CHALLAN

MTR Form Number-6

GRN	MH008666074202223E	BARCODE		Date	01/10/2022-12:11:08	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	SEARCH FEE
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	ADV A A LOHAKARE
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	WARDHA
		Premises/Building	
		Road/Street	WARDHA
		Area/Locality	WARDHA
		Town/City/District	
		PIN	4 4 2 0 0 1

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

MZ BELA HARISHCHANDRA F.S. NO. 207/1 AREA 0.81 H.R. F.S.NO. 206 AREA 0.99 H.R. P.H.NO.38 FOR 30 YRS.

Amount In Words: Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022100173087	CKU9721324
Cheque/DD No.		Bank Date	RBI Date	01/10/2022-12:24:11	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. : 7387677385

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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 01-10-2022 12:12:02

ANIKET ARUN LOHAKARE (Advocate)Mobile No. 7387677385
Email:- aniketal86@gmail.com
Off. & R/o Bharat Housing Society, Civil Lines, Jail Road, Wardha

FORMAT-A

(Circular No. /2022)

To,

MahaRERA

Subject: - **Title Verification report forproperty belonging to Shri. Sanjay ShalikramNandawanshi R/o Plot no. 147, Vitthal Balaji Apartment, Telecom Nagar, Infront Pratap Nagar, Police Chowki, Ranapratapnagar, PO- Ranapratapnagar, Sub-district Nagpur, Dist.- Nagpur,for Last 30 and 22 years in respect of 1)Mouja Bela (Harishchandra), field Survey No. 207/1, P. H. No.38 Tah. Nagpur (Gramin), Dist. Nagpur and 2)Mouja Bela (Harishchandra), field Survey No. 206, P. H. No.38 Tah. Nagpur (Gramin), Dist. Nagpur respectively.**

I	**NAME & ADDRESS OF TITLE HOLDER**	Shri. Sanjay ShalikramNandawanshiR/o Plot no. 147, Vitthal Balaji Apartment, Telecom Nagar, Infront Pratap Nagar, Police Chowki, Ranapratapnagar, PO- Ranapratapnagar, Sub-district Nagpur, Dist.- Nagpur
II	**DISCRIPTION OF THE PROPERTY**	1)Mouja Bela (Harishchandra), field Survey No. 207/1 P. H No.38 Tah. Nagpur (Gramin), Dist. Nagpur. Total area 0.81 HR. Class-I **With following Boundaries:** **East :**Road **West :**Khasara no. 206 **North:**Farm of Shri. Dada Dhabare **South:** farm of shri. Sudhakar Pande (As per sale deed executed & registered at Sub-Registrar Nagpur (Gramin) on dated 31/03/1999 and vide document No. 2739/1999) **2)**Mouja Bela (Harishchandra), Survey No. 206, (P.H. No.38) Tah. Nagpur (Gramin), Dist. Nagpur. Total area 0.99 HR. Class-I, **With following Boundaries:** **East :**Khasara No. 207/1, 207/2 **West :**Farm of Shri. Gopichand Dhawad

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		North: Farm of Shri. Dada Dhabare **South:** Khasara No. 208/B (As per sale deed executed & registered at Sub-Registrar Nagpur (Gramin) on dated 05/07/1999 and vide document No. 5962/1999)
III	**ADMEASURING AREA OF PROPERTY AS PER TITLE DOCUMENT**	1)Mouja Bela (Harishchandra), field Survey No. 207/1 P. H No.38 Tah. Nagpur (Gramin), Dist. Nagpur. (As per sale deed executed & registered at Sub-Registrar Nagpur (Gramin) on dated 31/03/1999 and vide document No. 2739/1999) 2)Mouja-Bela (Harischandra),Survey No. 206, Tah. Nagpur (Gramin), Dist. Nagpur. Total area 0.99 HR. (As per sale deed executed & registered at Sub-Registrar Nagpur (Gramin) on dated 05/07/1999 and vide document No. 5962/1999)
IV	**Cadastral Survey No. (If Applicable) & Plot No.**	1) field Survey no. 207/1, Bela (Harischandra) Tah. Nagpur (Gramin), Dist. Nagpur. 2) field Survey no. 206, Bela (Harischandra) Tah. Nagpur (Gramin), Dist. Nagpur.
VI	**Nature of Property** **1) In respect of F.S. no. 207/1** **2) In respect of F.S. no. 206**	Non-Agriculture Non-Agriculture

I LIST OF DOCUMENTS STUDIED

Sr. No.	**Nature of documents (copies)**	**Date of Document**	**Parties to the document from to**		**Document No.**
1	Sale Deed Field survey no. 207/1	Executed & registered at Sub-Registrar Nagpur (Gramin) on dated 31/03/1999 and vide	Shri. Sanjay ShalikramNandawanshi	Shri. Shankarrao Motiram Pandey and Smt. Subhadrabai Motiram Pandey	2739/1999

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		document No. 2739/1999			
2	Sale Deed Field survey no. 206	Executed & registered at Sub-Registrar Nagpur (Gramin) on dated 05/07/1999 and vide document No. 4962/1999	Shri. Sanjay ShalikramNandawanshi	Shri. KrushnaraoVithoba Pandey and Smt. GayabaiVithoba Pandey	4962/1999
3	7/12Field survey no. 207/1	31/05/2022	Competent Authority	Shri. Sanjay ShalikramNandawanshi	
4	7/12Field survey no. 206	31/05/2022	Competent Authority	Shri. Sanjay ShalikramNandawanshi	
5	Mutation certificate F.S. no. 207/1	26/03/1990	Competent Authority	Shri. Motiram Laxman Pandey	Mutation no. 98
6	Mutation certificate F.S. no. 207/1	18/02/1993	Competent Authority	1)Shankar Pandey 2)KasabaiBanayit 3)JijabaiYende 4)BebybaiMahalle 5)Subhadrabai Pandey	Mutation no. 153
7	Mutation certificate F.S. no. 207/1	18/04/1994	Competent Authority	Shankar Pandey	Mutation no. 178
8	Mutation certificate F.S. no. 207/1	15/07/2000	Competent Authority	Shri. Sanjay ShalikramNandawanshi	Mutation no. 326

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9	Mutation certificate F.S. no. 206	15/07/2000	Competent Authority	Shri. Sanjay ShalikramNandawanshi	Mutation no. 326
10	Non-agriculture land order of F.S. no. 206, 207/1	05/06/2022	Collector Nagpur	Shri. Sanjay ShalikramNandawanshi	RMN-282/NAP-34/Mauza- Vela Hari/NAG(Gra)/2021-22

II. Title History For Last 30 Years

1) As per documents supplied for search: On the basis of documents, it reveals that: - for F.S. no. 207/1 Shri. Motiram Pandeywas the owner of property Mouja Bela (Harishchandra), field Survey No. 207 P. H No.38 Tah. Nagpur (Gramin), Dist. Nagpur. On 12/01/1990 Shri. Motiram Pandey sold 1.21 HR out of 2.02 HR to Smt. SushiladeviFattepuriya Foundation. Shri Motiram Pandey was owner of remaining portion of said field i.e. 0.81 HR. After death of shri. Motiram Pandeynames of his legal heirs i.e. 1) Shankararo Pandey 2) KasabaiBanyit 3) JijabaiYende4)BebybaiMahalle 5) Subhadrabai Pandey were mutated vide mutation no. 153 on 06/01/1993. **Thereafter,** 1) KasabaiBanyit 2) JijabaiYende3)BebybaiMahalle make relinquishment deed in favour of their brother Shri. Shankarrao Pandey on 24/11/1992 and said property was mutated in the name of Shri. Shankarrao Pandey and Subhadrabai Pandey on 30/03/1994 in the mutation register bearing no. 178. **Thereafter,**field Survey no. 207/1 is purchased by Shri. Sanjay ShalikramNandawanshi R/o Plot no. 147, Vitthal Balaji Apartment, Telecom Nagar, Infront Pratap Nagar, Police Chowki, Ranapratapnagar, PO- Ranapratapnagar, Sub-district Nagpur, Dist.- Nagpur from Shri. Shankarrao Motiram Pandey and Smt. Subhadrabai Motiram Pandey, Both R/o Shriram Nagar, near Shrikrushn Mandir, po. Ayodhyanagar Nagpur-24 Vide sale deed executed & registered at Sub-Registrar Nagpur (Gramin) on dated 31/03/1999 and vide document No. 2739/1999

2) As per documents supplied for search: On the basis of documents, it reveals that: - for F.S. no. 206 property field survey no. 206 is purchased by Shri. Sanjay ShalikramNandawanshi R/o Plot no. 147, Vitthal Balaji Apartment, Telecom Nagar, infront Pratap Nagar, Police Chowki, Ranapratapnagar, PO-Ranapratapnagar, Sub-district Nagpur, Dist.- Nagpur from Shri. KrushnaraoVithoba Pandey and Smt. GayabaiVithoba Pandey, Both R/o 1369, New Nandanwan, Nagpur. Vide sale deed executed & registered at Sub-Registrar Nagpur (Gramin) on dated 05/07/1999 and vide document No. 4962/1999.

Thereafter both properties having F.S. no. 207/1 and 206 were diverted into Non-agricultural land vide order no.RMN-282/NAP-34/Mauza- Vela Hari/NAG(Gra)/2021-22 on 05/06/2022.

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IN RESPECT OF TITLE: - As per documents place before me it reveals that as per sale deed executed & registered at Sub-Registrar Nagpur (Gramin) on dated 31/03/1999 and vide document No. 2739/1999 andsale deed executed & registered at Sub-Registrar Nagpur (Gramin) on dated 05/07/1999 and vide document No. 4962/1999 Shri. Sanjay ShalikramNandwanshiis the present owner of 1) field Survey no. 207/1, Bela (Harischandra) Tah. Nagpur (Gramin), Dist. Nagpur 2) field Survey no. 206, Bela (Harischandra) Tah. Nagpur (Gramin), Dist. Nagpur both above-described properties by way of registered sale deed mutated in the name of shri. Sanjay ShalikramNandwanshiand he has clear and marketable title.

It is strongly suggested to collect no litigation affidavit relate above mention propertiesfromShri. Sanjay ShalikramNandwanshi.

III. ENCUMBRANCE CERTIFICATE:

Receipt No.MH008666074202223E Dated 01/10/2022

After going through the documents & perusing the same for the period of 1992 to 2022, i.e. for last 30 years for field Survey no. 207/1, Bela (Harischandra) Tah. Nagpur (Gramin), Dist. Nagpur and for the period of 2000 to 2022 i.e. for the last 22 years for field survey no.206, Bela (Harischandra) Tah. Nagpur (Gramin), Dist. Nagpur. I found that the said property is free from encumbrance. That on dated 01/10/2022 I paid requisite charges of search for the period of 1992 to 2022i.e., Rs. 750/- I took online search for the period of 1992 to 2022 of above-described property & I found that the said property is free **from encumbrance/charge or prior mortgage.** That receipt of online payment is enclosed herewith. That the search report is based on documents provided for search report & online search.

V. FINAL CERTIFICATE:

CERTIFICATE: I certify that on the basis of above documents seen and verified, along with attached enclosure Shri. Sanjay ShalikramNandawanshiR/o Plot no. 147, Vitthal Balaji Apartment, Telecom Nagar, infront Pratap Nagar, Police Chowki, Ranapratapnagar, PO- Ranapratapnagar, Sub-district Nagpur, Dist.- Nagpuris the owner of above-described property &during my on-line search for the period of 1992 to 2022i.e. for last 30 years I do not find any registered mortgage and therefore the above described property is free from prior mortgage, charge or encumbrance.

Place: Wardha

Dated: 01/10/2022

Aniket A. Lohakare

(Signature of legal officer along with Name & Official seal)

Adv. A. A. Lohakare
MAH/4598/2013
R/o. Civil Lines, Wardha.
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