piece and parcel of agricultural land more particularly identified as bearing Khasra No. 56/2, Patwari Halka No. 12-A, Khata No. 235, Class - 1, Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.91 H.R. originally owned by Shri Sukhlal s/o Bhakru Chitale.

c. All that piece and parcel of agricultural land more particularly identified as bearing Khasra No. 56/3, Patwari Halka No. 12-A, Khata No. 236, Class - 1, Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.91 H.R. originally owned by Shri Sukhlal s/o Bhakru Chitale.

d. All that piece and parcel of agricultural land more particularly identified as bearing Khasra No. 56/4, Patwari Halka No. 12-A, Khata No. 237, Class - 1, Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.91 H.R. originally owned by Shri Sukhlal s/o Bhakru Chitale.

e. All that piece and parcel of agricultural land more particularly identified as bearing Khasra No. 56/5, Patwari Halka No. 12-A, Khata No. 238, Class - 1, Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.91 H.R. originally owned by Shri Sukhlal s/o Bhakru Chitale.

f. All that piece and parcel of agricultural land more particularly land identified as bearing Khasra no. 64, Patwari Halka No. 12-A, Khata No. 9, Occupant Class - 1, Admeasuring 0.79 H.R., Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.79 H.R. was originally owned by Shri Punjabrao Kisan Kudawale and Smt. Sukribai W/o Shri Punjabrao Kudawale, both R/o Mouza - Bhokhara, at post -Godhani, Tehsil - Nagpur (Rural), District -Nagpur.

2. The documents of allotment of plot.- Not applicable

3. 7 /12 extract or property card issued by Gram Adhikari/Village officer, Lonara, Nagpur Gramin. Dated- 29/04/2022, mutation entry No.-2385.

4. Search report for 30 years from **27-Apr-1992** till **27-Apr-2022**.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances.

Owner of the land- Mr. Shri Sudesh Chandra Gupta,
CTS/C.S. No./**Khasra Nos. 56/1, 56/2, 56/3, 56/4, 56/5 & 64 Mouza- Bokhara, Patwari Halka No. 12-A, Tehsil Nagpur (Rural), District Nagpur**

(4) Qualifying comments/remarks if any –No.

The report reflecting the flow of the title of the
(owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.
Encl : Annexure-A.

Date: 29/04/2022

Nirbhay A. Chawhan
Advocate.

Nirbhay A. Chawhan
Advocate
5-9/10, Girish Heights,
2nd Floor, Sadar,
Kamptee Road, Nagpur.
(O): 9730902024

Annexure-A

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 extract / P.R. Card as on date of application for registration.
2) Mutation Entry No. 2385
3) Search report for 30 years from **27-Apr-1992** till **27-Apr-2022** Taken from Sub-Registrar office at Nagpur-Rural-10.
4) Any other relevant Title-No.
5) Litigations if any-No.

Date: 29/04/2022

Nirbhay A. Chawhan
Advocate.

Nirbhay A. Chawhan
Advocate
5-9/10, Girish Heights,
2nd Floor, Sadar,
Kamptee Road, Nagpur.
(O): 9730900324

TO WHOMSOEVER IT MAY CONCERN

SEARCH, INSPECTION AND LITTLE VERIFICATION REPORT FOR KHASRA NOS. 56/1, 56/2, 56/3, 56/4 & 56/5 MOUZA- BOKHARA, PATWARI HALKA NO. 12-A, TEHSIL NAGPUR (RURAL), DISTRICT NAGPUR.

1. INTRODUCTION :-

I was commissioned by Mr. Sudesh Chandra Gupta, for conducting search and inspection of the title record for the past thirty years of the following properties, the details whereof are as under,

I All that piece and parcel of agricultural land more particularly identified as bearing Khasra No. 56/1, Patwari Halka No. 12-A, Khata No. 5, Class - 1, Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.90 H.R. originally owned by Shri Sukhlal s/o Bhakru Chitale.

II. All that piece and parcel of agricultural land more particularly identified as bearing Khasra No. 56/2, Patwari Halka No. 12-A, Khata No. 235, Class - 1, Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.91 H.R. originally owned by Shri Sukhlal s/o Bhakru Chitale.

III. All that piece and parcel of agricultural land more particularly identified as bearing Khasra No. 56/3, Patwari Halka No. 12-A, Khata No. 236, Class - 1, Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.91 H.R. originally owned by Shri Sukhlal s/o Bhakru Chitale.

IV. All that piece and parcel of agricultural land more particularly identified as bearing Khasra No. 56/4, Patwari Halka No. 12-A, Khata No. 237, Class - 1, Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.91 H.R. originally owned by Shri Sukhlal s/o Bhakru Chitale.

V All that piece and parcel of agricultural land more particularly identified as bearing Khasra No. 56/5, Patwari Halka No. 12-A, Khata No. 238, Class - 1, Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.91 H.R. originally owned by Shri Sukhlal s/o Bhakru Chitale.

2. PROPERTY RECORD TO BE INSPECTED :-

All the aforesaid properties are situated in Mouza-Bhokara, Tehsil Nagpur (Rural), District Nagpur. In so far as the property record of various properties situated in Mouza Bhokara is concerned, the property record from the period 1951 to 2021 is maintained at

the Office of the Sub Joint Registrar of Assurances, Class – II Nagpur Gramin - 10, Nagpur. In addition, property record from the period 2005 to 2022 is also maintained before the Office of the Sub Registrar of Assurances, Nagpur – 7 (Rural). Thus, for the purposes of taking search and inspection of the property record for a period of 30 years, the property record at the Offices of the Sub Joint Registrar of Assurances, Class – II Nagpur Gramin – 10, Nagpur were required to be inspected and were accordingly inspected. The property records inspected at the Offices of the concerned Sub Registrars of Assurances include Index Registers, Index No. II of the various property documents registered and the daybook in which the entries of all documents registered at the concerned Office of the Sub Registrar of Assurances are taken. Additionally, the certified copies of the relevant revenue record qua the above referred properties were also verified for the purposes of examining the details of various mutation entries effected and cross checking the same with the entries of various title documents which were observed while taking inspection of property records. The instant search and inspection report is issued on the basis of record and documents inspected. The complete record is not available at the concerned Offices and the record which is available from the year 1984 to 2002 is old and in mutilated condition. But record from 2002 to till date is entered and mutated in the computers of the office of Sub-Registrar and is easily available for search report.

3. **PARTICULARS OF SEARCH :-**

Stated here in below are the particulars / details of the applications for search and inspection of the property record made by the undersigned at the Offices of the Sub Joint Registrar of Assurances, Class – II, Nagpur Gramin - 10 (Rural), Nagpur. On 1.2.2012, I applied before the Sub Joint Registrar of Assurances, Class – II Nagpur Gramin – 10 (Rural), Nagpur, for obtaining search and inspection of the property record for a period of 30 years (from 1982 to 2012) pertaining to aforesaid Survey Nos. 56/1, 56/2, 56/3, 56/4 and 56/5, Mouza – Bhokara, Tehsil Nagpur (Rural), District Nagpur which are referred to supra at Serial Nos. (I) to (V) respectively vide Application No. 346 / 2012. The search and inspection fees of Rs. 3,625 /- (Rupees Three Thousand Six Hundred Twenty Five Only) was paid vide Receipt No. 346 / 2012 dated 01.02.2012. Thus, search and inspection of the aforesaid properties of Survey Nos. 56/1, 56/2, 56/3, 56/4 and 56/5, Mouza – Bhokara, Tehsil Nagpur (Rural), District Nagpur which are referred to supra at Serial Nos. (I) to (V) respectively record was obtained in between 1984 to 2012.

4. **OBSERVATIONS :-**

My observations qua search and inspection of each of the aforesaid properties listed at Serial Nos. (I) and (V) respectively are stated as follows. The particulars / details of my observations qua each of the above mentioned property (ies) are stated in the order in which the same appear in paragraph (1) supra. The details / observations stated in this search and inspection report are based upon the records inspected.

4.1 In this paragraph the details of search and inspection qua record pertaining to Survey No. 56 is stated. Originally, it can be seen from the revenue record that the particular piece and parcel of property being agricultural land identified as Survey No. 56 admeasuring 4.54 H.R. was originally owned by Shri Sukhlal s/o Bhaku Chitale and was earlier recorded as Bhoomiswami and can be seen as maintaining Bhoomiswami rights in the year 1981 as original owner and after his demise the said Survey No. 56 admeasuring 4.54 H.R. was divided and partitioned in between his legal heirs namely, Shri Ghanshyam S/o Sukhlal Chitale, Narsingh S/o Sukhlal Chitale, Fatehsingh s/o Sukhlal Chitale, Jhamsingh S/o Sukhlal Chitale and Jaggu @ Jagdish S/o Subharam Chitale (Nephew). Thus, they owned between themselves all that piece and parcel of property being agricultural lands identified as Survey No. 56 admeasuring 4.54 H.R., which is divided into five parts at Mouza - Bokhara, Patwari Halka No. 12 A, Occupancy Rights-1, Tehsil - Nagpur (Rural), District - Nagpur. The said persons decided to partition amongst themselves the aforesaid properties. The said partition was done on 2.6.2001.

4.2 In this paragraph the details of search and inspection qua records pertaining to Survey Nos. 56/1 to 56/5 is stated as they are sub-divisions of Survey No. 56. As that piece and parcel of property bearing Khasra No. 56 was originally owned by Shri Sukhlal s/o Bhaku Chitale and was earlier recorded as Bhoomiswami and can be seen as maintaining Bhoomiswami rights in the year 1981 as original owner and after his demise the said Survey No. 56 admeasuring 4.54 H.R. was divided and partitioned in between his legal heirs namely Shri Ghyanshyam Chitale, Shri Jaggu @ Jagdish Chitale, Shri Zamsingh Chitale, Shri Fatehsingh Chitale and Shri Narsingh Chitale. Oral Partition was effected between the above named persons with the result that Shri Sukhram Chitale got his share therein all that piece and parcel of property bearing Khasra No. 56/1 admeasuring 0.90 H.R., Shri Jagdish Chitale got as their share in the aforesaid partition the aforesaid Khasra No. 56/2 admeasuring 0.91 H.R., Shri Zamsingh Chitale got as their share in the aforesaid

- partition the aforesaid Khasra No. 56/3 admeasuring 0.91 H.R., Shri Fatehsingh Chitale got as their share in the aforesaid partition the aforesaid Khasra No. 56/4 admeasuring 0.91 H.R. and Shri Narsingh Chitale got as their share in the aforesaid partition the aforesaid Khasra No. 56/5 admeasuring 0.91 H.R. This partition was duly acted upon by the persons named above who became the owners of lands received by them on partition to the exclusion of other parties to it and the relevant revenue records were duly mutated accordingly

4.3 The revenue records such as Form 7/12 and 8 A are duly mutated in the names of each of the aforesaid persons in the year 2001 and reflect that the properties were partitioned on 2.6.2001 as above and that since the said date, each of the aforesaid persons is in cultivating possession of the said land which fell to his share in the family partition.

4.4 Consequently, except Shri Ghanshyam S/o Sukhlal Chitale, all aforesaid persons entered into an Agreement for Sale and also executed and granted Power of attorney in favour of Shri Sandeep S/o Indrajeet Suri, which was got duly registered at the Office of the Joint Sub-Registrar of Assurances, Class - 2, Nagpur - 7 (Rural), Nagpur thereby authorizing and appointing Shri Sandeep S/o Indrajeet Suri to inter alia execute the sale deed of the aforesaid property and to represent him before the concerned Sub-Registrar of Assurances for the purposes of registration of the sale deed of the said land which fell to their share in the family partition. Thus, the details of the said land which fell to the aforementioned persons share in the family partition are given below

4.4.1 All that piece and parcel of agricultural land more particularly identified as bearing Khasra No. 56/1, Patwari Halka No. 12-A, Khata No. 5, Class - , Mouza - Bhokhara, Tehsil - Nagpur (Rural), District-Nagpur admeasuring 0.90 H.R. was recorded in Extract of 7/12 vide notification (Ferfar) no. 682 dated 25.06.01 in the name of Shri Ghanshyam Sukhlal Chitale, R/o Mouza - Bhokhara, Tehsil - Nagpur. Accordingly, Shri Ghanshyam S/o Sukhlal Chitale and confirmor Smt. Kalpana w/o Shri Ghanshyam S/o Sukhlal Chitale executed a registered Sale Deed before the Office of the Sub Joint Registrar of Assurances, Nagpur - 20 (Rural), on dated 19.11.2011 at serial no. 05158/2011 transfers, conveys, assigns and alienate absolute share unconditionally, irrevocably and without any reservations whatsoever in favour of Shri Sudeshchandra Gupta.

4.4.2 All that piece and parcel of agricultural land more particularly identified as bearing Khasra No. 36/2, Paiemi Halka No. 12-A, Khata No. 735, Class - 1, Patwari Halka No. 12-A, Khata No. 736, Class - 1, Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.91 H.R. was recorded in Extract of 7/12 vide notification (Ferfar) no. 687 dated 25.06.01 in the name of Shri Zamsingh S/o Sukhlal Chitale, R/o Mouza - Bhokhara, Tehsil - Nagpur. Accordingly, Shri Zamsingh S/o Sukhlal Patwari Halka No. 12-A, Khata No. 236, Class - 1, Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.91 H.R. was recorded in Extract of 7/12 vide notification (Ferfar) no. 682 dated 25.06.01 in the name of Shri Zamsingh S/o Sukhlal Chitale, R/o Mouza - Bhokhara, Tehsil - Nagpur. Accordingly, Shri Zamsingh S/o Sukhlal Chitale, entered into an Agreement to Sale Dated 09.12.2011 which was got duly registered at the Office of the Joint Sub Registrar of Assurances, Class -2, Nagpur - 7 (Rural), Nagpur on even date at Serial No. 08163/2011 and also executed and granted a Power of attorney on 09.12.2011 in favour of Shri Sandeep S/o Indrajeet Suri which was duly registered at the Office of the Sub-Registrar of Assurances, Nagpur - 7 (Rural), Nagpur on even date at Serial No. 08164/2011 thereby authorizing and appointing Shri. Sandeep S/o Indrajeet Suri to inter alia execute the sale deed of the aforesaid property and to represent him before the concerned Sub-Registrar of Assurances for the purposes of registration of the sale deed. Further, Shri Zamsingh S/o Sukhlal Chitale, in terms of Clause 20 of the aforesaid Agreement to Sale dated 09.12.2011 covenanted with the Shri Sandeep S/o Indrajeet Suri for registered Sale Deed before the Office of the Sub-Registrar of Assurances, Nagpur - 7 (Rural), on dated 21.12.2011 at serial no. 08161/2011 transfers, conveys and assigns in favour of Shri. Sudeshchandra Gupta unconditionally, irrevocably and without any reservations whatsoever all the rights accrued upon him by virtue of the aforesaid Agreement to Sell entered into with Shri Zamsingh S/o Sukhlal Chitale, and covenants with Shri Sudeshchandra Gupta that he shall never raise any dispute or assert any claim over the aforesaid property by virtue of the aforesaid Agreement to Sell or any other document or instrument entered into between him and the Zamsingh S/o Sukhlal Chitale qua the aforesaid property.

4.4.3 All that piece and parcel of agricultural land more particularly identified as bearing Khasra No. 36/3, Mauza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur

admeasuring 0.91 H.R. was recorded & in Extract of 7/12 vide notification (Ferfar) no. 682 dated 25.06.01 in the name of Shri Jaggu @ Jagdish S/o Sukharam Chitale, R/o Mouza - Bhokhara, Tehsil - Nagpur. Accordingly, Shri Jaggu @ Jagdish S/o Sukharam Chitale, entered into an Agreement for Sale dated 12.12.2011 which was got duly registered at the Office of the Joint Sub Registrar of Assurances, Class - 2 Nagpur - 7 (Rural), Nagpur on even date at Serial No. 08200/2011 and also executed and granted a Power of attorney on 12.12.2011 in favour of the Shri Sandeep S/o Indrajeet Suri, which was duly registered at the Office of the Sub Registrar of Assurances, Nagpur - 7 (Rural), Nagpur on even date at Serial No. 08201/2011 thereby authorizing and appointing Shri Sandeep S/o Indrajeet Suri to inter alia execute the sale deed of the aforesaid property and to represent him before the concerned Sub-Registrar of Assurances for the purposes of registration of the sale deed. Further, Shri Jaggu @ Jagdish S/o Sukharam Chitale, in terms of Clause 10 of the aforesaid Agreement for Sale dated 12.12.2011 covenanted with Shri Sandeep S/o Indrajeet Suri, by registered Sale Deed before the Office of the Sub-Registrar of Assurances, Nagpur - 7 (Rural), on dated 21.12.2011 at serial no 08482/2011, transfers, conveys and assigns in favour of Shri Sudeshchandra Gupta unconditionally, irrevocably and without any reservations whatsoever all the rights accrued upon him by virtue of the aforesaid Agreement to Sell entered into with the Shri Ghanshyam S/o Sukhlal Chitale, and covenants with the Shri Sudeshchandra Gupta that he shall never raise any dispute or assert any claim over the aforesaid property by virtue of the aforesaid Agreement to Sell or any other document or instrument entered into between him and the Ghanshyam S/o Sukhram Chitale regarding the aforesaid property.

4.4.4 All that piece and parcel of agricultural land more particularly identified as bearing Khasra No. 56/4, Patwari Halka No. 12-A, Khata No. 237, Class - I, Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.91 H.R. was recorded in Extract of 7/12 vide notification (Ferfar) no. 682 dated 25.06.01 in the name of Shri Pattesingh S/o Sukalal Chitale, R/o Mouza - Bhokhara, Tehsil - Nagpur. Accordingly, Shri Pattesingh S/o Sukhlal Chitale entered into an Agreement for Sale dated 30.09.2011, subsequently on the same day Shri Ratan S/o Shri Pattesingh Chitale executed a confirmation deed on 30.09.2011 in favour of Shri Sandeep S/o Indrajeet Suri expressing their consent rectification and no objection to

the aforesaid agreement to Sale dated 30.09.2011, Shri Fattesingh S/o Sukhlal Chitale also executed and granted a Power of attorney on 17.12.2011 to his son Shri. Ratan s/ o Fattesingh Chitale which was duly registered at the Office of the Joint Sub-Registrar of Assurances Class - 2, Nagpur 4 (Rural), Nagpur on even date at Serial No. 6496/2011, authorizing the son to deal with the said property for him, in his name and on his behalf. Further, Shri Fattesingh S/o Sukhlal Chitale, in terms of Clause 10 of the aforesaid Agreement for Sale dated 30.09.2011 covenanted with Shri Sandeep S/o Indrajeet Suri by registered Sale Deed before the Office of the Sub-Registrar of Assurances, Nagpur - 7 (Rural), on dated 20.12.2011 at serial no 08452/2011, transfers, conveys and assigns in favour of Shri Sudeshchandra Gupta unconditionally, irrevocably and without any reservations whatsoever all the rights accrued upon him by virtue of the aforesaid Agreement to Sell entered into with Shri Fattesingh S/o Sukhlal Chitale, and covenants with Shri Sudeshchandra Gupta that he shall never raise any dispute or assert any claim over the aforesaid property by virtue of the aforesaid Agreement to Sell or any other document or instrument entered into between him and Tatvasingh S/o Sukhram Chitale qua the aforesaid property.

4.4.5 All that piece and parcel of agricultural Land more particularly identified as bearing Khasra No. 50/ 5, Patwari Halka No. 12-A, Khata No. 238, Class 1, Mouza - Bhokhara, Tehsil - Nagpur (Rural), District Nagpur admeasuring 0.91 H.R. was recorded in Extract of 7/12 vide notification (Ferfar) no. 682 dated 25.06.21 in the name of Shri Narsingh S/o Sukhlal Chitale, R/o Mouza - Bhokhara, Tehsil Nagpur. Accordingly, Shri Narsingh S/o Sukhlal Chitale entered into an Agreement for Sale dated 13.12.2011 which was got duly registered at the Office of the Joint Sub-Registrar of Assurances Class - 2, Nagpur - 7 (Rural), Nagpur on even date at Serial No. 08231/2011 and also executed and granted a Power of attorney on 17.12.2011 in favour of Shri Sandeep S/o Indrajeet Suri which was duly registered at the Office of the Sub-Registrar of Assurances, Nagpur - 7 (Rural), Nagpur on even date at Serial No. 08234/2011 thereby authorizing and appointing Suri Sandeep S/o Indrajeet Suri to inter alia execute the sale deed of the aforesaid property and to represent him before the concerned Sub-Registrar of Assurances for the purposes of registration of the sale deed. Further, Shri Narsingh S/o Sukhlal Chitale, in terms of Clause 10 of the aforesaid Agreement for Sale dated 13.12.2011 covenanted with Shri Sandeep S/o Indrajeet Suri by registered Sale Deed before the Office of the

Sub- Registrar of Assurances: Nagpur - 7 (Rural), on dates 21.12.2011 at serial no 08481/2011 transfers, conveys and assigns in favour of Shri Sudeshchandra Gupta unconditionally, irrevocably and without any reservations whatsoever all the rights accrued upon him by virtue of the aforesaid Agreement to Sell entered into with the Narsingh S/o Sukhlal Chitale and covenants with Shri Sudeshchandra Gupta that he shall never raise any dispute or assert any claim over the aforesaid property by virtue of the aforesaid Agreement to Sell or any other document or instrument entered into between him and the Narsingh S/o Sukhlal Chitale qua the aforesaid property.

4.5 So far as I have searched with all my capabilities I have not come across any other document or deed registered qua the aforesaid Survey Nos. 56/1 to 56/5 after the aforesaid dates on which the same were purchased by Shri Sudeshchandra Gupta Nagpur from their respective predecessors-in-title. The relevant revenue record, to wit, Register of Mutations, Village Form 7/12 and 8-A qua the aforesaid Survey Nos. 56/1 to 56/5 have been duly mutated in the name of Shri Sudeshchandra Gupta, Nagpur.

4.6 On the basis of the documents inspected by me, so far I have not come across any defect in the links in the chain of title for last 30 years and there does not exist any adverse right, claim or encumbrance over the aforesaid property. The properties described above are presently owned by Shri Sudeshchandra Gupta, Nagpur whose title thereto is clear and marketable.

4.7 As on date Shri Sudeshchandra Gupta is the sole and absolute owner inter alia of the aforesaid Khasra Nos 56/ 1, 56/2, 56/3, 56/4 and 56/5, Mouza Bhokhara, Patwari Halka No 32-A, Occupant Class- I, Tehsil Nagpur (Rural), District Nagpur admeasuring Contiguous to each other.

4.8 On request made by Mr. Suresh Chandra Gupta the daily cause list for the last six months in the Courts of the Hon'ble Co-operative Court, Nagpur and the Hon'ble Co-operative Appellate Court, Nagpur were also checked to examine if there are any pending disputes involving in the aforesaid Khasra Nos. 56/1 to 56/5 Mouza -Bhokara, Patwari Halka No 32-A, Occupant Class- I, Tehsil Nagpur (Rural), District Nagpur. The facility of details of cases available on computerized record in Digital for Citation and

assistance centers at the Hon'ble High Court of Judicature at Bombay, Nagpur Bench at Nagpur and the Hon'ble District Court at Nagpur was also used to search for the name of "aforesaid persons" to examine if there is any pending suit, dispute, petition, application, etc. involving the said Khasra Nos. 56/1 to 56/5 Mouza - Bhokara, Patwari Halka No.12-A, Occupant Class - 'Tehsil Nagpur (Rural), District Nagpur. However, no such results were revealed.

3 I, therefore, state on the basis of the revenue record and documents placed before me and also inspected by me at the office of Sub Registrar so far it was possible, that Shri Sudeshchandra Gupta, Nagpur named above who is the owner of the respective properties listed at Serial Nos. (i) to (v) is the last recorded owner thereof and has perfect, clear and marketable title to the aforesaid properties which it can competently transfer, convey and alienate in favour of any prospective purchaser(s).

Hence, this search, inspection and title verification report.

Place : Nagpur
Date : 20.06.2022

Nirbhay A. Chawhan
Advocate.

TO WHOMSOEVER IT MAY CONCERN

SEARCH, INSPECTION AND TITLE VERIFICATION REPORT FOR SURVEY NO. 64, MOUZA -BHOKHARA, PATWARI HALKA NO. 12-A, OCCUPANT CLASS-I, ADMEASURING 0.79 H.R., TERM- NAGPUR (RURAL), DISTRICT NAGPUR.

1. INTRODUCTION :-

I was commissioned by Shri Sudeshchandra Gupta, for conducting search and inspection of the title record for the past thirty years of the below mentioned property, the details whereof is as under:

All that piece and parcel of agricultural land more particularly land identified as bearing Khasra no. 64, Patwari Halka No. 12-A, Khata No. 9, Occupant Class - I, Admeasuring 0.75 H.R., Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.79 H.R. was originally owned by Shri. Punjabrao Kisan Kudavale and Smt. Sucitbai W/o Shri Punjabrao Kudawale, both R/o Mouza - Bhokhara, at post -Godhani, Tehsil - Nagpur (Rural), District -Nagpur

2. PROPERTY RECORD TO BE INSPECTED:-

The aforesaid property is situated in Mouza - Bhokara, at post - Godhani, Tehsil Nagpur (Rural), District Nagpur. Insofar as the record of aforesaid property in Mouza -Bhokara is concerned, the property record from the period 1984 to 2022 is maintained at the Office of the Sub Joint Registrar of Assurances, Class - II Nagpur Gramin - 10, Nagpur. In addition, property record from the period 2005 to 2022 is also maintained before the Office of the Sub-Registrar of Assurances, Nagpur - 7 (Rural) Nagpur. Thus, for the purposes of taking search and inspection of the property record for a period of 30 years, the property records at the Offices of the Sub Joint Registrar of Assurances, Class - II Nagpur Gramin - 10, Nagpur is required to be inspected and is accordingly inspected. The property records inspected at the Offices of the concerned Sub-Registrars of Assurances include Index Register, Index No. II of the aforementioned property documents registered and the day book in which the entries of all documents registered at the concerned Office of the Sub-Registrar of Assurances is taken. Additionally, the certified copies of the relevant revenue record qua the above mentioned property is also verified for the purposes of examining the details of various mutation entries effected and cross-checking the same with the entries of various title documents which is observed while taking inspection of property records. The instant search and inspection

report is issued on the basis of record and documents inspected. The complete record is not available at the concerned Offices and the record which is available from the year 1984 to 2002 is old and is in mutilated condition. But record from 2002 to till date is entered and mutated in the computers of the office of Sub-Registrar and is easily available for search report

3. PARTICULARS OF SEARCH:-

Stated herein below are the particulars / details of the application for search and inspection of the property record made by the undersigned at the Offices of the Sub Joint Registrar of Assurances, Class - II Nagpur Gramin -II, Nagpur. On 03.07.2012, I applied before the Sub Joint Registrar of Assurances, Class - II Nagpur Gramin - II, Nagpur, for obtaining search and inspection of the property record for a period of 10 years (from 2001 to 2012) pertaining to aforesaid Survey No. 64, Mouza - Bhokara, Tehsil Nagpur (Rural), District Nagpur which is referred above respectively vide Application No. 1932/2012. The search and inspection fees of Rs. 250/- (Rupees two hundred & fifty only) was paid vide Receipt No. 89502/ 2012 dated 03/07/2012. Similarly, I applied before the Sub Joint Registrar of Assurances, Class - II Nagpur-1, vide Application No. 7233/12 for obtaining search and inspection of the property record for a period of 32 years (from 1991 to 2022).

4. OBSERVATIONS:-

My observation upon search and inspection of the aforesaid property is stated as under. The particulars / details of my observations qua of the above mentioned property (ies) is stated in the order in which the same appear in paragraph (3) supra. The details / observations stated in this search and inspection report is based upon the records inspected.

In this paragraph the details of search and inspection qua record pertaining to Survey No. 64 is stated. This portion of land identified as bearing Survey no. 64, Patwari Halka No. 12-A, Khata No. 9, Occupant Class - 1, Admeasuring 0.79 H.R., Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 1.20 H.R. was originally owned and recorded in revenue record by Shri Punjabrao Kisan Kudawale and Smt. Sukrabai, W/o Shri Punjabrao Kudawale, both R/o Mouza - Bhokhara, at post - Godhani, Tehsil - Nagpur (Rural), District - Nagpur. But Shri. Punjabrao Kisan Kudawale, died on the year 18.08.91 and in the year Smt. Sukrabai w/o Shri. Punjabrao Kudawale, died in the year 02.01.85. Accordingly, legal heirs of Shri Punjabrao Kisan Kudawale and Smt. Sukrabai w/o Shri Punjabrao Kudawale, mutated their names in the Extract of 7/12 maintained at

Patwari revenue record on 29.01.2000 vide notification (fertar) no. 528, namely, 1. Shri Bharat S/o Late Shri Panjabrao Kudawale, 2. Shri Prahlad S/o Late Shri Panjabrao Kudawale, 3. Shri Dudhu S/o Late Shri Panjabrao Kudawale, 4. Shri Ganesh S/o Late Shri Panjabrao Kudawale, 5. Shri Biharilal S/o Late Shri Panjabrao Kudawale, 6. Smt. Bhagrathabai w/o Shri Ramchandra Parbhe, 7. Smt. Chandrakala w/o Shri Shrishrao Bisre, 8. Smt. Babytanda w/o Shri Narayan Chaturse, who jointly owned between themselves this particular piece and parcel of property being agricultural lands identified as Survey No. 64 admeasuring 0.79 H.R., which is divided into eight parts of Mouza - Bokhara, Patwari Halka No. 12 A, Occupancy Rights - 1, Tehsil - Nagpur (Rural), District - Nagpur. The said persons decided to partition amongst themselves the aforesaid properties. The said partition was done on 02.08.2001.

Further, 1. Smt. Bharat S/o Late Shri Panjabrao Kudawale, 2. Shri. Prahlad S/o Late Shri Panjabrao Kudawale, 3. Shri Dudhu S/o Late Shri Panjabrao Kudawale, 4. Shri Ganesh S/o Late Shri Panjabrao Kudawale, 5. Shri Biharilal S/o Late Shri Panjabrao Kudawale, 6. Smt. Bhagrathabai w/o Shri Ramchandra Parbhe, 7. Smt. Chandrakala w/o Shri Shrishrao Bisre, 8. Smt. Babytanda w/o Shri Narayan Chaturse, with two confirmors, Shri Rameshwar s/o Shri Bharat Kudawale, and Shri Sachin s/o Shri Prahlad Kudawale executed a registered Sale Deed before the Office of the Sub Joint Registrar of Assurances, Nagpur - 10 (Rural), on dated 19.11.2012 at serial no. 05159/2012, receipt no. 5378 of this particular piece and parcel of property being agricultural lands identified as Survey No. 64 admeasuring 0.79 H.R., which was divided into eight parts of Mouza - Bokhara, Patwari Halka No. 12-A, Occupancy Rights - 1, Tehsil - Nagpur (Rural), District - Nagpur and transfers, conveys, assigns and alienate absolute share unconditionally, irrevocably and without any reservations whatsoever in favour of Shri Sudeshchandra Gupta.

I have not come across any other document or deed registered qua the aforesaid Survey No. 64 after the aforesaid dates on which the same was purchased by Shri Sudeshchandra Gupta, Nagpur from their respective predecessors in title. The relevant revenue record i.e. viz. Register of Mutations, Village Form 7/12 and 8 A qua the aforesaid Survey No. 64 have been duly mutated in the name of Shri Sudeshchandra Gupta, Nagpur.

However, at the time of execution of sale deed on Dated 19.11.2012 in favour of Shri Sudeshchandra Gupta, on the same day, dated 19.11.2012 a public notice was published

by Advocate Darasingh J. Sandhu on behalf of his client Shri Sandeep s/o Indrajeet Suri in the two daily newspapers namely "The Dnyanada" and "Navbharat", wherein Shri Sandeep s/o Indrajeet Suri, has revealed third party interest in the said above mentioned property. Accordingly, Shri Sudeshchandra Gupta through their Advocate Shri Ambarish Joshi sent legal notice to all above mentioned legal heirs, namely, 1. Shri Bharat S/o Late Shri Panjabrao Kudawale, 2. Shri Prahlad S/o Late Shri Panjabrao Kudawale, 3. Shri Dadhu S/o Late Shri Panjabrao Kudawale, 4. Shri. Ganesh S/o Late Shri Panjabrao Kudawale, 5. Shri Bihariial S/o Late Shri Panjabrao Kudawale, 6. Sau. Bhagirathabai w/o Shri Ramchandra Pachwe 7. Sau Chandrakala w/o Shri Shesharao Bisne, 8. Sau. Babynanda w/o Shri Nemaji Chaurasc, with two consenters. Shri Rameshwar s/o Shri Bharat Kudawale, and Shri Sachin s/o Shri Prahlad Kudawale on dated 21.11.2011. But, all the above mentioned legal heirs denied any third party interest in favour of Shri Sandeep s/o Indrajeet Suri in respect of the said property bearing Survey No. 61 admeasuring 0.49 H.R, which is divided into eight parts of Mouza - Bokhara, Patwari Halka No. 12-A, Occupancy Rights - 1, Tehsil - Nagpur (Rural), District - Nagpur.

In addition, all the above mentioned legal heirs denied creating any third party interest in favour of Shri Sandeep s/o Indrajeet Suri in respect of the property bearing Survey No. 61 admeasuring 0.49 H.R, which is divided into eight parts of Mouza - Bochara, Patwari Halka No. 12-A, Occupancy Rights - 1, Tehsil - Nagpur (Rural), District - Nagpur. Moreover, all the above mentioned legal heirs namely, 1. Shri Bharat S/o Late Shri Panjabrao Kudawale, vide affidavit dated 28.11.11 at serial no. 7193, 2. Shri Prahlad S/o Late Shri Panjabrao Kudawale, vide affidavit dated 28.11.11 at serial no. 7191, 3. Shri Dadhu S/o Late Shri Panjabrao Kudawale, vide affidavit dated 28.11.11 at serial no. 7189, 4. Shri Ganesh s/o Late Shri Panjabrao Kudawale, vide affidavit dated 28.11.11 at serial no. 1165, 5. Shri. Bihariial S/. Late Shri. Panjabrao Kudawale, vide affidavit dated 28.11.11 at serial no. 7190, 6. Sau. Bhagirathabai w/o Shri Ramchandra Pachwe, vide affidavit dated 28.11.11 at serial no. 7182, 7. Sau. Chandrakala w/o Shri Shesharao Bisne, vide affidavit dated 28.11.11 at serial no. 7186, 8. Sau. Babynanda w/o Shri Nemaji Chaurasc, vide affidavit dated 28.11.11 at serial no. 7185, with two consenters, Shri Rameshwar s/o Shri Bharat Kudawale, vide affidavit dated 28.11.11 at serial no. 7188, and Shri. Sachin s/o Shri Prahlad Kudawale, vide affidavit dated 28.11.11 at serial no. 7187, gave undertaking before Executive Magistrate, Nagpur Rural, Nagpur, that they

have not created any third party interest in favour of Shri Sandeep s/o Indrapeet Suri, the contents of affidavits are self explanatory.

Therefore, on the basis of the documents inspected by me, I am of the opinion that the links in the chain of title is complete and there does not exist any adverse right, claim or encumbrance over the aforesaid property. The property described above is presently owned by Shri Sudeshchandra Gupta, Nagpur whose title thereto is clear and marketable. As on date Shri Sudeshchandra Gupta is the sole and absolute owner inter alia of the aforesaid Khasra No. 64, Mouza - Bhokara, Patwari Halka No.12-A, Occupant Class - I, Tehsil Nagpur (Rural), District Nagpur.

On request made by Shri Sudesh Chandra Gupta the daily cause list for the last six months in the Courts of the Hon'ble Co-operative Court, Nagpur and the Hon'ble Co-operative Appellate Court, Nagpur were also checked to examine if there is any pending disputes involving in the aforesaid Khasra No. 64 Mouza - Bhokara, Patwari Halka No.12-A, Occupant Class – I, Tehsil Nagpur (Rural), District Nagpur. The facility of data is of cause available on computerized record on Instant facilitation and assistance centers at the Hon'ble High Court of Judicature at Bombay, Nagpur bench, at Nagpur and the Hon'ble District Court, at Nagpur was also used to search for the name of 'aforesaid persons' to examine if there is any pending suit, dispute, petition, application, etc involving the said Khasra No. 64 Mouza - Bhokara, Patwari Halka No.12-A, Occupant Class – I, Tehsil, Nagpur (Rural), District Nagpur. However, no such results were revealed.

5. I, therefore, state on the basis of the record and documents inspected by me and the aforesaid public notice given in local daily newspapers having wide circulation inviting adverse claims that, Shri Sudeshchandra Gupta, Nagpur named above which is the owner of the aforementioned property is the last recorded owner thereof and at present has perfect, clear and marketable title to the aforesaid property which it can competently transfer, convey and alienate in favour of any prospective purchaser(s).

Hence this search, inspection and title verification report.

Place : Nagpur
Date : 20.04.2022

Nirbhay A. Chawhan
Advocate

अहवाल दिनांक : 29/04/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९८१ यातील नियम ३,४,६ आणि ७]

गाव :- ओकारा (535965) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 56/1

भू-धारणा पध्दती : ओगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	ओगवटादाराचे नाव	क्षेत्र आकार पो.ख. फे.फा.		कुळ, खंड व इतर अधिकार
शेताचे आर.डी.सी एकक अकृषिक दीड बिन शेती 90.00.00 आकारणी 450.00	246	सुदेशचंद्र बाबुलाल गुप्ता	90.00.00450.00	(2385)	कुळाचे नाव व खंड इतर अधिकार इतर फे.क्र. 345 17/6/95 (345) फे क्र 546 2/3/2000 (345) फे क्र 625 1/12/2000 (345) फे क्र 635 15/1/2001 (345) फे क्र 672 25/6/01 (345) इतर दि. 01/02/2012 खरेदी (1615) अकृषिक वापर - रहिवास (नागपूर्णाबाहेरील) दि 28/01/2013 अन्वये निवास उपयोग अकृषक आदेश. (1710) [~~बोजा - राष्ट्रीयकृत बँक नागपूर~~] (2486) [~~दि 3/07/2013 अन्वये बँक ऑफ महाराष्ट्र नागपूर पक्षकार रु 30,00,000.00/- बोजा~~](2486) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 2385 व दिनांक : 09/02/2022
जुने फेरफार क्र. (1615)(1770)(2385)					सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९८१ यातील नियम १९]

गाव :- ओकारा (535965) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 56/1

	पिकाखालील क्षेत्राचा तपशील		लागवडीसाठी	जल	शेरा

			मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र			उपलब्ध नसलेली जमीन		सिंचनाचे साधन	
						घटक पिके व प्रत्येकाखालील क्षेत्र								
वर्ष	हंगाम	खाता क्रमांक				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमूना न.१२ ची आवश्यकता नाही

ग्राम अधिकारी
ता.सा.अ.:- १२वा सोनारा
(नाव :- [illegible])
तलाठी साझा :- सोनारला :- नागपूर (ग्रामीण) जि :- नागपूर

"या प्रमाणित प्रतीसाठी की स्कॅन्ड १५/- रुपये लिखाले."
दिनांक :- 29/04/2022
सांकेतिक क्रमांक :- 270900000108130000420221142

अहवाल दिनांक : 25/10/2021

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ चातील नियम ३,७,८ आणि ७]

गाव :- ओकारा (535965) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 56/4

भू-धारणा पध्दती : ओगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	ओगवटादाराचे नांव क्षेत्र आकार पो.ख. पै.का.	कुळ, खंड व इतर अधिकार
क्षेत्राचे आर.चौ.मी. एकक:	246	सुदेशचंद्र बाबुलाल गुप्ता 91.00.00455.00 (2385)	कुळाचे नाव व खंड इतर अधिकार इतर पूर्वे नमिद पाटुन दक्षिण कडील मार्ग के क्र 602 25/6/91 (602) इतर दि 17/01/2012 खरेदीखताने (1610) [~~बोजा - राष्ट्रीयकृत बँका महाराष्ट्र~~] (2486) [~~दि-3/01/2013 अन्वये बँक ऑफ महाराष्ट्र शाखा धरमपेठ रु 30,00,000.00/- बोजा~~] (2486)
अकृषिक क्षेत्र विल रोही 91.00.00 आकारणी 455.00			दावित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 2486 व दिनांक : 21/05/2021
सुने फेरफार क्र. (1610) (1776) (2385)			शेरा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ चातील नियम २९]

गाव :- ओकारा (535965) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 56/4

			पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र						
			घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	खाता	पिकाचे	जल	अजल	पिकाचे	जल	अजल	स्वरूप	क्षेत्र		

		क्रमांक				नाव	सिंचित	सिंचित	नाव	सिंचित	सिंचित				
(१)	(२)	(३)	[illegible]			(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 29/04/2022
सांकेतिक क्रमांक :- 27090009010813000042022113 9

ग्राम अधिकारी [illegible] 2022
ग.सा.क्र.: १२ज सोनारा
(नाव [illegible]) ता. नागपूर
तलाठी साझा :- सोनगाव :- नागपूर (ग्रामीण) जि :- नागपूर

अहवाल दिनांक : 25/10/2021

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,४,६ आणि ७]

गाव :- भोकारा (535965) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 56/2

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकाक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे आर.डी.सी एकक अकृषिक क्षेत्र बिन शेती 91.00.00 आकारणी 455.00	246	सुदेशचंद्र बाबुलाल गुप्ता	91.00.00455.00 (2385)	कुळाची नांव व खंड इतर अधिकार इतर जे क्र 672 25/6/91 पूर्व पश्चिम बाजुला दक्षीण बाजुस भाग (672) इतर दि. सप्टेंबर झालेल्यामुळे (1605) इतर दि. 17/01/2012 खरेदीप्रमाणे (1611) अकृषिक वापर - रहिवास (लागवडीखाली) दि 28/02/2013 अन्वये निवास उपयोग अकृषक आदेश. (1710) [-बोजा-- राष्ट्रीयकृत-बँक-तहान] (2486) ~~[दि-3/07/2013 अन्वये बँक ऑफ महाराष्ट्र शाखा वरुणपेठ रु ५०,००,०००.००- बोजा- (2486)~~ प्रमाणित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 2486 व दिनांक : 21/05/2021
पूर्वी फेरफार क्र. (1611) (1776) (2385)				सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]

गाव :- भोकारा (535965) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 56/2

पिकाखालील क्षेत्राचा तपशील				

			मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
						घटक पिके व प्रत्येकाखालील क्षेत्र								
वर्ष	हंगाम	खाता क्रमांक				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमूना न.१२ ची आवश्यकता नाही

29.04.2022

ग्राम सेवक/तलाठी
ग.स.म.:१२अ सोणारा
ता.कामठी (ग्र.) जि. नागपूर

"या प्रमाणित प्रतीसाठी की म्हणून १५/- रुपये मिळाले."
दिनांक :- 29/04/2022
सांकेतिक क्रमांक :- 270900090108130000420221137

(गाव :- सोणारा तलाठी/ग्रामसेवक यांचे नाव)
तालाठी साझा :- सोणारा :- नागपूर (ग्रामीण) जि :- नागपूर

अहवाल दिनांक : 25/10/2021

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,४,६ आणि ७]

गाव :- ओकारा (535965) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 56/3

भू-धारणा पध्दती : ओगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	ओगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
शेताचे आर.पी.सी एकक जकृषिक क्षेत्र बिन शेती 91.00.00 आकारणी 455.00	246	सुदेशचंद्र बाबुलाल गुप्ता 91.00.00455.00	(2385)	कुळाचे नाव व खंड इतर अधिकार इतर पुरा पूर्व पश्चिम पाहुन दक्षिण कडील क्रमांक (602) फे क्र 602 25/6/01 (602) दि. 17/01/2012 खरेदीपत्रानुसार (1613) [फेरफार ~~रद्दबातल~~ करण्यात आला] (2486) [दि 24/7/2015 अन्वये बँक ऑफ महाराष्ट्र यांचा पक्षकार ~~रु 30,00,000.00~~ बोजा](2486) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 2486 व दिनांक : 21/05/2021
तुने फेरफार क्र. (1612)(1776)(2385)				तोमन आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम १९]

गाव :- ओकारा (535965) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 56/3

			पिकाखालील शेताचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र			निर्भेळ पिकाखालील क्षेत्र						
			घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	खाता	पिकाचे	जल	अजल	पिकाचे	जल	अजल	स्वरूप	क्षेत्र		

		क्रमांक				नाव	सिंचित	सिंचित	नाव	सिंचित	सिंचित				
(१)	(२)	(३)	४	५	६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमूना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 29/04/2022
सांकेतिक क्रमांक :- 27090099010812000420221138

ग्राम अधिकारी, मौजा
ता.सा.अ.: १२ जोगीघरा
(नाव :- अनंतराम मोतीराम मेश्राम) नागपूर
तलाठी साझा :- जोगीघरा :- नागपूर (ग्रामीण) जि :- नागपूर

अहवाल दिनांक : 26/10/2021

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- भोकारा (535965) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 56/5

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते भोगवटादाराचे नांव क्षेत्र आकार पो.ख. पै.फा. क्र.	कुळ, खंड व इतर अधिकार
क्षेत्राचे आर.चौ.मी एकक	246 सुदेशचंद्र बाबुलाल गुप्ता 91.00.00455.00 (2385)	कुळाचे नाव व खंड
अनुपोटिका क्षेत्र मिन क्षेत्रे91.00.00 आकारणी455.00	[249] [~~शरदिनी सुखलाल चिताडे~~ 0.91.00 4.55] (672)	इतर अधिकार इतर धुरा पश्चिम पाडुन दक्षिण कडील आग (672) चे क 672 256/01 (672) [~~बोजा - राष्ट्रीयकृत बॅक महाराष्ट्र~~ (2486) [~~दि-3/07/2013 प्रकारचे बॅक ऑफ महाराष्ट्र साखा परसपेत क 30,00,000,00/- बोजा~~](2486)
		दस्तावेज फेरफार : नाही.
		शेवटचा फेरफार क्रमांक : 2486 व दिनांक : 21/05/2021
जुने फेरफार क्र. (672)(1513)(1776)(2385)		सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम १९]

गाव :- भोकारा (535965) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 56/5

			पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाची साधने	शेरा
			मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र						
			घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	खाता क्रमांक	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)

															(16)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमूना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी स्टॅम्प रु५/- रुपये मिळाले."
दिनांक :- 29/04/2022
डाकेतिक क्रमांक :- 27090009010813000420221140

ग्राम अधिकारी
ता.सा.क. : १२अ खोगीरी
ता. नागपूर (ग्रा.) जि.नागपूर
(नाव
तलाठी सजा :- खोगीरी :- नागपूर (ग्रामीण) जि :- नागपूर

अहवाल दिनांक : 25/10/2021

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,४,६ आणि ७)

गाव :- ओकारा (535965) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 64

भू-धारणा पध्दती : ओगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	ओगवटादाराचे नांव	क्षेत्र आकार पो.ख. पै.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे आर.चौ.मी. एकक अकृषिक क्षेत्र बिन शेती 79.00.00 आकारणी 395.00	93	सुदेशचंद बाबुलाल गुप्ता	79.00.00 395.00 (2385)	कुळाचे नाव व खंड इतर अधिकार इतर तुकडा (527) वारसान फे क्र 527 19/1/2000 (527) इतर दि. 07/03/2012 खरेदी (1626) [~~बोजा - राष्ट्रीयकृत बँक नागपूर~~] (2486) [~~दि-3/07/2013 अन्वये बँक ऑफ महाराष्ट्र शाखा धरमपेठ रु 30,00,000.00~~ बोजा] (2486) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 2486 व दिनांक : 21/05/2021
जुने फेरफार क्र. (154)(1776)(2171)(2385)				सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९)

गाव :- ओकारा (535965) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 64

पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र			निर्भेळ पिकाखालील क्षेत्र						
			घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	खाता	पिकाचे	जल	अजल	पिकाचे	जल	अजल	स्वरूप	क्षेत्र		

		क्रमांक				नाव	सिंचित	सिंचित	नाव	सिंचित	सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमूना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून रु/- इपये मिळाले."
दिनांक :- 29/04/2022
सांकेतिक क्रमांक :- 27090809010813000042022114I

ग्राम दप्तरपाल
ता.ज्ञा.अ. : १९अ, सोनगाव
डी. नागपूर (ग्रा.), नागपूर
(नाव :- अमोल दिगंबरराव देशमुख)
तलाठी कार्यालय :- सोनगाव (डोंगरी) ता :- नागपूर (डोंगरी) जि :- नागपूर

CHALLAN

MTR Form Number-6

GRN	MH001113075202223E	BARCODE		Date	27/04/2022-17:17:38	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	**Full Name**	Nirbhay A Chauhan
Location	NAGPUR		
Year	2022-2023 From 01/01/1992 To 27/04/2022	**Flat/Block No.**	Utkarsh Apartment
		Premises/Building	
Road/Street	Hingna T Point		
Area/Locality	Nagpur		
Town/City/District			
PIN		4 4 0 0 0 1	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	775.00
Total	775.00

Remarks (If Any)

Mouza Bokhara Nagpur Rural Nagpur

Amount In Words: Seven Hundred Seventy Five Rupees Only

Payment Details	INDIAN OVERSEAS BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02700452022042750446	202204270717597
Cheque/DD No.		Bank Date	RBI Date	27/04/2022-17:19:10	Not Verified with RBI
Name of Bank		Bank-Branch		INDIAN OVERSEAS BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9028206503

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 दस्तांसाठी लागु नाही.

Print Date 27-04-2022 05:19:11