

21.07.2020.

TO WHOM SO EVER IT MAY CONCERN:

Subject : Legal opinion in respect of plot no.1 to 26, 30, 33, 35 to 45, 47, 50 to 52, 59, 61, 62, 64 is carved out of F.S. No.327 of Mouza Deoli owned by Anil Arunrao Karotkar, R/o. Deoli, Tah. Deoli, Distt. - Wardha.

Sir,

1. Description of property :

Plot No. 1 to 26, 30, 33, 35 to 45, 47, 50 to 52, 59, 61, 62, 64 is carved out of F.S. No.327 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. 1 to 26, 30, 33, 35 to 45, 47, 50 to 52, 59, 61, 62, 64 of dt.31.05.2019, 20.02.2020, 08.01.2019, 20.01.2019, 05.02.2019, 21.07.2020.

D- From the documents placed before me it reveals that F.S.No.327 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


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

(2)

basis of the said order the concern revenue authority has mutated the name of Anil Arunrao Karotkar on the 7/12 extracts of plots.

- E- Out of the 65 plots Anil Arunrao Karotkar has sold plot no.27 to 29, 31, 32, 34, 46, 48, 49, 53 to 58, 60, 63 and 65 and therefore at present Anil Arunrao Karotkar is the present owner of remaining plots i.e. plot no. 1 to 26, 30, 33, 35 to 45, 47, 50 to 52, 59, 61, 62, 64.
- F- As such Anil Arunrao Karotkar is the present owner of plot no. 1 to 26, 30, 33, 35 to 45, 47, 50 to 52, 59, 61, 62, 64 and he is having absolute ownership in the plot no. 1 to 26, 30, 33, 35 to 45, 47, 50 to 52, 59, 61, 62, 64. The title of plot no. 1 to 26, 30, 33, 35 to 45, 47, 50 to 52, 59, 61, 62, 64 is clear, valid and marketable.
- G- As mentioned above Anil Arunrao Karotkar is having clear, marketable title in the plot no. 1 to 26, 30, 33, 35 to 45, 47, 50 to 52, 59, 61, 62, 64 and they are free from encumbrances.


Roshan R. Nathi
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			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name PUL_PULGAON SUB REGISTRAR				Full Name		ADV ROSHAN RATHI	
Location WARDHA				Flat/Block No.			
Year 2020-2021 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			325.00		WARDHA		
					Area/Locality		
					WARDHA		
					Town/City/District		
					WARDHA		
					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	

Department ID :

Mobile No. : 9823298805

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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.