



V.R. Dhekale

Mbl: 9096446829,

R/O: Sant Tukadoji Ward, Hinganghat.

Tah: Hinganghat, Dist. Wardha Email-id:-dhekale.vijay74@gmail.com

FORMAT-A

(Circular No- 28/2021)

To,

Maharashtra Real Estate Regulatory Authority

LEGAL TITLE REPORT

Subject: Title Clearance certificate with respect to Suevey No. 136
Situated at, Muza-Masala, Taluka: Wardha, District: Wardha
(Hereinafter referred as the "said field")

I have investigated the title of the said plot on the request of **Snehal Bhaiyaji Pisudde** are Resided at Ram Nagar Ward, Hinganghat, Tah: Hinganghat, Dist: Wardha,

Following document i.e.

1. The Sale Deed No.Hinganghati 1527/2022 dated 31/03/2022.

2. The 7/12 Extract. Dated 08/07/2022.
3. The 8A Extract, Dated. 08/07/2022.
4. The Mutation Extract, Dated 08/07/2022.

1). Description of the property :

The F.S.No. 136 Situated at, Muza-Masala, Taluka: Wardha, District: Wardha, describe as under:

Sr.No.	F.S.No.	Area	Revenue(Rs.)	Class
1.	136	1.38 H.R	3.25	I

Bunded as under (as per sale deed) :-

East: aricultural land of S.No.168.

West: agricultural land of S.No.137 & 12 mitr Road.

North: aricultural land of S.No.135.

South: agricultural land of S.No.138.

2). The documents of allotment of Agricultural Land.

Sale Deed No.Hinganghat- 1527/2022 on dated 31/03/2022.

3). The 7/12 extract or property card issued by Talathi of Muza-Masala, Dated 31/03/2022, and mutation entry no 6651 on dated 31/03/2022.

4). Search report for the 30 years from 1992 till 2022

Necessary search fee of Rs.750/- Paid vide e-Challan No. **MH003031764202223E** dated. 08/06/2022. The original E-challan is enclosed herewith.

On perusal of the above mentioned documents and all others relevant document relating to title of the said property. I am of the opinion that the title

of following owner **Snehal Bhaiyaji Pisudde** is clear, marketable. (if any encumbrances please mention), (Note: No any type of encumbrances)

Owner of the land

1). That **Snehal Bhaiyaji Pisudde**, R/O: are Resided at Ram Nagar Ward, Hinganghat, Tah: Hinganghat, Dist: Wardha, is the owner of 136 Situated at, Muza-Hinganghat, Taluka: Hinganghat, District: Wardha, area of land admeasuring 1.38 H.R. Class-1.

2). Qualifying comments/remarks if any

Property is clear and marketable. (Note: The referred as the Land Survey No 136 is agricultural Land.)

3). The report reflecting the flow of the title of the Owner **Snehal Bhaiyaji Pisudde** on the said land is enclosed herewith as annexure.

Encl: Annexure on separate sheet

Dated: 08/10/2022

Advocate
V.R. Dhokale
Adv. V.R. Dhokale
Reg. No - MH-4369/2007
Mob. No. - 9096446829



V.R. Dhekale

Mbl: 9096446829,

R/O: Sant Tukadoji Ward, Hinganghat.

Tah: Hinganghat, Dist. Wardha

Email-id:-dhekale.vijay74@gmail.com

FORMAT-A

(Circular No. 28 /2021)

FOLW OF THE TITLE OF THE SAID LAND.

That, F.S.No. 136 Situated at, Muza-Masala, Taluka: Wardha, District: Wardha, area of land admeasuring 1.38 H.R. Class-1. Owned by **Snehal Bhaiyaji Pisudde**, R/O: Ram Nagar, Ward, Hinganghat, Tah: Hinganghat, Dist: Wardha and he sold is 1) **Shri. Rajeshwar Narayansingh Dhamane** R/O: Near Sai Mandir, Arvi Naka, Wardha, Tah & Dist: Wardha with consent A) **Shri.Sanjay Narayansingh Dhamane** R/O: Gadge Nagar, Ward No.1 Mahsala, Tah & Dist: Wardha B) **Kishor Narayansingh Dhamane** R/O: Ward No-5, Mahsala, Tah & Dist: Wardha by sale deed vide no. 1527/2022 on dated 31/03/2022.

That, therefore, 1) **Shri. Rajeshwar Narayansingh Dhamane** R/O: Near Sai Mandir, Arvi Naka, Wardha, Tah & Dist: Wardha with consent A) **Shri.Sanjay Narayansingh Dhamane** R/O: Gadge Nagar, Ward No.1 Mahsala, Tah & Dist: Wardha B) **Kishor Narayansingh Dhamane** R/O: Ward No-5, Mahsala, Tah & Dist: Wardha became the absolute owner of aforesaid

F.S.No.136 and same was mutated accordingly in his name in revenue record and he sold it by total portion of said filed bearing area 1.38 H.R to the present Owner **Snehal Bhaiyaji Pisudde** by sale deed no.1527/2022 on dated 30/03/2022 and for consideration of Rs.1,20,83,000/- and the same has been mutated in his name accordingly in revenue record of mauza-Masala, Tah: Wardha, Dist: Wardha, on khata Entry No.6651. Hence the present exclusive owner & possessor of the property as described above.

Sr.No.

- 1) 7/12 extract as on date of application for registration are in the name of present owner **Snehal Bhaiyaji Pisudde** are R/O: Ram Nagar Ward, Hinganghat, Tah: Hinganghat, Dist: Wardha.
- 2) Mutation Entry No. 6651 on dated 08/07/2022.
- 3) Search report for 30 years from 1992 till 2022, Taken from Sub Registrar Office at Wardha, Tah: Wardha, Dist: Wardha.
- 4) Any other relevant title.—No. (Note: The referred as the Land was under being Agricultural Land and ready to any kinds of purposed to used after relevant necessary permission from authority office.)
- 5) Litigation if any.

Not on record, however, an undertaking from the borrower in this respect be obtained on affidavit.

Wardha.

Dated: 08 / 10 / 2022


Advocate
(V.R.Dhekale)

 Adv. V.R. Dhekale
Reg. No - MH-4969/2007
Mob. No. - 9086446829



CHALLAN
MTR Form Number-6



GRN MH003031764202223E		BARCODE		Date 08/06/2022-09:46:04	Form ID	
Department Inspector General Of Registration				Payer Details		
Search Fee				TAX ID / TAN (If Any)		
Type of Payment Other Items				PAN No.(If Applicable)		
Office Name WRD_WARDHA SUB REGISTRAR				Full Name		Adv V R Dhekale
Location WARDHA				Flat/Block No.		Mauja Masala Survey No. 136 Area 1.38 H.R.
Year 2022-2023 From 08/06/1992 To 08/06/2022				Premises/Building		
Account Head Details			Amount In Rs.	Road/Street		
0030072201 SEARCH FEE			750.00	-		
				Area/Locality		
				Wardha		
				Town/City/District		
				PIN		
				4 4 2 0 0 1		
				Remarks (If Any)		
				Mauja Masala Survey No. 136 Area 1.38 H.R. Party Name Snehal		
				Bhaiyyaji Pisudde		
				Amount In		
				Seven Hundred Fifty Rupees Only		
Total			750.00	Words		
Payment Details UNION BANK OF INDIA				FOR USE IN RECEIVING BANK		
Cheque-DD Details				Bank CIN	Ref. No.	02901792022060890218 510723387
Cheque/DD No.				Bank Date	RBI Date	08/06/2022-09:45:12 Not Verified with RBI
Name of Bank				Bank-Branch UNION BANK OF INDIA		
Name of Branch				Scroll No. , Date Not Verified with Scroll		

Department ID :

Mobile No. : 9096446829

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलेन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करायच्या दस्तांसाठी लागू नाही.





V.R. Dhekale

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R/O: Sant Tukadoji Ward, Hinganghat.

Tah: Hinganghat, Dist. Wardha Email-id:-dhekale.vijay74@gmail.com

FORMAT-A

(Circular No- 28/2021)

To,

Maharashtra Real Estate Regulatory Authority

LEGAL TITLE REPORT

**Subject: Title Clearance certificate with respect to Suevey No. 135
Situated at, Muza-Masala, Taluka: Wardha, District: Wardha
.(Hereinafter referred as the “said field”)**

I have investigated the title of the said plot on the request of **Snehal Bhaiyaji Pisudde** are Resided at Ram Nagar Ward, Hinganghat, Tah: Hinganghat, Dist: Wardha,

Following document i.e.

1. The Sale Deed No.Hinganghati 1764/2022 dated 13/04/2022.

2. The 7/12 Extract. Dated 17/05/2022.
3. The 8A Extract, Dated. 17/05/2022.
4. The Mutation Extract, Dated 17/05/2022.

1). Description of the property :

The F.S.No. 135 Situated at, Muza-Masala, Taluka: Wardha, District: Wardha, describe as under:

Sr.No.	F.S.No.	Area	Revenue(Rs.)	Class
1.	135	1.12 H.R	2.80	I

Bunded as under (as per sale deed) :-

East: aricultural land of S.No.134.

West: agricultural land of S.No.137.

North: Road.

South: agricultural land of S.No.137.

2). The documents of allotment of Agricultural Land.

Sale Deed No.Hinganghat- 1764/2022 on dated 13/04/2022.

3). The 7/12 extract or property card issued by Talathi of Muza-Masala, Dated 17/05/2022, and mutation entry no 6521 on dated 17/05/2022.

4). Search report for the 30 years from 1992 till 2022

Necessary search fee of Rs.750/- Paid vide e-Challan No. MH003031583202223E dated. 08/06/2022. The original E-challan is enclosed herewith.

On perusal of the above mentioned documents and all others relevant document relating to title of the said property. I am of the opinion that the title

of following owner **Snehal Bhaiyaji Pisudde** is clear, marketable. (if any encumbrances please mention), (Note: No any type of encumbrances)

Owner of the land

1). That **Snehal Bhaiyaji Pisudde**, R/O: are Resided at Ram Nagar Ward, Hinganghat, Tah: Hinganghat, Dist: Wardha, is the owner of 135 Situated at, Muza-Hinganghat, Taluka: Hinganghat, District: Wardha, area of land admeasuring 1.12 H.R. Class-1.

2). Qualifying comments/remarks if any

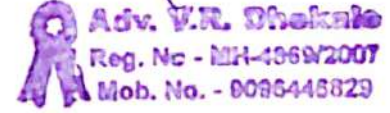
Property is clear and marketable. (Note: The referred as the Land Survey No 135 is agricultural Land.)

3). The report reflecting the flow of the title of the Owner **Snehal Bhaiyaji Pisudde** on the said land is enclosed herewith as annexure.

Encl: Annexure on separate sheet

Dated: 09/10/2022

Advocate

V.R. Dhokale

Adv. V.R. Dhokale
Reg. No - MH-4369/2007
Mob. No. - 9086445829



V.R. Dhekale

Mbl: 9096446829,

R/O: Sant Tukadoji Ward, Hinganghat.

Tah: Hinganghat, Dist. Wardha Email-id:-dhekale.vijay74@gmail.com

FORMAT-A

(Circular No. 28 /2021)

FOLW OF THE TITLE OF THE SAID LAND.

That, F.S.No. 135 Situated at, Muza-Masala, Taluka: Wardha, District: Wardha, area of land admeasuring 1.12 H.R. Class-1. Owned by Snehal Bhaiyaji Pisudde, R/O: Ram Nagar, Ward, Hinganghat, Tah: Hinganghat, Dist: Wardha and he sold is Shri. 1 A) Mayank Pramod Junghare, 1 B) Mansi Pramod Junghare both are R/O: Masala, Tah: Wardha, Dist: Wardha, 2) Varsha Pramod Bhoyar R/O: Saibaba Nagar Kharabi, Tah: & Dist: Nagpur, 3) Chaya Raju Deshmukh R/O: Laxminarayanpur Tah: Deoli, Dist: Wardha, 4) Sindhubai Marotrao Mahadure, 5) Subhash Amrutrao Junghare, 6) Nanda Pramod Junghare All 4 to 6 are R/O: Masala, Tah: & Dist: Wardha, 7) Indubai Gajanan Raspayale R/O: Waddhamana, Nagpur, Tah & Dist: Wardha, 8) Ramatai Chinduji Malode R/O: MIDC Road Ward No 5 Hingana Road, Nagpur Tah& Dist: Nagpur, 9) Gangubai Amrutrao Junghare 10) Punam Villas Junghare 11A) Trupati Villas Junghare, 11B) Nandini

Villas Junghare All 09 to 11A,11B are R/O: Masala, Tah: Wardha & Dist: Wardha by sale deed vide no. 1764/2022 on dated 13/04/2022.

That, therefore, 1 A) **Mayank Pramod Junghare**, 1 B) **Mansi Pramod Junghare** both are R/O: Masala, Tah: Wardha, Dist:Wardha, 2) **Varsha Pramod Bhoyar** R/O: Saibaba Nagar Kharabi, Tah: & Dist: Nagpur, 3) **Chaya Raju Deshmukh** R/O: Laxminarayanpur Tah: Deoli, Dist: Wardha, 4) **Sindhubai Marotrao Mahadure**, 5) **Subhash Amrutrao Junghare**, 6) **Nanda Pramod Junghare** All 4 to 6 are R/O: Masala ,Tah: & Dist: Wardha, 7) **Indubai Gajanan Raspayale** R/O: Waddhamana, Nagpur, Tah & Dist: Wardha, 8) **Ramatai Chinduji Malode** R/O: MIDC Road Ward No 5 Hingana Road, Nagpur Tah& Dist: Nagpur, 9) **Gangubai Amrutrao Junghare** 10) **Punam Villas Junghare** 11A) **Trupati Villas Junghare**, 11B) **Nandini Villas Junghare** All 09 to 11A,11B are R/O: Masala, Tah: Wardha & Dist: Wardha became the absolute owner of aforesaid F.S.No.135 and same was mutated accordingly in his name in revenue record and he sold it by total portion of said filed bearing area 1.12 H.R to the present Owner **Snehal Bhaiyaji Pisudde** by sale deed no.1764/2022 on dated 13/04/2022 and for consideration of Rs.1,08,65,000/- and the same has been mutated in his name accordingly in revenue record of mauza-Masala, Tah: Wardha, Dist: Wardha, on khata Entry No.6521. Hence the present exclusive owner & possessor of the property as described above.

Sr.No.

- 1) 7/12 extract as on date of application for registration are in the name of present owner **Snehal Bhaiyaji Pisudde** are R/O: Ram Nagar Ward, Hinganghat, Tah: Hinganghat, Dist: Wardha.
- 2) Mutation Entry No. 6521 on dated 17/05/2022.
- 3) Search report for 30 years from 1992 till 2022, Taken from Sub Registrar Office at Wardha, Tah: Wardha, Dist: Wardha.

4) Any other relevant title.—No. (Note: The referred as the Land was under being Agricultural Land and ready to any kinds of purposed to used after relevant necessary permission from authority office.)

5) Litigation if any.

Not on record, however, an undertaking from the borrower in this respect be obtained on affidavit.

Wardha.

Dated: 08 / 10 / 2022

Advocate

(V.R. Dhokale)

 Adv. V.R. Dhokale
Reg. No - MH-4969/2007
Mob. No. - 9096446829



CHALLAN
MTR Form Number-6



GRN	MH003031583202223E	BARCODE			Date	08/06/2022-09:40:43		Form ID			
Department				Inspector General Of Registration		Payer Details					
Search Fee				Type of Payment		Other Items		TAX ID / TAN (If Any)			
								PAN No.(If Applicable)			
Office Name				WRD_WARDHA SUB REGISTRAR		Full Name		Adv V R Dhekale			
Location				WARDHA							
Year				2022-2023 From 08/06/1992 To 08/06/2022		Flat/Block No.		Mauja Masala Survey No. 135 Area 1.12 H.			
Account Head Details				Amount In Rs.		Premises/Building					
0030072201 SEARCH FEE				750.00		Road/Street		-			
						Area/Locality		Wardha			
						Town/City/District					
						PIN		4 4 2 0 0 1			
						Remarks (If Any)					
						Mauja Masala Survey No. 135 Area 1.12 H.R. Party Name Snehal					
						Bhaiyyaji Pisudde					
						Amount In		Seven Hundred Fifty Rupees Only			
Total				750.00		Words					
Payment Details				UNION BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque-DD Details						Bank CIN		Ref. No.		02901792022060890208 510723345	
Cheque/DD No.						Bank Date		RBI Date		08/06/2022-09:42:13 Not Verified with RBI	
Name of Bank						Bank-Branch		UNION BANK OF INDIA			
Name of Branch						Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9096446829

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