

owners, possessors and title holders of total 79 Plots demarcated out of field Survey no.356/1, duly converted into residential plots i.e. non agricultural use vide revenue case no.22/NAP-34/2020-21 as per Order passed by Sub Divisional Officer, Wardha on dated 18-06-2021, and situate at mouza **Pipri (Meghe)**, Mouza no.87, T.S./T.S.no.46, within limits of Gram panchayat Pipri (Meghe) in Tq. & Dist. Wardha, and said field having total admeasuring area 2.29 HR and the intact area of all 79 plots is 13976.24 sq.mtrs. including area of reserved Amenity plot as mentioned in TPO Map and schedule of plots annexed with said N.A.Order.

(The said property is more specifically described in the Schedule hereinafter.)

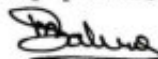
2. That the transferees named above have jointly acquired the title over aforesaid property i.e. field svy.no. 356/1 diverted for N.A.use by succession and legal heirs as per revenue records including 7/12 extract with village proforma 8-A of record of right dated 28-6-2021 each, certified copy of online ferfar panji dated 25-6-2021 for mutation entry no.18053, photo copy of N.A.Order dated 18-6-2021 with sanctioned TPO Layout map in their joint names.

3. That the title history for last 30 years from this date shows the following chain of transactions. Originally the field survey no.356/1, having total area 2.29 HR with other field svy.nos.203/3, 207/2 and 354 respectively of mouza Pipri (Meghe) being ancestral field properties were owned and possessed by Shri Bhaskar Madhorao Orkay of Wardha.


Adv. M. M. Salve
Office/R/O. Adv. S. Z. Nair
New SBI Colony Nalwad
Wardha - 442001
Mob. No. -7721817181

..3..

Said Shri Bhaskar Madhorao Orkay has been died on 17-3-2017 and as such his legal heirs i.e. transferees 1)Shri Bhushan Bhaskarrao Orkay, 2)Shri Roshan Bhaskarrao Orkay 3)Shri Ashish Bhaskarrao Orkay 4)Jyoti Sharad Bhele and 5)Rekha Bhaskarrao Orkay, all are r/o Wardha came to be brought on revenue records of all afore said field properties including field survey no.356/1. The ferfar pertaining to above transaction by succession and legal heirs has been mutated in respect of above field svy.no.356/1 & others fields in the joint names of transferees in revenue record of right viz. 7/12 extract vide mutation entry no.18053 on 18-5-2017 by concerned talathi on perusal of necessary documents. I have perused the certified copy of online ferfar panji dated 25-6-2021, online 7/12 extract and village proforma 8-A dated 18-7-2021 in this regards and tallied and confirmed the above mutation entry which is the same. Since then transferees are joint owners & n possessors of agricultural field svy.no. 356/1 area 2.29 HR. Therefore the above owners 1)Shri Bhushan Bhaskarrao Orkay, 2)Shri Roshan Bhaskarrao Orkay 3)Shri Ashish Bhaskarrao Orkay 4)Jyoti Sharad Bhele and 5)Rekha Bhaskarrao Orkay had jointly applied vide their application dated 18-7-2020 before Sub Divisional Officer Wardha for conversion of said entire field into non agricultural. Accordingly the S.D.O. Wardha in its rev.case no.22/N.A.P.34/2020-21 after due enquiry from concerned Government and Semi Government Departments passed an Order on dated 18-06-2021 thereby granted permission for Non agricultural use of aforesaid field property. Then said layout owners had laid down various plots in aforesaid field property by obtaining necessary permission from competent

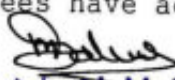


Adv. M. M. Salve
Office/R/O. Adv. S. Z. Naik
New SBI Colony Nalwad
Wardha - 442001
Mob. No. -7721817181

Town Planning authority also and as such the layout demarcated in above said field is duly sanctioned layout as per norms and regulations laid down by Government for construction of residential purposes. That schedule of plots enclosed with N.A.order disclosed that there are total 79 plots demarcated in said layout having total intact plots area 13076.24 sq.mtrs. including reserved amenity plot area. Hence I says that now the above agricultural field svy.no.356/1 is suitably converted into residential use and the plots demarcated therein is out of well sanctioned and approved layout. The sanctioned layout map with schedule of plots attached to N.A.Order alongwith dimensions and boundaries of each plots shown to be demarcated in said diverted field property. I have perused the photo copy of N.A.Order dated 18-6-2021 which is legal and genuine one.

That when asked the transferees about ferfar after diversion of land into n.a.purpose and 7/12 extracts of each plot nos.1 to 79, they told me that online ferfar proceeding is still pending and it will take its own time and hence I suggest to obtain online ferfar panji and 7/12 extracts of plot nos.1 to 79 from transferees whenever available with them at the proper stage for verification.

Since then said transferees 1)Shri Bhushan Bhaskarrao Orkay, 2)Shri Roshan Bhaskarrao Orkay 3)Shri Ashish Bhaskarrao Orkay 4)Jyoti Sharad Bhele and 5)Rekha Bhaskarrao Orkay are become joint owners, possessors and title holders of said entire layout demarcated out of field svy.no.356/1 including plot nos.1 to 79 after demarcation of land into its non agricultural use showing total 79 plots in sanctioned layout map. Since the transferees have acquired title over


Adv. M. M. Salve
Office/R/O. Adv. S. Z. Naik
New SBI Colony Nalwadi
Wardha - 442001
Mob. No. - 7721817181



CHALLAN
MTR Form Number-6



GRN MH003481253202122E	BARCODE	Date 11/07/2021-12:42:54	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	SEARCH FEE
Type of Payment Search Fee		PAN No.(If Applicable)	
Office Name WRD_WARDHA SUB REGISTRAR		Full Name	ADV M M SALVE
Location WARDHA			
Year 2021-2022 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 PIPRI FSNO.356/1 AREA 2.29 H.R. SEARCH FROM 1992 TO 2021	
		FOR 30 YEARS	
		Amount In	Seven Hundred Fifty Rupees Only
Total		750.00	Words
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572021071184289 IK0BEDDMW7
Cheque/DD No.		Bank Date	RBI Date 11/07/2021-12:24:43 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 7721817181

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.

said sanctioned layout in the capacity of layout owners and hence no original title deed of each plots or even field svy.no.356/1 is available with them except current revenue records. Thus the links in chain of title has been properly established. All the transactions have been duly verified from record of Sub Registrar and Revenue Department.

4. I have taken on line searches in networking system of the office of Sub Registrar **Wardha** for the period from 1992 to 2021 i.e. for total 30 years by paying search fee of Rs.750/-vide E-challan Receipt GRN no.MH00 **3481253** 202122E dt.11/07/2021. The original E-challan receipt is enclosed herewith. That during on line searches referred above and also from Index II and computer data entry I have not found any adverse transfer entry in respect of said field svy.no. 356/1 & plots demarcated therein in the names of transferees and said property is thus having good and marketable security and title of transferees over said property is heritable and transferable as mentioned above.

5. On the basis of Searches made by me and above described documents placed before me viz. certified copy of online ferfar panji dated 25-6-2021, certified copy of online 7/12 extract, village proforma 8-A dated 28-6-2021 each, photo copy of N.A.Order dated 18-6-2021 with sanctioned layout map, and all documents are photo copies duly tallied by me appears to be genuine documents hence I certify that the property referred in schedule is jointly owns and held by transferees 1)Shri Bhushan Bhaskarrao Orkay, 2)Shri Roshan Bhaskarrao Orkay 3)Shri Ashish Bhaskarrao Orkay 4)Jyoti Sharad Bhele and 5)Rekha Bhaskarrao Orkay all are r/o Wardha


Adv. M. M. Salve
Office/R/O. Adv. S. Z. Naik
New SBI Colony Nalwadi
Wardha - 442001
Mob. No. - 7721817181

Tq. and Dist.Wardha. The said field svy.no.356/1 with sanctioned layout demarcated therein including plot nos.1 to 79 are free from all types of encumbrances, charges, liens, gift, mortgage or any other claims affecting the clear title as on the date as discussed herein above.

SCHEDULE OF PROPERTY

All the piece and parcel of land/field svy.no.356/1 duly converted into residential plots i.e. non agricultural use vide revenue case no.22/NAP-34/2020-21 as per Order passed by Sub Divisional Officer, Wardha on dated 18-06-2021, and situate at mouza **Pipri (Meghe)** Mouza no.87, P.H./ T.S.no.46, within limits of Grampanchayat Pipri (Meghe) within R.D. and R.S.D. Wardha, and said sanctioned layout having total **79** plots having intact plot area 13976.24 sq.mtrs. including reserved amenity plot.

It is bounded as follows;-

- On the east- 9 mtrs. wide layout road,
- On the west- field svy.no.357,,
- On the north-Open land &
- On the south-15 mtrs. wide R.P.Road.

(The above measurement and boundary are as per sanctioned TPO Layout map)

Hence this Search Report.

Yours Faithfully

Wardha.

Dt. 12/07/2021.

Encl. Original E-challan Receipt.


(Adm. MSAL) Adm. MSAL
Office of Adm. MSAL Naik
New SBI Colony Natwadi
Wardha - 442001
Mob. No. - 7721817181

गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

गाव :- पिपरी (मे.)

तालुका :- वर्धा

जिल्हा :- वर्धा

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भुमापन व उपविभाग क्रमांक	अधिकार्याचे नाव , आद्याक्षरी व शेरा
18053	फेरफाराचा प्रकार : अनौदणीकृत नोंदीचा प्रकार : वारस फेरफाराचा दिनांक : 15/04/2017 माहिती मिळालेचा दिनांक : 01/04/2017 श्री. भुषन भाष्कर ओरके यांनी अर्ज दिला की, गट नंबर/ सर्वे नंबर 356/1 वरील खातेदार कै. भास्कर माधोराव ओरके हे/ह्या दिनांक 17/03/2017 रोजी मयत झाले / झाल्या असून त्यांना वारस खालीलप्रमाणे 1)भुषण भाष्करराव ओरके वय :41 नाते:मुलगा 2)रोशन भाष्करराव ओरके वय :40 नाते:मुलगा 3)आशीष भाष्करराव ओरके वय :38 नाते:मुलगा 4)ज्योती शरद भेले वय :42 नाते:मुलगी 5)रेखा भाष्करराव ओरके वय :55 नाते:पत्नी मयतास वरील वारसाशिवाय अन्य कोणीही वारस नसलेबाबात प्रतिज्ञापत्र, मृत्यु नोंदीचा दाखला जबाब, पोलिस पाटील / नगरपालिका दाखला यावरून व वारस ठराव क्रमांक 583 प्रमाणे नावे वारसाची दाखल केली असे. हितसंबंधितांना नोटीस बजावल्याचा दि. फेरफार नोंद निर्गतीचा दि. 18/05/2017 (लिलाधर गजाननराव खवास) तलाठी पिपरी (मे.) साझा पिपरी ता. वर्धा जि. वर्धा	203/3, 207/2, 354, 356/1 एकूण :- 4	मयताचा मृत्यूचा दाखला पाहिला आहे. खरेदीखताप्रमाणे नोंद मंजूर (शैलेंद्र नामदेवराव देशमुख) मंडळ अधिकारी:- पिपरी ता.: वर्धा जि.: वर्धा दि.: 18/05/2017

"या प्रमाणित प्रतीसाठी फी रु. १०/- भरण्यात आली."

दिनांक :- 25/06/2017

सांकेतिक क्रमांक :- 270800050090590000620213525



(नाव :- ओमप्रकाश पुंडालकराव सातपुते)

तलाठी साझा :- पिपरी ता. वर्धा जि. वर्धा