CHALLAN
MTR Form Number-6

GRN	MH013131122202021E	BARCODE		Date	13/03/2021-14:51:34	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 T Y BORKAR
Location	WARDHA		
Year	2020-2021 One Time	Flat/Block No.	WARDHA
		Premises/Building	

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)

MZ MHASALA FSNO.157/2 AREA 3.15 H.R. CLASS-I SEARCH FROM 1992 TO 2021 FOR 30 YEARS

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021031368236	IK0BAMWQN8
Cheque/DD No.		Bank Date	RBI Date	13/03/2021-14:24:52	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. : 9890736061

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 कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

TAMRADHWAJ Y. BORKAR
ADVOCATE
B.A. LL.B. LL.M. N.D.D.Y., DYT.
E-mail - tamradhwajborkar12@gmail.com

ADDRESS :
Ganesh Nagar, Wardha
Tah. & Dist. Wardha
M.No. 9890736061

Dated : 15-03-2021

FORMAT-A
(Circular No. : 28 /2021)

To,
MahaRERA

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect to Survey No. **157/2** , admeasuring Area 3.15 H.R., Revenue Rs. 7.96, Right-Class-I situated at Masala, Tah.Dist. Wardha (hereinafter referred as the "said field")

I have investigated the title of the said field on the request of owners namely 1) Shri. Pravin Dattatraya Pahade 2) Shri. Manish Dinkarrao Bhoyar and 3) Shri. Sudhakar Pandurang Satone

Title Verification Report-Cum-Search Report for Last 30 years in respect of property belonging to 1) Shri. Pravin Dattatraya Pahade 2) Shri. Manish Dinkarrao Bhoyar and 3) Shri. Sudhakar Pandurang Satone and following documents i.e. :-

1) Description of the property :-Mouza Mhasala, Tahsil & District Wardha, Field Survey No. 157/2, admeasuring Area 3.15 H.R., Revenue Rs. 7.96,Right - Class-I.

2) The documents of allotment of Field -

* Xerox copy of 7/12 issued by Revenue authority i.e. patwari of the area.
* Xerox copy of Namuna 8A issued by Revenue authority i.e. patwari of the area.
* Xerox copy of Sale Deed Docuement No. 2045/2020 registered at Wardha-2 Sub Registrar on 19-10-2020
* N.A. Order issued by Sub Divisional Officer vide Revenue case no. 11/NAP-34/2020, dated 29 December 2020 of Mz MHASALA.

3) 7/12 extract issued by Revenue authority i.e. Patwari vide P.H.No. 40 and mutation entry No. 5861.

4) Search Report for 30 years from 1 January 1992 to 15 March 2021.

On perusal of the above mentioned documents and all other relevant document relating to title of the said property I am of the opinion that the title of the following owners is clear, marketable and without any encumbrances.

5) Owners of the land

1) Shri. Pravin Dattatraya Pahade CTS/C.S. No. 157/2
2) Shri. Manish Dinkarrao Bhoyar CTS/C.S. No. 157/2
3) hri. Sudhakar Pandurang Satone CTS/C.S. No. 157/2
4) Qualifying comments/remarks if any :- **Nil**

6) The report reflecting the flow of the title of owners of the said and is enclosed herewith as annexure.

Encl : Annexure.

(T.Y. Borkar)
Advocate, Wardha

T. Y. Borkar
B.A. LLB. LLM.
ADVOCATE,
WARDHA
Mo. 9890736061

TAMRADHWAJ .Y.BORKAR
ADVOCATE
B.A.LLB.LLM. N.D.D.Y.DYT.
E-mail-tamradhwajborkar12@gmail.com

ADDRESS :-
Ganesh Nagar, Wardha.
Tah. And Dist. Wardha.
M.No.9890736061

Dated : 15 / 03 /2021

FORMAT-A

(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 extract issued by Revenue authority i.e. Patawari vide **P.H.No. 40**
2) Mutation entry no.**5861.**
3) Search Report for 30 years from 1st January 1992 to 15th March 2021 Taken from Sub-Registrar Office at Wardha vide search receipt No.MH013131122202021E DATED 13/03/2021.
4) Any other relevant title and legislation if any.

Flow of Title

On perusal of the relevant documents and online search, I found that, previously the Field survey No.**157/2,** admeasuring Area **3.15** H.R., Right -Class-I, Revenue Rs.7.96, Situated at Mouza Mhasala, Mouza No. 138, P.H.No. 19, Tahsil and District Wardha is owned and possessed by 1)Shri Pravin Dattatraya Pahade 2)Shri Manish Dinkarrao Bhoyar and 3)Shri Sudhakar Pandurang satone.

That, Field survey no.**157-New** and old- 77/10 was purchased by Jagannath Rokade and Krushnarao Rokade from Vitthalrao Bangade and Narayanrao Bangade vide registered **sale deed** document no.**2543** dated **30/05/1952**. Thereafter, Jagannath Rokade and Krushnarao Rokade executed a **partition deed** vide document no.**9470/2012** dated **05/12/2012** and on the basis of the said partition deed, the said field numbers are renumbered as field survey no.157/1 and **157/2.** The field survey no.157/1 was in the possession and ownership of Jagannath Rokade and the field survey no. **157/2** was in the possession and ownership of **Krushnarao Rokade**.

That, after the death of Krushnarao Rokade, the field survey no. **157/2** came in the combine possession and ownership of his legal heirs i.e. Prabha Krushnarao Rokade, Mangesh Krushnarao Rokade, Dipak Krushnarao Rokade, Dilip Krushnarao Rokade, Pravin Krushnarao Rokade, Meena Madhukarrao Dhewale and Nilima Krushnarao Rokade. Their names have been mutated in all revenue record and 7/12 extract and therefore the above named legal representatives became absolute owners and possessor of field survey no.**157/2** total area **3.15** H.R.

That, thereafter Prabha Krushnarao Rokade and others have been filed an application on 02/01/2020 before Sub Divisional Officer Wardha for convert the agricultural land into non-agriculture purpose i.e. for residential purposes. After verifying all the related documents and the report received from the concerned authority, the Sub Divisional Officer, Wardha vide its Revenue Case No.11/NAP-34/2020, dated **29/12/2020** granted permission

to convert the agriculture land into non-agriculture i.e. for the residential purpose. Thereafter the above named applicants marked layout of **138** plots on the said land.

On the perusal of the record, it is observed that, before receiving the N.A. Order, the above named persons sold the said Field Survey no.**157/2** admeasuring **3.15** Hector Aar to the present owner i.e 1)Shri Pravin Dattatraya Pahade 2)Shri Manish Dinkarrao Bhoyar and 3)Shri Sudhakar Pandurang satone vide registered sale deed document no.**2045/2020** dated **19/10/2020.** The name of the above named persons have been mutated in all revenue record and 7/12 extract and the above named persons have became the absolute owners and possessors of the said field survey no. 157/2 and the layout marked thereon.

I have meticulously perused the documents referred above, submitted by the applicant and also conducted an on-line search/Inspection of record for the period of **30** years from 1992 to 2021 by paying an amount of Rs. 750/-vide receipt No.**MH013131122202021E,** dated **13/03/2021** with Sub-Registrar, Wardha, at on-line portal i.e. **Igr.mah.gov.in** and **wardha.nic.in.**

That, all the transaction have been duly verified from online portal and from the office of Sub- Registrar, Wardha and Revenue Department, Wardha and the link of property is properly established. That, I do not found any adverse entry in respect of the said property.

Furthermore, after verification of revenue record, record of Gram Panchayat, Mhasala and record of Registrar Office, Wardha, it clearly reflected that, till this date, the title holder has not done any kind of transaction regarding the above mentioned property. It means they are having clear and marketable title of the said scheduled property.That above said property does not affected by any Ceiling legislation/Act in force. That, there is no entry found on the 7/12 extract about the mortgage of this field to any Bank, Society or any individual. It is found that, the field survey no. 157/2 is not mortgaged with anywhere. During my search, as per availability of index registers from the concern registrar, I did not come across about any entry as to any encumbrances and charges whatsoever. That, the present title holder 1)Shri Pravin Dattatraya Pahade 2)Shri Manish Dinkarrao Bhoyar and 3)Shri Sudhakar Pandurang satone are the sole and absolute owners and possessors of field serve no. **157/2,** admeasuring Area **3.15** H.R., Right -Class-I, Revenue Rs.7.96 and the layout marked thereon, situated at mouza Mhasala, Tahsil and District Wardha**,** and the title of said property is clear and marketable.

(**T.Y.Borkar**)
Advocate,Wardha.

T. Y. Borkar
B.A. LLB. LL.M.
ADVOCATE,
WARDHA
Mo. 9890736061

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 :- मसाळा तालुका :- वर्धा जिल्हा :- वर्धा

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरुप	परिणाम झालेले भुमापन व उपविभाग क्रमांक	अधिकाऱ्याचे नाव , आद्याक्षरी व शेरा
5861	फेरफाराचा प्रकार : अनोंदणीकृत नोंदीचा प्रकार : खरेदी फेरफाराचा दिनांक : 23/10/2020 माहिती मिळालेचा दिनांक :- 22/10/2020 लिहून देणार :- प्रभा कृष्णराव रोकडे, मंगेश कृष्णराव रोकडे, दिपक कृष्णराव रोकडे, दिलीप कृष्णराव रोकडे, प्रविण कृष्णराव रोकडे, मीना मधुकरराव ढेवले, निलीमा कृष्णराव रोकडे, (खाता क्र.10210), क्षेत्र 3.1500 हे.आर.चौ.मी पैकी 3.1500 हे.आर.चौ.मी आणि पोटखराब क्षेत्र 0.0000 हे.आर.चौ.मी यांचे गट क्रमांक/सर्व्हे क्रमांक 157/2 हे त्यांनी लिहून घेणार:- सुधाकर पांडुरंग साटोणे, मनिष दिनकरराव भोयर, प्रविण दत्तात्रय पहाडे, (खाता क्र. :-10725) 3.1500 हे.आर.चौ.मी पोटखराब क्षेत्र 0.0000 हे.आर.चौ.मी यांना दुय्यम निबधक सह दु.नि.वर्धा2 यांचेकडील दस्त क्रमांक 2045 वर्ष 2020 दिनांक 19/10/2020 प्रमाणे रक्कम रुपये 39200000 घेऊन खरेदी दिलेने अपत्रक करून खरेदी घेणार यांचे नावे दाखल केले. हितसंबधितांना नोटीस बजावल्याचा दि. 23/10/2020 फेरफार नोंद निर्गतीचा दि. 12/11/2020 (गुलशन ताराचंद पटले) तलाठी मसाळा साझा मसाळा ता. वर्धा जि. वर्धा	157/2 एकूण :- 1	खरेदीखत जमिन मालकाने स्वत: करून दिले आहे . नोंद प्रमाणित (बाबा हिम्मतराव पांडे) मंडळ अधिकारी:- पालकवाडी उर्फ वर्धा ता.: वर्धा जि.: वर्धा दि.: 12/11/2020

"या प्रमाणित प्रतीसाठी फी म्हणून रु.- रुपये मिळाले."
दिनांक :- 19/03/2021
सांकेतिक क्रमांक :- 27080005009068000032021[illegible]

(नाव :- गुलशन ताराचंद पटले)
तलाठी साझा :- मसाळाता :- वर्धा जि :-वर्धा

अहवाल दिनांक : 12/11/2020

महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गाव :- वसाळा तालुका :- वर्धा जिल्हा :- वर्धा शेवटचा फेरफार क्रमांक : 5861 व दिनांक : 12/11/2020

भूमापन क्रमांक व उपविभाग : 157/2

भूमापन क्रमांक व उपविभाग	भू-धारणा पध्दती	भोगवटादाराचे नाव
157/2	भोगवटादार वर्ग -I	

जेनाचे स्थानिक नांव :-			क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
क्षेत्र एकक	हे.आर.चौ.मी	[-गजा-कृष्णराव-रोकडे	~~3.15.00~~	~~7.96~~	|	(5861)	[~~10210~~], 10725
जिरायत	3.15.00	[-मीरा-कृष्णराव-रोकडे			|	(5861)	कुळाचे नांव
बागायत	-	[-दिपक-कृष्णराव-रोकडे			|	(5861)	इतर अधिकार
तरी	-	[-हितेश-कृष्णराव-रोकडे			|	(5861)	इतर
वाकस	-	[-प्रविण-कृष्णराव-रोकडे			|	(5861)	क.जा.प. पत्रक (5194)
इतर	-	[-मीरा-मधुकरराव-देवाते			|	(5861)	
एकूण क्षेत्र	3.15.00	[-विनीता-कृष्णराव-रोकडे			|	(5861)	
पोट-खराब (लागवडीस अयोग्य)		-------सामाईक क्षेत्र------					
वर्ग (अ)	-						
वर्ग (ब)	-	प्रविण दत्तात्रय पहाडे				(5861)	
एकूण पो ख	0.00.00	मनिष दिनकरराव घोयर				(5861)	
आकारणी	7.96	सुधाकर पांडुरंग साटोणे				(5861)	
जुडी किंवा विशेष आकारणी	-	-------सामाईक क्षेत्र------	3.15.00	7.96			
इतर फेरफार क्र (5194),(5307)							सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा

पिकांची नोंदवही

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

गाव :- वसाळा तालुका :- वर्धा जिल्हा :- वर्धा शेवटचा फेरफार क्रमांक : 5861 व दिनांक : 12/11/2020

भूमापन क्रमांक व उपविभाग : 157/2

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध असलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						विरोळ पिकाखालील क्षेत्र						
					घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2019-20	खरीप										पोटखराब	3.1500		

तलाठी म.साळा, साझा क्र. ४, ता. वर्धा, जि.वर्धा.

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 19/03/2021
सांकेतिक क्रमांक :- 27080605009068000032021134

(नाव :- गुलशन नारायण पटले)
तलाठी साझा :- वसाळा :- वर्धा जि :-वर्धा

वर्ष:2020-21

गाव नमुना आठ-अ
धारण जमिनींची नोंदवही (कृषिक)
(आसामीवार खतावणी -- जमाबंदी पत्रक)

3/19/2021

गाव: मसाळा

तालुका: वर्धा

जिल्हा: वर्धा

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर		
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)			जि.प.	ग्रा. प.	
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक 10725	प्रविण दत्तात्रय पहाडे , मनिष दिनकरराव भोयर , सुधाकर पांडुरंग साटोणे .								
सामाईक खाते	157/2	3.15.00	0.0000	3.15.00	7.96	0	55.72	7.96	71.64
	एकूण	**3.15.00**	**0.0000**	**3.15.00**	**7.96**	**0**	**55.72**	**7.96**	**71.64**

"या प्रमाणित प्रतीसाठी फी म्हणून ४० रुपये मिळाले."
दिनांक :- 19/03/2021
सांकेतिक क्रमांक :- 27080005[illegible]0680003320212136

तलाठी साझा क्र. ४० ता. वर्धा, जि.वर्धा.

(नाव :- गुलशन ताराचंद पटले)
तलाठी साझा :- ता :- वर्धा जि :-वर्धा