Harshawardhan Deshmukh
Advocate
Mob. 9890472661

"Guru-Kripa", Opp. Kesarimal school, Sudampuri, Nagpur Road, Wardha. 442 001
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5/5/2018

To whom so ever it may concern

Subject : - Title verification of field no. 60/1 area 1.12 H.R. Land revenue Rs. 1.10/- class 1 of Mauza Nagthana Tah. & dist. Wardha within the limit of sub- registrar Wardha owned by Krushnagiri developers through partners Mahesh Shankarrao Gulhane r/o Gitai Nagar Wardha tah. & Dist. Wardha

Sir,

On the request of the Krushnagiri developers through partners Mahesh Shankarrao Gulhane r/o Gitai Nagar Wardha tah. & Dist. Wardha , I have conducted the search of records from the office of Sub- Register Wardha for the year 1989 to 2018 i.e. 30 ys. In the name of Krushnagiri developers through partner Mahesh Shankarrao Gulhane r/o Gitai Nagar Wardha tah. & Dist. Wardha of field no. 60/1 area 1.12 H.R. Land revenue Rs. 1.10/- class 1 of Mauza Nagthana Tah. & dist. Wardha within the limit of sub- registrar Wardha

The property is bounded as under as per sale deed: _

East- Survey No. 73

West- Survey no. 59 and Road

North- Survey no. 72

South – Road

The following documents are taken in to con consideration while conducting the search .

Sr. No.	Date	Name/ Nature of the Document	Name of parties executed	In case of copies, whether the original was scrutinized by the Advocate.
1	20/4/2018	Sale deed doc. No. 1437	Executed by Sau. Jayashree Dyneshwar Samarth in favour of Krushnagiri Develoeprs through partners Mahesh Shankarrao Gulhane	Original
2	5/5/2018	Talathi map	Issued by Talathi	Xerox
3	13/4/2018	Order of Tahasildar	Issued by Tahasildar	Xerox

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

CHALLAN
MTR Form Number-6

GRN	MH001082053201819E	BARCODE		Date	02/05/2018-13:17:03	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Search Fee	TAX ID (If Any)	SEARCH FEE
		PAN No.(If Applicable)	
Office Name	WRD_WARDHA SUB REGISTRAR	Full Name	ADV H L DESHMUKH
Location	WARDHA		
Year	2018-2019 One Time	Flat/Block No.	WARDHA
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	WARDHA
		Area/Locality	WARDHA
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	MZ NAGTHANA FSNO. 60/1 AREA 1.12 H.R. SEARCH FROM 1989 TO 2018 FOR 30 YEARS
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572018050299141	IK00OWZQD0
Cheque/DD No.		Bank Date	RBI Date	02/05/2018-13:17:24	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9890472661

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 नोदंणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 02-05-2018 01:17:25

Gadampuri, Wardha

P. L. C.

Harshawardhan Deshmukh
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For conducting the search report of the above property, I have deposited the necessary fees with the Inspector General of stamps on line of Rs. 750/- vide receipt No. GRN MH001082053201819E Dt. 02/05/2018. The original receipt is attached herewith this report.

2) Originally the field no. 60/1 area 1.12 H.R. of Mauza Nagthana Tah. & dist. Wardha within the limit of Sub- registrar Wardha was owned by n the name of Sau. Jayashree Dyneshwar Samarth as per the record made available for verification during the period of 1989 to 2018 up to the sale deed of the borrower.

2) On 20/4/2018 vide doc. No. 1437 Sau. Jayashree Dyneshwar Samarth r/o Wardha sold the said field no. 60/1 area 1.12 H.R. of Mauza Nagthana Tah. & dist. Wardha within the limit of Sub- registrar Wardha by regd. Sale deed for Rs. 70,00,000/- to Krushnagiri developers through Mahesh Shankarrao Gulhane r/o Gitai Nagar Wardha tah. & Dist. Wardha. The original sale deed of Krushnagiri developers through Mahesh Shankarrao Gulhane r/o Gitai Nagar Wardha tah. & Dist. Wardha which is marked as **no. 1** in red colour for identification. While scrutiny of the contents of the said sale deed , I have noticed that sale deed is of field no. 60/1 and boundary as mentioned in the sale deed is of field No. 60 .Hence it is necessary to correct it by way of correction deed .

The Xerox copy of the Talathi map dt. 5/5/2018 is made available for verification which is marked as **No. 2** in red colour for identification. The boundary mentioned in the map and the sale deed No. 1 are fully matched with each other.

The borrower has produced the order of Tahsildar dt. 13/4/2018 thereby removing the unwarranted entries from the 7/12 extract. . The zero copy f it is marked as No. 3 in red colour for identification.

3) The mutated 7/12 extract in the name of present owner is not received as the said process of mutation is in process as the say of present owner.

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

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Harshawardhan Deshmukh
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4) I have verified that document from the records of sub-register Wardha. Out of this some record is not maintained properly hence it was not properly scrutinized. The record which is available on line are property scrutinized. During the period of on line search there was no any transection of this property with anybody by the vendor of the present owner.

5) On the basis of the search made by me, I certify that the property described above is owned and possessed by Krushnagiri developers through Mahesh Shankarrao Gulhane r/o Gitai Nagar Wardha tah. & Dist. Wardha. That the relevant document of title i.e. copy of registered sale deed dt. 20/4/2018 vide Doc. No. 1437 executed between the parties in original is placed before me appears to be genuine. I have verified that document from the records of sub-register and from appropriate authority.

6) I have perused the above mentioned document of sale deed in original The said documents are absolutely legal and safe guard the interest of the borrower subject to correction as mentioned above.

Conclusion:-

In my opinion, no. 60/1 area 1.12 H.R. of Mauza Nagthana Tah. & dist. Wardha within thelimit of Sub- registrar Wardha with the affidavit stating that he had not availed loan from anybody, financial institutions not the said property is disposed or made contract by any type with anybody. The borrower got the ownership in the property.

In my opinion, the title of Krushnagiri developers through Mahesh Shankarrao Gulhane r/o Gitai Nagar Wardha tah. & Dist. Wardha in field no. 60/1 area 1.12 H.R. of Mauza Nagthana Tah. & dist. Wardha within the limit of Sub- registrar Wardha is clear, marketable and is free from all the encumbrances, lien and charges.

Hence this report.

Wardha
Dated : 5/5/2018

Encl.-receipt of Search

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

Yours faithfully
H.L. Deshmukh
Advocate Wardha

कोर्ट समक्ष मा. श्री. डी. एन. राऊत, नायब तहसिलदार, वर्धा यांचे न्यायालय.

00015

रामाक :- आरटीएस- 64/2017 -2018

मौजा नागठाणा महसुल मंडळ सालोड

आदेश क्र. /2018

आक्षेपक / अर्जदार :- जयश्री ज्ञानेश्वर समर्थ

(आदेश पारित दिनांक 13/4/2018)

(हस्तलिखीत7/12 प्रमाणे अचुक संगणकीकृत 7/12 तयार करणेसाठी कलम 155 प्रमाणे आदेशाचा नमुना)

वाचा : -1) महाराष्ट्र जमीन महसुल अधीनियम 1966 चे कलम 155
2) तलाठी / मंडळ अधिकारी अहवाल दिनांक 11/4/018
3) अर्जदार याचा अर्ज दिनांक / /2018

तहसिलकार्यालय---वर्धा ----------
क्रमांक-ई-फेरफार /एसआरक155 / /
दिनांक

महाराष्ट्र जमीन महसुल अधीनियम 1966 चे कलम 155 अंतर्गत आदेश

दिनांक 23/01/2013 च्या शासननिर्णयाप्रमाणे ई -फेरफार आज्ञावलीची अंमलबजावणी सध्या राज्यभर करण्यात येत आहे.यामध्ये संगणकीकृत अचुक म.न.न. 7/12 व 8अ करण्यासाठी Re- Edit Module चा वापर करुन दुरुस्त्या करण्यात आल्या होत्या तथापी असे असुनही संगणकीकृत 7/12 काही त्रुटी राहील्या असल्याबाबत अर्जदार श्री. जयश्री ज्ञानेश्वर समर्थ यांनी अर्ज केले वरुन याबाबत त्यांचे अहवाल प्राप्त झाले असुन हे प्रकरण दाखल आहेत.

जुने भोधीकार अभीलेख म.न.न.7/12 व त्यावरील फेरफार यांचे अवलोकन करता अर्जदार यांनी केलेल्या अर्जात तथाश असुन हस्तलिखित म.न.न. 7/12 मध्ये असलेल्या नोंदी जशाच्या तशा संगणकीकृत 7/12 मध्ये येणे आवश्यक आहे.त्यामुळे या त्रुटी / दोष लेखन प्रमादाची चुक समजुन दुरुस्त करुन घेणे आवश्यक आहे त्याप्रमाणे दुरुस्ती करण्याबाबत तलाठी / मंडळ अधीकारी यांचे अहवाल प्राप्त झाला आहे. या दुरुस्तीने अन्य भोगवटदारांचे नोंदीवर कोणताही परिणाम होणार नसलने त्यांना सुनावणी देण्याची गरज नसल्याची मी खात्री केली आहे. मुळ 7/12 , 8 अ व फेरफार नोंदवहयांचे अवलोकन करता मी डी एन राऊत मला महाराष्ट्र जमीन महसुल अधीनियम 1966 चे कलम 155 अन्वये प्राप्त अधीकाराअन्वये **मौजे नागठाणा तालुका वर्धा** या गावातील खाली नमुद केले प्रमाणे संगणकीकृत 7/12 मध्ये दुरुस्ती करण्याचे आदेश देत आहे.

अ.नं.	गटनं/स.नं.	संगणकीकृत 7/12 वरील जुन्या नोंदी	दुरुस्त आदेशाने करावयाच्या नोंदी	शेरा
1	2	3	4	5
1	60/1	हस्तांतरणास बंदी आदिवासी खातेदारची जमीन कलम 1 चो जमीन म .ज.म अधिनियम 1966 च्या कलम 36 व 36 ता पत्र /अधीन	निरंक	सन 2 रे 1 मध्ये भुधारणा उपकार लिखित असताना झालेले असावे

वरील प्रमाणे दुरुस्ती करण्यासाठी या आदेशाने ऑनलाईन फेरफार घेऊन दुरुस्ती तात्काळ करण्यात यावी.

नायब तहसिलदार वर्धा.
Naib Tahsildar
Wardha

प्रत - 1) अर्जदार श्री. जयश्री ज्ञानेश्वर समर्थ
2) मंडळ अधीकारी सालोड
3)तलाठी धोत्रा रेल्वे