

S.R. Wankhede, Advocate,
Lahari Nagar, Wardha,
Ph. No. (07152) 244505.

No.

Date :

To,
The Manager,

Dear Sir,

RE :

1. Name of Applicant/s : M/s Maa Vaishnavi City
Developers , Wardha

2. DETAILS OF PROPERTY OFFERED AS SECURITY :

M/s Maa Vaishnavi City Developers , Wardha
constructed Flat scheme on Plot No. 23 out of diverted field
Sr. no. 49/4/A/1, 49/4/A/ about total area 542.56 Sq. Mts.
situated at Mouza Nalwadi Mouza No. 195 Tah. & Dist.
Wardha name and satyle as "**Mahalaxmi Residency**"

Bounded as under :-

To the East	:	Road and open plot
To the West	:	Plot No 21, 22
To the North	:	Sactioned Layout
To the South	:	Saction Layout



REVENUE DETAILS WITH PROPERTY DESCRIPTION AND SPECIFICATION :

M/s Maa Vaishnavi City Developers , Wardha contructed Flat scheme on Plot No. 23 out of diverted field Sr. no. 49/4/A/1, 49/4/A/ about total area 542.56 Sq. Mts. situated at Mouza Nalwadi Mouza No. 195 Tah. & Dist. Wardha name and satyle as "**Mahalaxmi Residency** "

The said plot No. 23 is out of diverted field survey No. 49/4/A/1, 49/4/A/2 situated at Mouza Mouza Nalwadi Mouza No. 195, diverted for residential purposes vide revenue case No.40+41/ NAP- 34/ 2010- 11 order dated 25.5.2015 passed by Hon'ble Collector, Wardha.

POSTAL ADDRESS IF DIFFERENT FROM ABOVE :

Not applicable.

TITLE FLOW CHART :

That 1) Shri. Sunil Sundarlal Chandana 2) Sau. Savita Sunil Chandana 3) Shri. Sanket Purushottam Khemaka through power of attorney Shri. Purushottam Dvarakaprasad Khemaka 4) Shri. Bhatprat Nalinikant Mehata 5) Sau. Ashlesha Ram Durge purchased the easteren side half portion to the extent of area 0.37 H.R. of field Sr. No. 49/4/Aout of area 0.74 H.R. from 1) Shri. Prabhakar Devidasji Wakare 2) Shri. Pradip Devidasji Wakare 3) Shri. Sudhir Devidasji Wakare 4) Sau. Rajani Pralhadrao Sali 5)Sau. Nalini Wamanrao Patil 6) Smt. Maud Narayanrao Wakare 7) Shri. Anil Narayanrao Wakare 8) Shri. Sunil Narayanrao Wakare 9) Shri. Khrstofar Narayanrao Wakare 10) Sau. Sanika Satish Doifode 11) Sau. Nisha Sailvakumar by Regd. sale deed dated

5.4.2010 Document No. 02882 for worth valued consideration.

That 1) Shri.Sajal Ashok Mehare 2) Ashok Purushottam Mehare 3) Ilesh Anantray Upadhyay 4) Shri. Awadhoot Damodhar Rotkar 5) Sau. Rajani Ashokrao Mehare purchased the western side half portion to the extent of area 0.37 H.R. of field Sr. No. 49/4/A out of area 0.74 H.R. from 1) Shri. Prabhakar Devidasji Wakare 2) Shri. Pradip Devidasji Wakare 3) Shri. Sudhir Devidasji Wakare 4) Sau. Rajani Pralhadrao Sali 5) Sau. Nalini Wamanrao Patil 6) Smt. Maud Narayanrao Wakare 7) Shri. Anil Narayanrao Wakare 8) Shri. Sunil Narayanrao Wakare 9) Shri. Khrstofar Narayanrao Wakare 10) Sau. Sanika Satish Doifode 11) Sau. Nisha Sailvakumar by Regd. sale deed dated 5.4.2010 Document No. 02881 for worth valued consideration.

There after said field Sr. no. 49/4/A/1, 49/4/A/2 situated at Mouza Mouza Nalwadi Mouza No. 195, diverted for residential purposes vide revenue case No.40+41/ NAP-34/ 2010- 11 order dated 25.5.2015 passed by Hon'ble Collector, Wardha in favour of 1) Shri.Sajal Ashok Mehare 2) Ashok Purushottam Mehare 3) Ilesh Anantray Upadhyay 4) Shri. Awadhoot Damodhar Shetkar for Sr. No. 49/4/A/1 and 1) Shri. Sunil Sundarlal Chandana 2) Sau. savita Sunil Chandana 3) Shri. Sanket Purushottam Khemaka 4) Sau. Ashlesha Ram Durge for Sr. no. 49/4/A/2.

There after partion deed was effected between the parties and plot no 23 came to the share of Sau.Savita Sundarlal Chandana Vide regd. partion deed dated 30.11.2015 Document No. 5793/2015



There after M/s Maa Vaishnavi City Developers through partners 1) Shri. Vandana Rajkumar Deshamukh 2) Shri. Surendrakumar Sukhadekumar Singh 3) Shri. Hemant Vishwasrao Deshmukh 4) Shri. Milind Pralhadrao Dahake 5) Shri. Sanjay Shamji Sharma 6) Shri. Rajesh Shirchand Vidhawani R/o Wardha purchased the said plot No. 23 from Sau. Savita Sunil Chandana by regd. sale deed dated 4.1.2016 document No. 16/2016 for worth valued consideration.

There after M/s Maa Vaishnavi Builders and Developers through partners got saction for flat scheme from Gram-panchayt , Nalwadi .

3. OBSERVATION :

The said flat is out of duly sanctioned layout converted for residential use form competent revenue authority. Layout of map is also sanctioned.

I have also got taken search of Index II register in the office of Sub-Registrar, Wardha for last 13 years i.e. 2005 to 2017. During the search, I have not found any registered charge or liability by way of sale, transfer, mortgage, gift etc. Except the sale trasaction 5 flats out of total flats16.

10. PROPERTY TAX RECEIPT :

Borrower has produced house tax receipt .

11. CERTIFICATE :

It is certified that, title over the flat scheme constructed on plot No 23 of owner M/s Maa Vaishnavi Builders and



Developers through partners 1) Shri. Vandana Rajkumar Deshamukh 2) Shri. Surendrakumar Sukhadekumar Singh 3) Shri. Hemant Vishwasrao Deshmukh 4) Shri. Milind Pralhadrao Dahake 5) Shri. Sanjay Shamji Sharma 6) Shri. Rajesh Shirchand Vidhawani R/o Wardha is as a absolute owner.

12. DOCUMENTS REQUIRED FOR TITLE :

Nil

13. DOCUMENTS REQUIRED FOR CREATING THE SECURITY :

1. 7/12 extract of Plot no. 23
2. Copy of N.A. order.
3. Copy of Layout map.
4. Copy of Sanction Building Map.
5. Copy of Permission letter.
6. Copy of Tax receipt .
7. Copy of power of attorney
8. Copy of regd. sale deed D/-5.4.2010 Docu No. 02881
9. Copy of regd. sale deed D/- 5.4.2010 Docu No. 02882
10. Copy of regd. sale deed D/- 4.1.2016 docu No. 16/2016
13. Deed of partnership Firm of M/s Maa Vaishnavi Builders and Developers through partners 1) Shri. Vandana Rajkumar Deshamukh 2) Shri. Surendrakumar Sukhadekumar Singh 3) Shri. Hemant Vishwasrao Deshmukh 4) Shri. Milind Pralhadrao Dahake 5) Shri. Sanjay Shamji Sharma 6) Shri. Rajesh Shirchand Vidhawani R/o Wardha
11. Regd. partition deed in respect of plot No. 23



14. OPINION :

In my opinion, the title of M/s Maa Vaishnavi Builders and Developers through partners 1) Shri. Vandana Rajkumar Deshamukh 2) Shri. Surendrakumar Sukhadekumar Singh 3) Shri. Hemant Vishwasrao Deshmukh 4) Shri. Milind Pralhadrao Dahake 5) Shri. Sanjay Shamji Sharma 6) Shri. Rajesh Shirchand Vidhawani R/o Wardha constructed on plot no. 23 as described above is clear, valid, absolute, marketable and free from all kinds of encumbrances, Except the sale trasaction of 5 flats out of total flats16.

Place : Wardha.

Date : 10.7.2017

Yours faithfully,



(S.R. Wankhede)

Advocate

S. R. WANKHEDE
M. Com, B. J. LL.B,
Advocate



CHALLAN
MTR Form Number-6

GRN MH003896465201718E	BARCODE 	Date 27/07/2017-11:24:05	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name WRD_WARDHA SUB REGISTRAR	Full Name	ADV S R WANKHEDE	
Location WARDHA			
Year 2017-2018 One Time	Flat/Block No.		
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	
		Area/Locality	WARDHA
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	
		MOUZA NALWADI PLOT NO 23 AREA 542.56SQ MT SEARCH FOR	
		2005 TO 2017 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. 00040572017072735557 IK00GITEQ8
Cheque/DD No.		Bank Date	RBI Date 27/07/2017-11:24:55 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

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.

Mobile No. : 7709901522