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Monday, 12 June 2023 10:49 AM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3710 दिनांक: 12/06/2023

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: कमट-0-2023

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. आनंद पुरोहीत

वर्णित अर्ज क्र. 856/23 मौजा महालगाव सर्वे नं. 129/1/1 खाते क्र. 1740 आराजी 3.88 हे.आर (शोधघेणे) सन 1994 ते 2023 वर्ष 30

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

बुद्धिम निवेदक, प्रजा-9
कामठी

1); देयकाचा प्रकार: eChallan रकम: रु. 750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003397864202324E दिनांक: 12/06/2023

बँकेचे नाव व पत्ता:

ANAND PUROHIT

Advocate

OFFICE :

U-2 Jai Bhawani Complex,
Plot No. 740, Opposite Hero Motors,
Near Deshpande Layout, Nagpur-8
Ph. 9373109350[M]

Residence: Row House No. 3, Jai Shreejee Row Houses, Himanshu Layout, Near Swaminarayan Mandir, Wathoda Nagpur

Court:- Room No. 515, 5th Floor, New Building, District Court Civil Lines, Nagpur

Date:- 22/06/2023

TITLE VERIFICATION AND SEARCH REPORT

This search report is in respect of an immovable property which is in the form of ALL THAT piece and parcel of Land bearing Survey/Khasra No. 129/1/1 totally admeasuring about **3.88 H.R.** i.e. about 38,800 Sq. Mts., having land revenue Rs. 15.09 together with Class-I occupancy rights situated at Mouza:- Mahalgaon, Tahsil:- Kamptee, District:- Nagpur. The said property is more particularly described in the Schedule of property here in underwritten which forms the part and parcel of this search report.

I Anand Purohit, Advocate, Nagpur do hereby confirm that I have verified the available Index record pertaining to the said property for last thirty years and accordingly my report of search is as under :-

1. Initially the entire land bearing Khasra No. 129/1 (Old Khasra No. 36/1) totally admeasuring about 4.04 H. R., having P.H No. 20, of Mouza:- Mahalgaon, Tahsil:- Kamptee, District:- Nagpur belonged to Mr. Gopalrao alias Babanrao Warhade who effected partition of the said land amongst his sons as such the land bearing Survey/Khasra No. 129/1 (Old Khasra No. 36/1) totally admeasuring about 4.04 H.R. came in share of Mr. Sunil S/O Babanrao alias Gopalrao Warhade. Later on the owner of the said property namely Mr. Sunil S/O Babanrao alias Gopalrao Warhade sold the said entire land to Smt. Pushpadevi W/O Gangaram Agrawal vide sale deed duly presented in the office of the Sub-Registrar Nagpur-11 on 22/02/1996 at presentation serial no. 2000 of 1996 and registered on 06/03/1996 at registration serial no. 2227 (Cha) of 1996. I have verified the index pertaining to the said transection from the office of Sub-Registrar Nagpur-11 and the same is in proper order. Thereafter the Khasra/Survey Numbers of the properties situated at Mouza:- Mahalgaon, Tahsil:- Kamptee, District:- Nagpur were renumbered and the land which was owned by Smt. Pushpadevi Gangaram Agrawal was renumbered from 36/1 to 129/1. As such Smt. Pushpadevi Gangaram Agrawal became the owner of agriculture land bearing Survey/Khasra No. 129/1 at that time totally admeasuring about 4.05 H.R. situated at Mouza:- Mahalgaon, Tahsil:- Kamptee, District:- Nagpur.
2. That, during her lifetime the owner of the said property namely Smt. Pushpadevi Gangaram Agrawal executed her last Will on 03/07/1998 and bequeathed the said property in favour of her daughter in law namely Smt. Anita Harish Agrawal. Thereafter the owner of the said property namely Smt. Pushpadevi Gangaram Agrawal expired on 01/08/1998. As such after the death of Smt. Pushpadevi Gangaram Agrawal her daughter in law namely Smt. Anita W/O Harish Agrawal became the owner of the said entire land bearing Khasra/Survey No. 129/1 totally admeasuring about 4.05 H.R. situated at Mouza:- Mahalgaon, Tahsil:- Kamptee, District:- Nagpur in pursuance of the aforesaid Will dated 03/07/1998. As such the name of Smt. Anita Harish Agrawal was mutated in the relevant govt. records related with the said property.

3. That, in the year 2012 the area of about 0.17 H.R out of entire land bearing Survey/Khasra No. 129/1 totally admeasuring about 4.05 H.R. situated at Mouza:- Mahalgaon, Tahsil:- Kamptee, District:- Nagpur was acquired by the National Highway Authority of India for the purpose of road widening vide order passed by Hon'ble Sub-Divisional Officer, Nagpur in Land Acquisition Case No. 56A-65/2009-2010 dated 31/10/2012. As such after aforesaid acquisition 3.88 H.R. area remained with the present owner namely Smt. Anita Harish Agrawal. After aforesaid acquisition the land owned by the present owner namely Smt. Anita Harish Agrawal was renumbered as 129/1/1. As such the present owner namely Smt. Anita Harish Agrawal is now the owner of land bearing Survey/Khasra No. 129/1/1 totally admeasuring about 3.88 H.R. situated at Mouza:- Mahalgaon, Tahsil:- Kamptee, District:- Nagpur together with Class-I occupancy rights.
4. That, the owner of the said entire land also got the said entire land bearing Survey/Khasra No. 129/1/1 totally admeasuring about 3.88 H. R., having P.H No. 20, of Mouza: - Mahalgaon, Tahsil:- Kamptee, District:- Nagpur as tentatively sanctioned for the purpose of carving a residential layout from the office of the Nagpur Metro Region Development Authority, (NMRDA) vide its letter dated 11/05/2023. The final sanction in respect of the said entire land still needs to be obtained.
5. That, thus from the aforesaid discussion it is crystal clear that the rights vested in land bearing No. 129/1/1 totally admeasuring about 3.88 H.R. situated at Mouza:- Mahalgaon, Tahsil:- Kamptee, District:- Nagpur together with Class-I occupancy rights, which is subject matter of present report are at present owned by Smt. Anita Harish Agrawal and the same are without any kind of encumbrances as such the same are transferable.
6. That, while verifying the entries related to the aforesaid transactions related to said entire property, I have not come across any adverse entry regarding the said property. On the basis of verification of record in the office of the Sub-Registrar Kamptee, District:-Nagpur the receipt of which is enclosed herewith and the documents placed before me for the purpose of taking search, I reached to the conclusion that the property bearing Khasra/Survey No. 129/1/1 totally admeasuring about 3.88 H.R. situated at Mouza:- Mahalgaon, Tahsil:- Kamptee, District:- Nagpur, more particularly described in the schedule of property here in under is free from all kinds of encumbrances. The title in respect of the said property is good, valid and marketable. The same is presently in the name of Smt. Anita Harish Agrawal.
7. That, the documents placed before me for the purpose of title verification and search report also reveals that on 27/05/2023 the owner of the said property namely Smt. Anita Harish Agrawal while going from Wardhaman Nagar, Nagpur to Itwari, Nagpur lost the original document related to sale deed in respect of the said property which is subject matter of present search report. As such she lodged a Police Complaint related to the same in the Lakadganj Police Station, Nagpur on 31/05/2023. I have gone through the office copy/received copy of the said complaint. The same bears seal of concerned Police Station and signature of Duty Officer of Lakadganj Police Station, Nagpur. Beside lodging the said police complaint the present owner of the said property also sown in an affidavit and stated in the same the facts regarding loss of aforesaid original sale deed related to the said land. The owner of the said property namely Smt. Anita Harish Agrawal also issued a Public Notice in the local daily News Paper namely Dainik Bhaskar regarding loss of said original sale deed. The same was Published on 07/06/2023. The said papers are in proper order. It seems that the owner of the said property has taken utmost precaution in the said matter.

8. That, I have verified the index pertaining to the aforesaid transaction/s in respect of the said property. I hereby confirm that the documents pertaining to the said transaction/s are valid. Moreover, I have also not come across any kind of adverse entry in respect of the said transaction/s. As such there appears to be no encumbrance on the said entire property. However on account of incomplete/unavailable index record in the offices of Sub-Registrar Kamptee District:- Nagpur, an affidavit of the owner of the said entire property so as to confirm that she has not mortgaged the said entire property with any financial institution is required be taken. In the said affidavit contents regarding not creating third party interest in the said entire property is required to be taken from the present owner along with contents regarding non-pendency of any kind of litigation.
9. That, I have visited the concerned departments to make it confirm that said entire property is not subject to acquisition under any scheme of Govt. of Maharashtra. I do hereby confirm that there is no impediment if any financial institution provides any financial assistance to the prospective buyer of the said entire property subject to condition that the said buyer mortgages the property being purchased by him/her/them/it with the financial institution for the purpose of grant of financial assistance as such the said property will be having good and marketable security for the financial institution/Bank.

Hence This Report.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of Land bearing **KHASRA/SURVEY NO. 129/1/1** totally admeasuring about **3.88 H.R.**, i.e. about 38,800 Sq. Mts., together with **Class-I** occupancy rights having land revenue **Rs. 15.09/-** per year, together with all kinds of Passage, Right of Path ways and all other easementary rights appurtenant and belonging thereto situated within the limits of **MOUZA:- MAHALGAON**, Tahsil:- Kamptee, District:- Nagpur. The **P.H. No.** in respect of the said property is **20**. The said entire land is bounded as under:-

EAST:- NALLAH,
WEST:- 15.00 MTR. WIDE ROAD,
NORTH:- NALLAH,
SOUTH:- 12 MTR. WIDE ROAD

Nagpur
Date:- 22/06/2023



ANAND PUROHIT,
ADVOCATE

Anand D. Purohit
Advocate

Encl.:- Receipt No. 3710 Of 2023 worth Rs. 750/- dated 12/06/2023 along with a copy of Challan in respect of amount deposited for search with the office of the Sub-Registrar, Kamptee, District:- Nagpur is annexed with the present search report.

ANAND PUROHIT

Advocate

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Ph. 9373109350{M}

Residence: Row House No. 3, Jai Shreejee Row Houses, Himanshu Layout, Near Swaminarayan Mandir, Wathoda Nagpur

Court:- Room No. 515, 5th Floor, New Building, District Court Civil Lines, Nagpur

FORMAT-A

(Circular No.:- 28/2021)

To

MAHA RERA
AUTHORITY

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Land bearing Khasra/Survey No. 129/1/1 totally admeasuring about 3.88 H.R. situated at Mouza:- Mahalgaon, Tahsil:- Kamptee, District:- Nagpur.

(hereinafter referred as the said Land)

I have investigated the title of the said property on account of request of Mrs. Anita Harish Agrawal and on the basis of the following documents i. e. :-

1.) Description of Property:-

ALL THAT piece and parcel of Land bearing **KHASRA/SURVEY NO. 129/1/1** totally admeasuring about **3.88 H.R.**, i.e. about 38,800 Sq. Mts., together with **Class-I** occupancy rights having land revenue **Rs. 15.09/-** per year, together with all kinds of Passage, Right of Path ways and all other easementary rights appurtenant and belonging thereto situated within the limits of **MOUZA:- MAHALGAON**, Tahsil:- Kamptee, District:- Nagpur. The **P.H. No.** in respect of the said property is **20**.

2.) The Documents of Allotment of the said Property:-

- a) Copy of latest extract of 7/12 and 8-A showing name of present owner of the said property.
- b) Certified Copy of Sale Deed dated 22/02/1996 duly registered in the office of the Sub-Registrar Nagpur-11 at registration serial no. 2227 (Cha) of 1996 related to said land.

-----2

c) Will Deed dated 03/07/1998 executed by Smt. Pushpadevi Gangaram Agrawal.

3.) Search Report for 30 Years from 1994 to 2023.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said entire property, I am of the opinion that the title of Mrs. Anita Harish Agrawal is clear, marketable and without any encumbrances.

Owner of Land:- Mrs. Anita Harish Agrawal

Qualifying Comments/Remarks if any:- The Title is Good Valid and Marketable

The report reflecting the flow of the title of Mrs. Anita Harish Agrawal on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 22/06/2023


(Anand Purohit, Advocate)

Anand D. Purohit
Advocate

ANAND PUROHIT

Advocate

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Court:- Room No. 515, 5th Floor, New Building, District Court Civil Lines, Nagpur

FORMAT-A

(Circular No. :-2.8/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Certified Copy of 7/12 as on date of application for registration.
- 2) Mutation Entry No. 1419/2006
- 3) Search report for 30 years from 1994 to 2023 taken from Sub-Registrar Office Kamptee, District:- Nagpur.
- 4) Any other relevant title. _____
- 5) Litigations if any. **No**

Date: 22/06/2023


(Anand Purohit, Advocate)

Anand D. Purohit
Advocate



CHALLAN
MTR Form Number-6



GRN	MH003397864202324E	BARCODE			Date	10/06/2023-14:06:14		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 KMT_KAMTHI SUB REGISTRAR					Full Name		ANAND PUROHIT ADVOCATE			
Location NAGPUR										
Year 2023-2024 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In	Seven Hundred Fifty Rupees Only				
Total				750.00	Words					
Payment Details CANARA BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	02400412023061000321		1061006202302400321	
Cheque/DD No.					Bank Date	RBI Date	10/06/2023-14:07:03		Not Verified with RBI	
Name of Bank					Bank-Branch		CANARA BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9373109350
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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.