CHALLAN

MTR Form Number-6

GRN	MH005816329202122E	BARCODE		Date	03/09/2021-11:56:35	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Search Fee	TAX ID / TAN (If Any)	SEARCH FEE
		PAN No.(If Applicable)	
Office Name	WRD_WARDHA SUB REGISTRAR	Full Name	ADV S P RAUT
Location	WARDHA		
Year	2021-2022 One Time	Flat/Block No. Premises/Building	WARDHA

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street	WARDHA
Area/Locality	WARDHA
Town/City/District	
PIN	4 4 2 0 0 1
Remarks (If Any)	MZA SINDI MEGHE MZ NO. 143 F.S.NO. 141 AREA 0.81 H.R. SEARCH FROM 1992 TO 2021 FOR 30 YRS.
Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572021090333647	CKR2984192
Bank Date	RBI Date	03/09/2021-11:24:57	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9371214415

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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 03-09-2021 11:57:19

Sushant Prakash Raut

Advocate

MAH/4881/2007
B.Com. LL.B. Mobile No. : 09371214415
Office/Residence : Near Dhuniwale Baba Math, Daftari Layout, Gopuri, Wardha-442001

Date: 06/09/2021.

FOR:- ***Balaji Land Developers, Wardha, through its Partners***
1) Surendra Ramchandra Mahakalkar ,
2) Vinod Purshottam Dhobale,
3) Dhanraj Ramkrushna Bhalerao,
4) Sunil Purshottam Dhobale.
R/o. Wardha, Tah. & Dist. Wardha

To,

MAHARERA

Sir,

As desired by ***Balaji Land Developers, Wardha, through its Partners 1) Surendra Ramchandra Mahakalkar , 2) Vinod Purshottam Dhobale, R/o. Wardha, Tah. & Dist. Wardha***, the records of Sub-Registrar, Wardha, have been verified by me for the period of last 30 years i.e for the year 1992 to 2021 for index verification in respect of the property. The detail REPORT is given as under :-

INDEX VERIFICATION REPORT CUM TITILE OF FIELD SURVEY NO.141, AREA 0.81 HECTORS SITUATED AT MOUZA SINDHI (MEGHE) TAH. & DIST. WARDHA.

1) Name/s of all the title holders/Present Owner/s of the property/ies and Name/s of the person/s. ***Balaji Land Developers, Wardha, through its Partners 1) Surendra Ramchandra Mahakalkar , 2) Vinod Purshottam Dhobale, 3) Dhanraj Ramkrushna Bhalerao, 4) Sunil Purshottam Dhobale.***

2) Status of the Owner/s [Individual, HUF, Partnership Firm, Company etc.]:- ***Partnership Firm.***

3) Description of the property.

Field Survey No. 141 area 0.81 Hr, Jama Rs.3.10/- Class I situated at mouza Sindhi (Meghe), Tah. & Dist. Wardha, within the limits of Grampanchayat, Sindhi (Meghe) having which is bounded as under:

Boundaries of F.S. No. 141.

Towards East: F.S.No.142.
Towards West : F.S.No.138.
Towards North : F.S.No.140.
Towards South : F.S.No.143.

4) Particulars of the documents made available for verification by ***Balaji Land Developers, Wardha.*** (State here Whether original or Photo copy).

Sr. No.	Particulars	Date of Document	Document/Entry No.	Original/ Xerox
1]	7/12 Extract	-----	-----	Xerox
2]	Sale deed	30.03.2021	1563	Xerox

5) Year up to which the property tax/society charge has been paid (Description of property Tax/ society charge receipt):- ***Not Required.***

6) Whether the particulars of registration as given in the title deeds shown to the counsel tally with the particulars as stated in the records of the Registrar's Office ?:- ***Yes.***

7) Whether the property/ies has / have been mutated in the name/s of the person/s holding the land ? :- ***Yes.***

8) Where there is any bar under any local law for creation of the mortgage on the property ? Whether there is any liabilities or encumbrances over the said property ? :- ***No such document found with Sub-Registrar Office, Wardha.***

9) Whether all approval clearance / sanctions required for creation of the mortgage have been obtained, what are such sanctions approvals and clearances yet to be obtained ? ***Not applicable.***

10) Where the property/ies under consideration involves Land, whether the land is Agricultural/ non Agricultural land, in case of Non Agricultural land/ plot whether it is allowed for use of Residential / Commercial / Industrial Purpose :- ***Agricultural Field Property.***

11) Whether there is any construction over the said plot. ***No.***

12) Whether the Whole/ part of the property/ies being offered for mortgage is/are rented or leased out to any third party ? :- ***Not Applicable.***

13) Description of the inspection receipt issued by the Sub-Registrar (number and date) copy of inspection receipt annexed with the report. :- ***Search Receipt no. GRN. MH005816329202221E, dated 03.09.2021.***

14) Final Certificate/Opinion.

After perusing relevant mutation entries, other relevant documents submitted by ***Balaji Land Developers, Wardha*** and on the basis of documents made available to me, I come to conclusion that ***Balaji Land Developers, Wardha*** is the absolute owner of the Field Survey No. 141, area 0.81 Hr, situated at mouza Sindhi (Meghe), Tah. & Dist.Wardha, and title of the said property appears to be CLEAR, MARKETABLE and free from any Encumbrances after verifying the records of Sub-Registrar, Wardha.

Place : Wardha.
Date:06/09/2021.

Yours faithfully,

(Sushant P. Raut)
Advocate, Wardha.

Sushant P. Raut
Advocate, Wardha
Office : Opp. Dhuniwale Baba Math,
Daftari layout, Gopuri, Wardha
Tah. & Dist. Wardha - 442001.
Mob. No. 9371214415

Sushant Prakash Raut

Advocate

MAH/4881/2007

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Office/Residence : Near Dhuniwale Baba Math, Daftari Layout, Gopuri, Wardha-442001

Date:06/09/2021.

ANNEXURE

Title flow of owner of field survey no.141, area 0.81 Hr, Jama Rs.3.10/- Class I situated at mouza Sindhi (Meghe), within the limits of Gram Panchayat Sindhi (Meghe), Tah. & Dist. Wardha for the period of year 1992 to 2021.

That the field survey no.141, area 0.81 Hr, Jama Rs.3.10/- Class I situated at mouza Sindhi (Meghe), within the limits of Gram Panchayat Sindhi (Meghe), Tah. & Dist. Wardha was initially owned by one **Ishwar Ramchandra Mahadole**, R/o. Sindi Meghe, Wardha, Tah. & Dist. Wardha. Field Survey no.141 is new survey number and as per the revenue record its old field survey no.79/1kh and 79/2kh.

Said **Ishwar Ramchandra Mahadole** sold field survey no.141 to **Mahesh Ashokrao Telrandhe & Jitendra Suresh Kawle** on 26.12.2000 for the consideration of Rs.2,00,000/- and accordingly sale deed was executed and registered with Sub-Registrar Office, Wardha on 26.12.2000 bearing document no.2448. As per the sale deed, the area of 0.61 H.R. was purchased by **Mahesh Ashok Telrandhe** whereas area 0.21 H.R. was purchased by **Jitendra Suresh Kawle** and accordingly the mutation entry in revenue record was carried out by the Revenue Officer.

Thereafter, **Jitendra Suresh Kawle** sold his share to the extent of 0.20 H.R. of land of F.S.No. 141 to one **Sau. Ujwala Yeshwantrao Bhandekar** for the consideration of Rs.3,75,000/- by way of registered sale deed on 09.04.2010 bearing document no.3020. Accordingly, mutation entry in the revenue record were mutated.

Thereafter, **Mahesh Ashokrao Telrandhe & Sau. Ujwala Yeshwantrao Bhandekar** sold field survey no.141 to **Balaji Land Developers** through its partners ***1) Surendra Ramchandra Mahakalkar, 2) Vinod Purshottam Dhobale, 3) Dhanraj Ramkrushna Bhalerao, 4) Sunil Purshottam Dhobale. R/o. Wardha, Tah. & Dist. Wardha*** on 30.03.2021 by way of registered sale deed bearing document no.1563. After purchasing field survey no.141, the mutation entry came to be effected in favour of **Balaji Land Developers** through its partners.

Thus, **Balaji Land Developers** through its partners namely ***1) Surendra Ramchandra Mahakalkar, 2) Vinod Purshottam Dhobale, 3) Dhanraj Ramkrushna Bhalerao, 4) Sunil Purshottam Dhobale. R/o. Wardha, Tah. & Dist. Wardha*** are the last owners and possessors of field survey no.141, area 0.81 Hr, Jama Rs.3.10/- Class I situated at mouza Sindhi (Meghe), within the limits of Gram Panchayat Sindhi (Meghe), Tah. & Dist. Wardha and their title is clear and marketable and without any encumbrances.

Hence this title flow for the last 30 years.

Advocate

Date:06/09/2021.

(Sushant P. Raut)

Sushant P. Raut
Advocate, Wardha
Office : Opp. Dhuniwale Baba Math,
Daftari layout, Gopuri, Wardha
Tah. & Dist. Wardha - 442001.
Mob. No. 9371214415