

21.07.2020.

TO WHOM SO EVER IT MAY CONCERN:

Subject : Legal opinion in respect of plot no.2 to 7, 9 to 22, 24, 26 to 35 carved out of F.S. No.969 of Mouza Deoli owned by Anil Arunrao Karotkar, R/o. Deoli, Tah. Deoli, Distt. - Wardha.

Sir,

1. Description of property :

Plot No. 2 to 7, 9 to 22, 24, 26 to 35 carved out of F.S. No. 969 of Mouza Deoli, Mouza No.72, P.H. No.21, RSD and RD Wardha, Within the limits of Municipal Council, Deoli, Tah. Deoli, Distt. – Wardha.

2. Documents Perused –

A- Sale certificate dt.14.02.2018 bearing no.399/2018 registered in the office of sub-registrar, Pulgaon.

B- Xerox copy of N.A. order dt.20.11.2018 along with letter of Tahsildar, Deoli to C.O. Deoli of dt.20.11.2018.

C- Xerox copy of 7/12 extract of plot no. 2 to 7, 9 to 22, 24, 26 to 35 of dt.24.02.2020, 15.07.2020, 21.06.2020, 23.01.2019.

D- From the documents placed before me it reveals that F.S.No.969 was owned by Satish Vilasrao Narharshettiwar. He mortgaged the said field with Tirupati Urban Co-operative Bank Ltd., Branch – Wardha. The Bank in the absence of payment of loan has auctioned the property and by virtue of sale certificate it was purchased by Anil Arunrao Karotkar. The sale certificate is registered at sr.no.399/2018 on 14.02.2018 registered in the office of sub-registrar, Pulgaon. Thereafter Anil Arunrao Karotkar applied to concern authority for conversion of agriculture field property into non-agriculture land. The concern authority has granted the permission for conversion of said field for the use of non agriculture purpose and on the basis of the said order the concern revenue authority has mutated the name of Anil Arunrao Karotkar on the 7/12 extracts of plots.


Roshan R. Rathi
B. Sc; B. A; LL. B.
ADVOCATE

(2)

- E- Out of the 41 plots Anil Arunrao Karotkar has sold plot no.1, 8, 23, 25, 36 to 41 and therefore at present Anil Arunrao Karotkar is the present owner of remaining plots i.e. plot no. 2 to 7, 9 to 22, 24, 26 to 35.
- F- As such Anil Arunrao Karotkar is the present owner of plot no. 2 to 7, 9 to 22, 24, 26 to 35 and he is having absolute ownership in the plot no. 2 to 7, 9 to 22, 24, 26 to 35. The title of plot no. 2 to 7, 9 to 22, 24, 26 to 35 is clear, valid and marketable.
- G- As mentioned above Anil Arunrao Karotkar is having clear, marketable title in the plot no. 2 to 7, 9 to 22, 24, 26 to 35 and they are free from encumbrances.


Roshan P. Rath
Advocate, Wardha.
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH002409469202021E	BARCODE			Date	20/07/2020-11:19:30		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	PUL_PULGAON SUB REGISTRAR				Full Name	ADV ROSHAN RATHI			
Location	WARDHA								
Year	2020-2021 One Time				Flat/Block No.				
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			325.00		Road/Street	WARDHA			
					Area/Locality	WARDHA			
					Town/City/District				
					PIN		4	4	2 0 0 1
					Remarks (If Any)				
					MOUJA - DEOLI F.S. NO. 326/1/B 327 969 FROM - 2008 TO 2020 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.	00040572020072097485	IK0APQOOM1	
Cheque/DD No.					Bank Date	RBI Date	20/07/2020-11:24:20	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. : 9823298805

Department ID :

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 गेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.