

**S.B. Bodkhe (Adv.)**

**U.S.Bodkhe(Mahalle) (Adv)**

Near Nagar Parishad School No.1,

Mo. No. 9326597556, 9766773174

Deoli, Tah- Deoli, Dist- Wardha.

mahalleujwala@gmail.com

**FORMAT - A**

To,

MahaRERA

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**FLOW OF THE TITTLE TITLE OF THE SAID LAND**

- 1) 7/12<sup>th</sup> extract of field survey no. 301/2, mauja Deoli, for the year 2020 to 2021
- 2) Mutation Certificate –entry no.-----
- 3) Search Report for 31 years from 1990 to 2021 from index II of the office of Sub-Registrar, Pulgaon, Tah. Deoli, Dist. Wardha held on 05/04/2021, Receipt no. 1530
- 4) Sale deed dated 06/03/2020 of field survey no. 301/2 of Mauja Deoli, Tah. Deoli, Dist. Wardha, vide document no. 581/2020.
- 5) Correction deed dated 06/03/2020 regarding document no. 581/2020 vide document no. 582/2020
- 5) No litigation regarding the said property is pending.



Your Faithfully

Wardha

U.G. Mahalle (Bodkhe)

Date: 02/06/2021

Advocate

**U. S. Bodkhe (Mahalle)**  
R. No. MAH 3418 2006  
Advocate, WARDHA

**S.B. Bodkhe (Adv.)**

**U.S.Bodkhe(Mahalle) (Adv)**

Near Nagar Parishad School No.1,

Mo. No. 9326597556, 9766773174

Deoli, Tah- Deoli, Dist- Wardha.

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## FORMAT - A

To,

MahaRERA

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### LEGAL TITTLE REPORT

**Subject:-** Title clearance certificate with respect to property is residential layout in Survey no. 301/2, city survey no. 72, Area 2.32 H.R. Mauja Deoli, Tah. Deoli, Dist. Wardha, belonging to Shri. Adarsh Subhashrao Umare and Shri. Darshan Subhashrao Umare, finally approved as residential layout on 19/03/2021 by Chief Officer Municipal Council Deoli. (hereinafter referred as the said plot)

I have investigated the title of the said plot/ land on the request of owner Shri. Adarsh Subhashrao Umare and Shri. Darshan Subhashrao Umare,

#### **1) Description Of Immovable Property**

The Property is Residential lay-out situated in Municipal Limits of Deoli, bearing property no./ Survey no. 301/2, city survey no 72. This property bounded as per boundaries certificate and sale deed as follows :-

To the East : Survey no. 302 of Madhukar Haribhau Shende, and  
Survey no. 303 of Raju Shankar Shende,

To the West: Survey no. 300 of Madhukar Bhaurao Golhar

To the North : Survey no. 352 of Ajay Wajurkar and  
survey no 353/1 of Prabhakar Bhaurao Golhar  
and Survey no.353/2 of Shri. Sunil Bhaurao Golhar

To the South: field S. N. 305 of Pramila Madhukar Shende  
and Road,

**Description of sanction residential Layout containing 80 plots in Survey  
no. 301/2 city survey no.72 mauja Deoli, as per Residential Lay-out plan  
sanctioned by Chief Officer of Municipal Council Deoli and Assistant  
Town Planner Municipal Council Deoli is as follows :-**

To the East : Adjoining Survey no. 301/1,  
To the West: Adjoining Survey no. 300,  
To the North: Adjoining Survey no. 343,  
To the South : Deoli to Sonagaon road,

**2) The Documents of allotment of Plot :-**

- i) Sale deed dated 06/03/2020 of field survey no. 301/2 of Mauja Deoli, Tah. Deoli, Dist. Wardha, vide document no. 581/2020.
- ii) Correction deed dated 06/03/2020 regarding document no. 581/2020 vide document no. 582/2020
- iii) Final Approval to the land Sub-Division/ Lay-Out of Field survey no. 301/2, vide Letter no. MCD/Pwd/Lay-out/ws-358/2021/ dated 19/03/2021.
- iv) Demarcated residential lay-out plan in survey no. 301/2 Mauja Deoli, Tah. Deoli, Dist. Wardha containing area statement approved by Assistant Town Planner Municipal Council Deoli on 19/03/2021

- 3) 7/12<sup>th</sup> extract of field survey no. 301/2, mauja Deoli, for the year 2020 to 2021 and boundaries Certificate of field survey no. 301/2, Gaon Namuna 8-A And Ferfar patrak (Mutation Certificate –entry no.----- ) of field survey no. 301/2, mauja Deoli
- 4) **Search Report for 31 years from** 1990 to 2021 from index II of the office of Sub-Registrar, Pulgaon held on 05/04/2021.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property is purchased by them Shri. Adarsh Subhashrao Umare and Shri. Darshan Subhashrao Umare from Sunanda Wd/o Sudhakar Shende, Harish S/o Sudhakar Shende and Yogesh S/o Sudhakar Shende on 06/03/2020 vide document no. 581/2020 at the Office of Sub- Registrar Pulgaon, Tah. Deoli, Dist. Wardha. It is found that said property was ancestral property of the previous owner. And there is no transaction found regarding selling and purchasing in respect of said property during last 30 years and I have not found any charge or encumbrance over property as per the record of the Sub- Registrar, Pulgaon, Dist. Wardha. I am opinion that title of Shri. Adarsh Subhashrao Umare and Shri.Darshan Subhashrao Umare has a valid, clear, absolute and marketable title over the property shown above.

#### **Owners of the land**

- 1) Shri. Adarsh Subhashrao Umare and Shri. Darshan Subhashrao Umare are the joint owners of Survey no. 301/2 city survey no.72 mauja Deoli.

2) The previous owner of said property was Sunanda Wd/o Sudhakar Shende, Harish S/o Sudhakar Shende and Yogesh S/o Sudhakar Shende. Said property was ancestral property of the previous owner and there is no transaction found regarding selling and purchasing in respect of said property during last 30 years .

3) Survey no. 301/2, city survey no. 72, Area 2.32 H.R. Mauja Deoli, Tah. Deoli, Dist. Wardha, belonging to Shri. Adarsh Subhashrao Umare and Shri. Darshan Subhashrao Umare, finally approved as residential layout on 19/03/2021 by Chief Officer Municipal Council Deoli.

The report reflecting the flow of title of the Shri. Adarsh Subhashrao Umare and Shri. Darshan Subhashrao Umare on said land is enclosed herewith as annexure.

**Annexure:-**

- 1) Sale deed dated 06/03/2020
- 2) Correction deed dated 06/03/2020
- 3) Ferfar patrak (Mutation Certificate)
- 4) 7/12<sup>th</sup> extract of field survey no. 301/2,
- 5) Final Approval to the land Sub-Division/ Lay-Out of Field survey no. 301/2, vide Letter no. MCD/Pwd/Lay-out/ws-358/2021/ dated 19/03/2021.
- 6) Demarcated residential lay-out plan in survey no. 301/2 Mauja Deoli, Tah. Deoli, Dist. Wardha containing area statement approved by Assistant Town Planner Municipal Council Deoli on 19/03/2021 is purchased by them from Sunanda Wd/o Sudhakar Shende, Harish S/o Sudhakar Shende and Yogesh S/o Sudhakar Shende on 06/03/2020

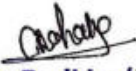
vide document no. 581/2020 at the Office of Sub- Registrar Pulgaon, Tah. Deoli, Dist. Wardha. It is found that said property was ancestral property of the previous owner. And there is no transaction found regarding selling and purchasing in respect of said property during last 30 years and I have not found any charge or encumbrance over property as per the record of the Sub- Registrar, Pulgaon, Dist. Wardha.

  
Your Faithfully

Wardha

U.G. Mahalle (Bodkhe)

Date: 02/06/2021

 Advocate  
**U. S. Bodkhe (Mahalle)**  
R. No. MAH 3418 2006  
Advocate, WARDHA

अहवाल दिनांक : 23/03/2021



## महाराष्ट्र शासन

गाव नमुना सार

अधिकात अधिलेख पत्रक

[ महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- देवळी

तालुका :- देवळी

जिल्हा :- वर्धा

शेवटचा फेरफार क्रमांक : 9231 व दिनांक : 19/05/2020

भूमापन क्रमांक व उपविभाग : 301/2

| भूमापन क्रमांक व उपविभाग<br>301/2 |             | भू-धारणा पद्धती<br>भोगवटारत वर्ग - I | भोगवटारतचे नाव |      |       |        |
|-----------------------------------|-------------|--------------------------------------|----------------|------|-------|--------|
| सिताचे स्थानिक नांव :-            |             |                                      | क्षेत्र        | आकार | पो.ख. | फे.फा  |
| क्षेत्र एकक                       | हे.आ. चौ.मी |                                      |                |      |       |        |
| विरासत                            | 2.37.00     | सुभाषकर-सुभाषकर-शेदे                 | 2.37.00        | 8.40 |       | (8290) |
| वागायत                            | -           | सुभाषकर-सुभाषकर-शेदे                 |                |      |       | (9231) |
| हरी                               | -           | सुभाषकर-सुभाषकर-शेदे                 |                |      |       | (9231) |
| घरकस                              | -           | सुभाषकर-सुभाषकर-शेदे                 |                |      |       | (9231) |
| इतर                               | -           | सामाईक क्षेत्र-----                  |                |      |       |        |
| एकूण क्षेत्र                      | 2.37.00     | अदानी सुभाषकर उमरे                   |                |      |       | (9231) |
| पोट-खाराव (लागवडीस अयोग्य)        | -           | दर्शन सुभाषकर उमरे                   |                |      |       | (9231) |
| वर्ग (अ)                          | -           | सामाईक क्षेत्र-----                  | 2.37.00        | 8.40 |       |        |
| वर्ग (ब)                          | -           |                                      |                |      |       |        |
| एकूण पो.ख.                        | 0.00.00     |                                      |                |      |       |        |
| आकारणी                            | 8.40        |                                      |                |      |       |        |
| बुद्धी किंवा विशेष आकारणी         | -           |                                      |                |      |       |        |
| खरे करपार क्र. (516),(8290)       |             |                                      |                |      |       |        |
| सीमा आणि भूमापन चिन्हे :          |             |                                      |                |      |       |        |

गाव नमुना सार

पिकांची नोंदवह्या

[ महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]

गाव :- देवळी

तालुका :- देवळी

जिल्हा :- वर्धा

शेवटचा फेरफार क्रमांक : 9231 व दिनांक : 19/05/2020

भूमापन क्रमांक व उपविभाग : 301/2

| पिकांखालील क्षेत्राचा तपशील |       |                                |                |                |             |                |                |             |                |                |        | लागवडीसाठी उपलब्ध<br>नसलेली जमीन |      | जल सिंचनाचे<br>साधन      | शेरा |
|-----------------------------|-------|--------------------------------|----------------|----------------|-------------|----------------|----------------|-------------|----------------|----------------|--------|----------------------------------|------|--------------------------|------|
| मिश्र पिकांखालील क्षेत्र    |       |                                |                |                |             |                |                |             |                |                |        | मिश्र पिकांखालील क्षेत्र         |      | मिश्र पिकांखालील क्षेत्र |      |
| वर्ष                        | हंगाम | मिश्र पिकांचा संकेत<br>क्रमांक | जल सिंचित      | अजल<br>सिंचित  | पिकांचे नाव | जल सिंचित      | अजल सिंचित     | पिकांचे नाव | जल सिंचित      | अजल सिंचित     | स्वरूप | क्षेत्र                          |      |                          |      |
| (१)                         | (२)   | (३)                            | (४)            | (५)            | (६)         | (७)            | (८)            | (९)         | (१०)           | (११)           | (१२)   | (१३)                             | (१४) | (१५)                     | (१६) |
|                             |       |                                | हे.आ.<br>चौ.मी | हे.आ.<br>चौ.मी |             | हे.आ.<br>चौ.मी | हे.आ.<br>चौ.मी |             | हे.आ.<br>चौ.मी | हे.आ.<br>चौ.मी |        | हे.आ.<br>चौ.मी                   |      |                          |      |
| 2020-21                     | खरीप  |                                |                |                | सुर         |                | 0.3000         |             |                |                |        |                                  |      |                          |      |
|                             |       |                                |                |                | कापूस       |                | 1.6000         | सायाबीन     |                | 0.4000         |        |                                  |      |                          |      |

"या प्रमाणित प्रतीसाठी की तपासणी २३/०३/२०२१  
दिनांक :- 23/03/2021  
सांकेतिक क्रमांक :- 27080096092670008420211543

( नाव :- कैलास साहेबराव बुढने )  
तलाठी साह्या :- देवळीता :- देवळी जि :- वर्धा

23/3/2021



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

गाव :- देवळी

तालुका :- देवळी

जिल्हा :- वर्धा

| नोंदीचा अनुक्रमांक | संपादन केलेल्या अधिकाराचे स्वरूप                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | परिणाम झालेले भुमापन व उपविभाग क्रमांक | अधिकार्याचे नाव , आद्याक्षरी व शीरा                                                                                                                                                                      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9231               | <p>फेरफाराचा प्रकार : अनौदणीकृत<br/>नोंदीचा प्रकार:- खरेदी<br/>माहिती मिळालेला दिनांक:- 24/04/2020<br/>फेरफाराचा दिनांक:- 24/04/2020<br/>लिहून देणार:-<br/>योगेश सुधाकर शेंडे , सुनंदा सुधाकर शेंडे , हरीष सुधाकर शेंडे - - -रा. देवळी(खाता क्रमांक 141) यांचे गट/सव्हे क्रमांक 301/2, लागवडीयोग्य क्षेत्र 2.3700 हे.आर.चौ.मी पेकी लागवडीयोग्य क्षेत्र 2.37 हे.आर.चौ.मी आणि पोटखराब क्षेत्र 0.0000 हे.आर.चौ.मी हे त्यांनी लिहून घेणार :<br/>आदर्श सुभाषराव उमरे , दर्शन सुभाषराव उमरे - - -, (खाता क्रमांक :-6777)गट/सव्हे क्रमांक 301/2 लागवडीयोग्य क्षेत्र 2.37 हे.आर.चौ.मी आणि पोटखराब क्षेत्र 0.0000 हे.आर.चौ.मी<br/>यांना दुय्यम निबंधक पुलगाव जिल्हा वर्धा यांचेकडील खरेदी दस्त क्रमांक 582 दिनांक 06/03/2020 प्रमाणे रक्कम रुपये 12300000 घेऊन खरेदी दिली.सबब खरेदी घेणा-याचे नाव गाव नमुना नं. 7/12 वर दाखल केले.<br/><br/>हितसंबंधितांना नोटीस बजावल्याचा दि.<br/>फेरफार नोंद निर्गतीचा दि. 19/05/2020<br/><br/>( कैलास साहेबराव बुडगे )<br/>तलाठी<br/>देवळी साझा देवळी ता. देवळी जि. वर्धा</p> | 301/2<br><br>एकूण :- 1                 | <p>खरेदीखत जमिन मालकाने स्वतः करून दिले आहे .<br/>जमीन भोगवटदार वर्ग १ आहे. नोंद प्रमाणित<br/><br/>(तेजराम नागोराव बागडे)<br/>मंडळ अधिकारी:- देवळी<br/>ता.: देवळी<br/>जि.: वर्धा<br/>दि.: 19/05/2020</p> |

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 23/03/2021

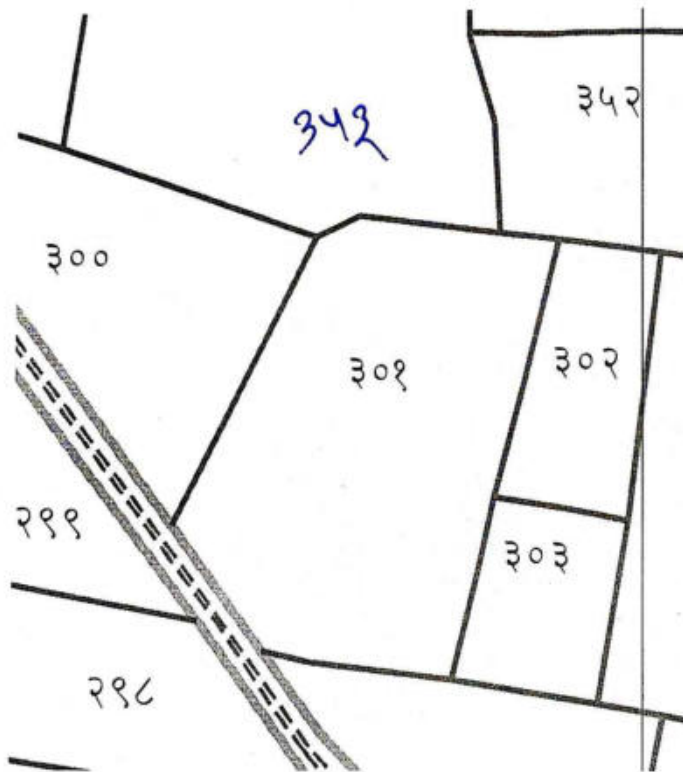
सांकेतिक क्रमांक :- 270800060092670000320213545

( नाव :- कैलास साहेबराव बुडगे )

तलाठी साझा :- देवळी ता. देवळी जि. वर्धा

23/3/2021

N प्रमाण - १.५०००  
 मौजा :- देवली  
 त. सा. क्र. २१, देवली  
 सा. नि. सं. :- देवली  
 पट्टा - देवली  
 जिल्हा - बघी  
 S (अ. प्र. मा. नि. सं. ५०)



1  
 23/3/2007  
 (अ. प्र. मा. नि. सं. ५०)