CHALLAN

MTR Form Number-6

GRN	MH009560060202223E	BARCODE		Date	19/10/2022-17:09:21	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	JAYESH OMPRAKASH HARIRAMANI
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	525.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	525.00	Amount In Words	Five Hundred Twenty Five Rupees Only

DEFACED ₹ 525.00 DEFACED

Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02003942022101901385	1307452636
Cheque/DD No.		Bank Date	RBI Date	19/10/2022-17:09:04	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF BARODA	
Name of Branch		Scroll No., Date		Not Verified with Scroll	

Department ID : 311076325 Mobile No. : 9730073060

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0004709422202223	19/10/2022-17:15:31	IGR002	525.00
			Total Defacement Amount		525.00

MH009560080202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
19 Oct 2022	Receipt	Receipt no.: 1112601088
	Name of the Applicant :	JAYESH OMPRAKASH HARIRAMANI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Hingana Ta.sa.kra.49 S.No/CTS No/G.No. : 62
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH009560080202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

OM HARIRAMANI
ADVOCATE

JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001,
Phones (O): 9326444422, 9325557700,
Mobile No. 9373107039,
Email: adv.om_hariramani@rediffmail.com

Ref. No:

Date: 19/10/2022

TITLE VERIFICATION REPORT

To,

1. **Shri Shashikant S/o. Dashrath Thote**

   R/o. Near Police Station, Hanuman nagar, Hingna, Nagpur – 441110.
2. **Smt Malti W/o. Suryaprakash Dhawale**
3. **Smt Nishika D/o. Suryaprakash Dhawale**
4. **Shri Soumyak S/o. Suryaprakash Dhawale**

   R/o. Flat no. 202, Wing C, Paradise hills, Hingna road, Wagadharna, Wanadongri, Nagpur-441110.

Sir/Ma'am,

With reference to your query for verification and inspection of the ownership title in respect of ALL THAT piece and parcel of land admeasuring 1.30 Hector bearing Survey/Khasra No. 62, Kul Jama Rs 1.75, Bhogwatdar Class-I rights, of Mouza – Hingna, Tahsil Hingna & District Nagpur, more particularly described in the schedule written hereunder. We have verified copies of various deeds and documents supplied by you and have verified the record of office of SRO Hingna online vide search case (Challan) No. MH009560080202223E, (Receipt No. 1112601088) dated 19/10/2022, and on the basis of the Title Deeds and online verification, we submit this title verification report as under –

A. PRESENT OWNERSHIP (AS PER TITLE REPORT)

1. Shri Shashikant S/o. Dashrath Thote
2. Smt Malti W/o. Suryaprakash Dhawale
3. Smt Nishika D/o. Suryaprakash Dhawale, &
4. Shri Soumyak S/o. Suryaprakash Dhawale

B. HISTORY AND CHAIN OF TRANSFERS AS PER PREVIOUS TRANSACTIONS

Initially, the entire land was owned and possessed by 1. Smt Sonali Krushnrao Girhe, 2. Smt Anita Krushnrao Girhe, 3. Shri Amitkumar Krushnrao Girhe, 4. Smt Madhuri Krushnrao Girhe, and 5. Smt Neelam Krushnrao Girhe, having acquired the same by the way of succession. The said land was Agricultural land.

Thereafter, the aforesaid entire land has been jointly purchased/acquired from aforesaid owners by Shri Shashikant S/o. Dashrath Thote & Shri Suryaprakash S/o. Bhaurao Dhawale, by way of Sale Deed duly registered in the office of Sub-Registrar-Hingna, at serial/registration No. 4504/2018, dated 26/10/2018. Accordingly, the names of Shri Shashikant S/o. Dashrath Thote & Shri Suryaprakash S/o. Bhaurao Dhawale came to be recorded and mutated in revenue records as owners thereof.

Thereafter, one of the owners Shri Suryaprakash S/o. Bhaurao Dhawale, left for his heavenly abode on 25/01/2019 leaving behind his wife Smt Malti Wd/o. Suryaprakash Dhawale and his one daughter Ku. Nishika D/o. Suryaprakash Dhawale and his one son Shri Soumyak S/O. Suryaprakash Dhawale, as his only legal heirs. Accordingly, the 50% share and interest of Shri Suryaprakash Dhawale devolved upon his abovementioned legal heirs and have been duly recorded and mutated in revenue records.

Accordingly, Shri Shashikant S/o. Dashrath Thote and Smt Malti Wd/o. Suryaprakash Dhawale, Ku. Nishika D/o. Suryaprakash Dhawale and Shri Soumyak S/O. Suryaprakash Dhawale have become the joint owners of the entire aforesaid land as per their respective shares in the aforesaid land.

C. MUTATION IN THE NAME OF PRESENT OWNERS

It is observed that the said property came to be mutated/recorded in the names of the aforementioned owners in relevant records, i.e. 7/12 extract. It is observed that, separate 7/12 for each of the Plots has been prepared by Competent Authority. Accordingly, the names of respective Plot owners have been recorded and mutated in relevant records.

D. NON AGRICULTURAL CONVERSION AND SANCTION OF LAND

It is observed that, the said land was submitted for sanction of a layout plan thereby consisting of total 56 plots of various numbers and sizes. The layout plan was submitted under Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Amendment Act, 2021. In pursuance to which, the Competent Authority i.e. department of Nagar Panchayat Hingna has sanctioned the aforesaid layout under the provisions of Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Amendment Act, 2021, as per letter No. 1885/2021 dated 18/10/2021, subject to terms and conditions as incorporated therein. As per the terms and conditions, the Competent Authority has reserved plots no. 33 to 39 as guarantee for development of aforesaid layout subject to issue of NOC from the Competent Authority for Sale of plot nos. 33 to 39.

It is further observed that, the said land bearing khasra/survey No. 62, admeasuring about 1.30 Hectares has been converted into Non-Agricultural i.e. for residential purpose, vide Order No. 16/NAP-34/2021-2022 dated 17/02/2022 passed by office of the Hon'ble Tahsildar Hingna.

It is further observed that, the Competent Authority i.e. Department of Nagar Panchayat Hingna has released/regularized the sanctioned plots (16 plots) bearing plots No. 3, 4, 6, 7, 8, 13, 14, 20, 21, 22, 25, 42, 46, 50, 51, and 55 vide release/regularization letter no. 1346/2022 dated 04/08/2022.

E. LEGAL OPINION

a. We have verified the relevant records of Sub-Registrar, Hingna. The copies of relevant documents have also been produced before us for verification and inspection. Upon verification and inspection of relevant documents and upon conduct of online search it is found that, the present owners have transferred/sold 9 plots (bearing plot nos. 9, 10, 5, 28, 23, 12, 52, 44 and 45) in the aforesaid layout to and in favor of various purchasers under various registered Sale Deeds. It is further found that, the present owners have entered into various registered Agreements for Sale of 16 plots (Bearing plot nos. 21, 22, 50, 26, 48, 6, 25, 30, 31, 7, 20, 3, 14, 53, 29 and 55) to and in favor of various purchasers as per registered Agreement for Sale.

b. It is found that out of remaining plots, Plot nos. 1, 2, 15, 16, 19, 43, 47 and 54 which are owned and possessed by the present owners, have been mortgaged with The

Chitnavispura Co-operative Bank Ltd, Sakardhara branch, Nagpur against loan / financial assistances availed by them.

c. We have gone through the deeds and documents produced before us. On the basis of verification of relevant record and the documents produced before us, except as mentioned in paragraph E (a) and E (b) there is no registration or noting of any lien, charge, interest or any encumbrance over the remaining Plots (Bearing Plot Nos. 4, 8, 11, 13, 17, 18, 24, 27, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 46, 49, 51 & 56) as per record of rights such as 7/12 extract, etc.

d. The present owners have acquired absolute ownership title of the remaining plots (Bearing Plot Nos. 4, 8, 11, 13, 17, 18, 24, 27, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 46, 49, 51 & 56) as mentioned herein above, they have ownership title with liberty to dispose of the same in any manner or develop the aforesaid Plots into buildings and other structures etc. as may be permissible under relevant rules and regulations and receive all beneficial enjoyment of the same. They can also pledge or mortgage the aforesaid remaining Plots in the entire layout against loan or financial assistance, subject to such clearances and permissions as may be required under any law for the time being in force.

Hence, this report.

SCHEDULE OF PROPERTY –

ALL THAT piece and parcel of land admeasuring 1.30 Hector bearing Survey/Khasra No. 62, Kul Jama Rs 1.75, Bhogwatdar Class-I rights, of Mouza – Hingna, Tahsil Hingna & District Nagpur, bounded as under –

TO THE EAST	-:-	Khasra No. 63
TO THE WEST	-:-	NALA
TO THE NORTH	-:-	GOVT PANDHAN
TO THE SOUTH	-:-	NALA

NAGPUR.
Date: 19/10/2022

For, ***HARIRAMANI ASSOCIATES***

Hariramani

JAYESH O. HARIRAMANI
ADVOCATE

महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गाव :- हिवरा (सा.क.क्र.४९)　　तालुका :- हिंगणा　　जिल्हा :- नागपूर

मुल्यांकन क्रमांक व उपविभाग
६२

मुल्यांकन पद्धती भोगवटादार वर्ग - २

शेताचे स्थानीक नाव		भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	खाते क्रमांक
क्षेत्र एकक	हे.आर चौ.मी	[मधुरी कृष्णराव ती.हे			]	(१७९२)	[25488] [30488] ३०५८
जिरायत	९.३० ००	[अनिलकुमार कृष्णराव ती.हे			]	(१७९२)	तुकडयाचे नाव
बागायत	-	[गीता कृष्णराव ती.हे			]	(१७९२)	इतर अधिकार
तरी	-	[शोभाताई कृष्णराव ती.हे			]	(१७९२)	शेरा
वरकस	-	[अनिता कृष्णराव ती.हे			]	(१७९२)	शेरा प्रकरणी दि. २८/५/०८ (१६५२)
इतर	-	——सामाईक क्षेत्र——					इतर
							मुळकाचे नाव कमी दि.१९/५/२०१२ (४१००)
एकुण क्षेत्र	९.३० ००	[सुर्यप्रकाश माकराम सपते			]	(५९४४)	
		मालती सुर्यप्रकाश इचले				(५९४४)	
पोट- खराब (सामाईक)		निशिका सुर्यप्रकाश इचले				(५९४४)	
अधीक्षा		सौम्यक सुर्यप्रकाश इचले				(५९४४)	
वर्ग (ब)	-	——सामाईक क्षेत्र——	०.०० ००	०.००			
वर्ग (क)	-						
एकुण पो ख	०.०० ००	शशिकांत दशरथ भोटे	९.३० ००	९७५		(५७९२)	
आकारणी	९७५						
जुडी किंवा विशेष आकारणी	-						
जुने फेरफार क्र		(१७९२),(१७९३),(१७९५),(१७९७),(५५१९),(५७९२),(५९२५),(५९४४),(६१६९),(६३१२)				सीमा आणि मुमापन चिन्हे	स.यादी १

ही ७/१२ अभिलेख महिला सा.न.वि. ७ दि. ३१/१२/२०२० ०४:३६:४६ PM रोजी व सा.न.वि.१२ (दि. ३०/११/२०१९ ००:०१:११ AM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे स्वाक्षरी कोणाचीही सही शिक्क्याची आवश्यकता नाही.

सूचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर सा.न.वि. १२ मध्ये मिळणारी पहिली अवावत झाली असल्याने स्वाक्षरी तपासण्यासाठी https://bhulekh.mahabhumi.gov.in या संकेत स्थळावर पहावी.

७/१२ डाउनलोड व प्रिंट दि. : १२/०७/२०२१ १२:३६:०७ PM. वेबसाईट संदर्भासाठी https://digitalsatbara.mahabhumi.gov.in/dar/ या संकेत स्थळावर जावून 09113000810831702 हा क्रमांक वापरावा.

गाव नमुना बारा

पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ खालील नियम २९]

गाव :- हिंगणा त.सा.क्र.४९ तालुका :- हिंगणा जिल्हा :- नागपूर

भुमापन क्रमांक व उपविभाग ६२

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र												
					घटक पिके व प्रत्येकाखालील क्षेत्र			निर्भेळ पिकाखालील क्षेत्र						
वर्ष	हंगाम	निरंक शेरा क्र.	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी		
२०१७-१८	खरीप							तुर		०.१०००	पराई करीता	०.०५००		
								सोयाबीन		०.४५००				
								कापूस		०.४००००				
२०१८-१९	खरीप							तुर		०.१०००	पराई करीता	०.०५००		
								सोयाबीन		०.४५००				
								कापूस		०.४००००				
२०१९-२०	खरीप							तुर		०.१०००	पराई करीता	०.०५००		
								सोयाबीन		०.४५००				
								कापूस		०.४००००				