

T.Y.BORKAR
ADVOCATE

ADDRESS :-

Ganesh Nagar, Wardha.
Tah. And Dist. Wardha.
M.No.9890736061

Dated : 11/10/2018

TITLE-CUM-SEARCH REPORT

Subject :- Title Verification report-Cum-Search Report for Last 20 years in respect of property belonging to **BALAJI LAND DEVELOPERS** through partners 1) Shri Sudhakar Pandurangji Satone 2) Shri Raju Shankarrao Pachaghare and 3) Shri Narhari Nagorao Kolhe.

**1. Name and address
of the owner :-**

1. **Shri Sudhakar Pandurangji Satone,**
aged about 50 years, occu.- Cultivation & Business,
r/o Borgaon Meghe, Tahsil and District Wardha.
2. **Shri Raju Shankarrao Pachaghare,**
aged about 50 years, occupation- Business,
r/o Hanuman Nagar, Nagpur, Tah. & Distt Nagpur
3. **Shri Narhari Nagorao Kolhe,**
aged about 55 years, occu.- Cultivation & Business
r/o Ganeshpeth, Nagpur, Tah and Distt Nagpur.

2. Description of the property :- Field survey No. **98/2**, admeasuring
Area 2.90 H.R., Right -Class-I, Revenue Rs.10.10,
Situated at Mouza Borgaon Meghe, Mouza No. 100,
P.H.No. 19, Tahsil and District Wardha.

3. Boundaries of the property described :-

To East – Field Survey No. 107

To West - Field Survey No. 97 of Shri Bharat Bhau Meghe and 6 others

To North –Field of Shri Sandip Bhau Meghe

To South - Borgaon to Chitoda pandhan road

4. **Particulars of the documents Submitted for verification –**

- Xerox copy of 7/12 extract of Field Survey no. 100/2k , 101/6k , 105
- Xerox copy of 7/12 extract of Field Survey no.98/2
- Xerox copy of Ferfar Panji dated 17/02/1987, 1,10,1987,14/03/2012
- Xerox copy of Order of Deputy Supdt. Land Record, Wardha
- Xerox copy of Order of District Superintendent, Land Record Chandrapur
- Xerox copy of Sale deed dated 03/08/2018 vide doc no. 2615/2018

5. I have meticulously perused the documents referred above, submitted by the applicant and also conducted an on-line search/Inspection of record for the period of 20 years from 1998 to 2018 by paying an amount of Rs. 500/- vide receipt No.MH007087579201819E, dated 11/10/2018 with Sub-Registrar, Wardha, at on-line portal i.e. **Igr.mah.gov.in** and **wardha.nic.in**.

6. **Flow of title and Tracing out the title:-**

That on the basis of information available on the portal and documents submitted by the applicant, I found that, above referred property is owned and possessed by **BALAJI LAND DEVELOPERS through partners 1) Shri Sudhakar Pandurangji Satone 2) Shri Raju Shankarrao Pachaghare and Shri Narhari Nagorao Kolhe.**

That, online data from the year 1998 to 2001 is not available on the online portal and on the basis of document submitted before me and online search for the further period at **esearchigr.maharashtra.gov.in**, I found that, originally the field survey no.Old-100/2k,101/6k,105 admeasuring 5.94 H.R. **Class-I** was owned and possessed by **Smt Indira Krushnarao Meghe**, r/o Borgaon Meghe, Tahsil and District Wardha. **Smt Indira Krushnarao Meghe** have two sons namely 1) Ramrao alias Madhukar s/o Krushnarao Meghe and 2) Anandrao Krushnarao Meghe. Out of these two sons, one Anandrao Krushnarao Meghe died on 30/04/1962.

Thereafter Smt Indirabai Krushnarao Meghe died on 17/03/1987 left behind her legal representatives namely 1) Ramrao alis Madhukar Krushnarao Meghe, 2) Bharat Anandrao Meghe, 3) Pradip Anandrao Meghe and 4) Ananta Anandrao Meghe. As such, the above named persons became exclusive owners and possessors of the said field. Such entries have been taken in Revenue Record vide Ferfar no.17 on dated

17/02/1987. The entry have been verified and confirmed by the superior officer of Talathi on 10/06/1987.

On the perusal of the record, it is revealed that, the Land Records Officer executed a scheme to re-measurement of the field in the village Borgaon Meghe. As per the said scheme the measurement have been taken by the Land Officer of field survey nos.100/2k,101/6k,105, admeasuring 5.94 H.R. The said fields have been consolidated and new field survey number given to these fields as field survey no. **98**, admeasuring area **5.70 H.R.**

It is also noticed on the record submitted before me that, Shri Ramrao alias Madhukar Krushnarao Meghe, Bharat Anandrao Meghe, Pradip Anandrao Meghe and Ananta Anandrao Meghe have executed a mutual partition deed of field survey no. 98. As per the mutual partition deed, the said field is divided **by its dividing line East-West** and the **northern portion** of the said field admeasuring **2.80 H.R.** came in the share of **Shri Ramrao alias Madhukar Krushnarao Meghe** and it was renumbered as **98/1**. The **southern portion** of said field admeasuring **3.14 H.R.** came to the share of **Bharat Anandrao Meghe, Pradip Anandrao Meghe and Ananta Anandrao Meghe** and it is renumbered as **98/2**. Such entries have been taken in Revenue Record vide Ferfar no.53 on dated **01/10/1987**. The entry have been verified and confirmed by the superior officer of Talathi on 09/03/1988. The separate 7/12 extract have been prepared as per the mutual partition deed.

Thereafter, Ramrao alias Madhukarrao Krushnarao Meghe died on 29/01/2001 left behind him his legal heirs sons namely Rajdeep Ram Meghe and Sandip Ram Meghe and his daughters namely Bharati Shirish Gode and Tilottama Jagdish Pasale and his widow namely Anusayabai Ram Meghe who died on 24/12/2011. Such entries have been taken in Revenue Record vide Ferfar no.153 on dated **14/03/2012**.

It is further noticed that, the Bharat Anandrao Meghe, Pradip Anandrao Meghe and Anant Anandrao Meghe filed an appeal against Deputy Superintendent Land Record, Wardha, Talathi Borgaon Meghe Wardha, Rohandip Rajdeep Meghe, Rajashree Rajdeep Meghe, Sandip Ram Meghe, Arunatai Subhashrao Deshmukh Bharati Sahrish Gode and Tilottama Jagdeesh Pasale, before District Superintendent, Land Record, Chandrapaur, stating that, the correction in the name of the owner of field survey no. 98, vide appeal no. 292/17/Borgaon M./FSno.98/17. The District Superintendent, Land Record, Chandrapaur, after perusal all concerned papers and after heard both sides, passed an order in this appeal on 08/11/2017. As per the order,

the area **2.80 H.R.** out of the total area 5.70 H.R. of F.S.No. 98, has been given to the share of **Shri Rajdeep Ram Meghe, Shri Sandip Ram Meghe, Arunatai Saubhashrao Deshmukh, Bharati Shirish Gode and Tilottama Jagdish Pasale** and the area **2.90 H.R.** out of the total area 5.70 H.R. of F.S.No. 98, has been given to the share of **Shri Bharat Anandrao Meghe, Shri Pradip Anandrao Meghe and Shri Anant Anandrao Meghe**. The District Superintendent, Land Record, Chandrapaur also directed to prepare separate 7/12 extract as per the above deviation. The separate 7/12 extract have been prepared of the said field and numbered as Field Serve no. 98/1 and 98/2.

Thus, **Shri Bharat Anandrao Meghe, Shri Pradip Anandrao Meghe and Shri Anant Anandrao Meghe** are become exclusive owners and possessors of the said field survey no. 98/2.

Thereafter, **Shri Bharat Anandrao Meghe, Shri Pradip Anandrao Meghe and Shri Anant Anandrao Meghe** executed a registered sale deed in favour of **Balaji Land Developers Through Parners Sudhakar Pandurangji Satone, Raju Shankarrao Pachghare and Shri Narhari Nagorao Kolhe**, on **03/08/2018** vide registered document no. **2615/2018** for a consideration of Rs. **4,00,00,000/-** of field surve no. **98/2**, admeasuring **2.90 H.R.** The said sale deed has been registered before 2nd Sub Registrar, Wardha.

I have meticulously perused the documents referred above, submitted by the applicant and also conducted an on-line search/Inspection of record for the period of **20** years from 1998 to 2018 by paying an amount of Rs. 500/-vide receipt No.**MH007087579201819E**, dated **11/10/2018** with Sub-Registrar, Wardha, at on-line portal i.e. **Igr.mah.gov.in** and **wardha.nic.in**.

That, all the transaction has been duly verified from online portal and from the office of Sub- Registrar, Wardha and Revenue Department, Wardha and the link of property is properly established. That, I do not found any adverse entry in respect of the said property.

Furthermore, after verification of revenue record, record of Gram Panchayat, Borgaon Meghe and record of Registrar Office, Wardha, it clearly reflected that, till this date, the title holder has not done any kind of transaction regarding the above mentioned property. It means they are having clear and marketable title of the said

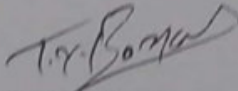
scheduled property .That above said property does not affected by any Ceiling legislation/Act in force.

That at present the field survey no. 98/2 is not mortgaged with anywhere. During my search, as per availability of index registers from the concern registrar, except the above said encumbrance, I did not come across about any entry as to any encumbrances and charges whatsoever. That, the present title holder **Balaji Land Developers Through Partners, Sudhakar Pandurangji Satone, Raju Shankarrao Pachghare and Shri Narhari Nagorao Kolhe** are the sole and absolute owners and possessers of field serve no. 98/2, admeasuring 2.90 H.R. situated at mouza **Borgaon Meghe, M.No.100, Tahsil and District Wardha**, and the title of said property is clear and marketable.

Hence the report is submitted.

Place –Wardha

Date – 12 /10/2018


(T.Y.Borkar)
Advocate, Wardha.



CHALLAN
MTR Form Number-6



GRN	MH007087579201819E	BARCODE			Date	11/10/2018-12:14:59		Form ID	
Department			Inspector General Of Registration						
Type of Payment			Search Fee						
Office Name			WRD_WARDHA SUB REGISTRAR						
Location			WARDHA						
Year			2018-2019 One Time						
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			500.00		Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					4 4 2 0 0 1				
			Remarks (If Any)						
			MZ BORGAON MEGHE FSNO. 98/2 AREA 2.90 H.R. CLASS-1 SEARCH						
			FROM 1998 TO 2018 FOR 20 YEARS						
					Amount In				
					Five Hundred Rupees Only				
Total			500.00		Words				
Payment Details			STATE BANK OF INDIA						
Cheque-DD Details			Bank CIN		Ref. No.		00040572018101145696		
Cheque/DD No.			Bank Date		RBI Date		11/10/2018-12:32:44		
Name of Bank			Bank-Branch		STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

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