CHALLAN
MTR Form Number-6

GRN	MH012129582202122E	BARCODE		Date	25/01/2022-11:36:03	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	SEARCH FEE
		PAN No.(If Applicable)	
Office Name	WRD_WARDHA SUB REGISTRAR	Full Name	ADV VIJAY CHORE
Location	WARDHA		
Year	2021-2022 One Time	Flat/Block No.	WARDHA
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	WARDHA
		Area/Locality	WARDHA
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	MZ SINDI MEGHE FSNO.112/1 AREA 2.03 H.R. SEARCH FROM 1992 TO 2021 FOR 30 YEARS
Total	750.00	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.	00040572022012575044	IK0BMROQV9
Cheque/DD No.		Bank Date	RBI Date	25/01/2022-11:24:37	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. : 7888044487

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 नोंदणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 25-01-2022 11:37:34

VIJAY S. CHORE
B.COM, LL. B.
ADVOCATE,
NEW MHADA COLONY,
DUPLEX BUNGLOW NO.
M-32 WARDHA.
Mobile No. 9960137677
Ph. No. 07152-295364.

Format – A

(Circular No. 28/2021)

To,

Maharashtra RERA

LEGAL TITLE REPORT

Sub:- Title clearance Certificate with respect to plot No. CTS/C.S. No.112/1 situated at Sindi (Meghe) Taluka and District Wardha (hereinafter referred as the said field).

I have investigated the title of the said field on the request of (Shri Krushna Land Developers and Builders through its partners) and following documents i.e. :-

1) **Description of the property.:-**

The agricultural field Survey No. 112/1 purchased by transferee ShriKrushna Land Developers and builders through its partners PAN No. ADYFS6787 M as per Registered sale deed dt. 28/10/2021 at Mouza Sindi (Meghe) Tah. & Dist. Wardha within R.S.D. & R. D. Wardha and within limits of Grampanchayat and Z. P. Wardha. The said property now owns and possess by the transferee ShriKrushna Land Developers and builders through its partners PAN No. ADYFS6787 M.

As per Sale deed Application filed by the ShriKrushna Land Developers and Builders through its partners PAN No. ADYFS6787 M. before S. D. M. Wardha for converted into Non-agricultural Land for the purpose of Residential use.

2) The documents of Sale-deed.
Sale deed dt. 28/10/2021 at sr. no. 4101/2021.
3) 7/12 extract or property card issued by concerned Talathi
4) Search report for 30 years from 01/01/1992 to 31/12/2021 .

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of ShriKrushna Land Developers and Builders through its Partners is clear, marketable and without any encumbrances.

Owners of the land :

ShriKrushna Land Developers and Builders through its partners :-

1) 112/1 CTS/C.S. No.
2) Qualifying comments /remarks if any Nil

3/- The report reflecting the flow of the title of the ShriKrushna Land Developers and Builders through its partners on the said land is enclosed herewith as annexure.

Brief history of the Property:

ANNEXURE

(Special importance to area of the Property and Legal heirs)

Thus title history for last 30 yrs from this date 01/01/1992 to 31/12/2021 on the basis of documents provided to me is established the links of chain in title as under :-

That during my searches I have found originally the field svy no. 112/1 total area 2.03 H.R. situated at Sindi (Meghe), Wardha were owned and possessed by Shri Vijay Sadashiv Deshpande and Shri Kishore Sadashiv Deshpande. The said field svy. No. 112/1 sold out of an area 2.03 H. R. for Rs. 3,60,00,000/- as per registered Sale Deed on 28/10/2021 at document no. 4101/2021, ShriKrishna Land Developers and Builders through Partners 1. Shri Ganesh Parshuramji Atkar, 2. Shri Sanjay Pudlikrao Manmode 3. Shri Mohan Pundlikrao Manmode and 4. Sau. Alka Sudam Rajurkar. The ferfar also effected in the name of above vendees in revenue records viz. 7/12 extract . Since then the above ShriKrishna Land Developers and Builders through Partners 1. Shri Ganesh Parshuramji Atkar, 2. Shri Sanjay Pudlikrao Manmode 3. Shri Mohan Pundlikrao Manmode and 4. Sau. Alka Sudam Rajurkar, is become absolute owner of said field no. 112/1 as per revenue records. As per Application filed by ShriKrishna Land Developers and Builders through Partners 1. Shri Ganesh Parshuramji Atkar, 2. Shri Sanjay Pudlikrao Manmode 3. Shri Mohan Pundlikrao Manmode and 4. Sau. Alka Sudam Rajurkar, for converted into Non-agricultural Land for the purpose of Residential use.

That the above owner /transferee has produced before me all relevant revenue records and photo copy of said regd. Sale deed along with all revenue records listed herein above for my perusal issued by concerned talathi. Since the title acquired by aforesaid field survey no. 112/1 by transferee as per current revenue records.

the marketable title subject to paper publication regarding objection if any over the said layout of said field from aforesaid field svy. No. 112/1 is free from encumbrances and transferee has clear and Thus public at large. My search cum title verification report is based on documents submitted before me. So far as other encumbrances are concerned it is necessary to obtain the affidavit of transferee relinquishment deed , power of attorney, regd. And unregistered . Agreement of sale or equitable registered mortgage stating that the field in question is free from all types of encumbrances i.e. will deed, gift deed, etc. till date. That my above search report is only for title verification of transferee till date . My present search is based upon documents submitted before me.

Date :- 25/1/2022

विजय एस. चारे
अॅ ड व्हो के ट
Reg. No. - MAH/2920/1995
न्यु म्हाडा कॉलनी, डूप्लेक्स, एम-३२, वर्धा
मो. क्र. 9960137677

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Format – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 extract / P. R. Card as on date of application for registration.

2) Mutation Entry No. 24500 dt. 28/11/2021. .

3) Search report for 30 years from 01/01/1992 to 31/12/2021 taken from Sub-Registrar Office at Wardha .

4) Any other relevant title.

5) Litigations if any .

विजय एस. चोरे
अॅ ड व्हो के ट
Reg. No. - MAH/2920/1995
न्यु म्हाडा कॉलनी, डूप्लेक्स, एम-३२, वर्धा
मो. क्र. 9960137677

Date : 25/1/2022

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To,

Maharashtra RERA

Sub:- Title clearance Certificate with respect to plot No. CTS/C.S. No. 112/1 situated at Sindi (Meghe) Taluka and District Wardha (hereinafter referred as the said field).

I have investigated the title of the said field on the request of (ShriKrishna Land Developers And Buitlders through its partners) and following documents i.e. :-

5) Description of the property,

6) The documents of Sale-deed.

7) 7/12 extract or property card issued by concerned talathi dated 29/11/2021 mutation entry no.24500 dt. 28/11/2021. ..

8) Search report for 30 years from 1992 to 2021 .

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of ShriKrishna Land Developers And Buitlders through its partners is clear, marketable and without any encumbrances.

Owners of the land

3) 112/1 CTS/C.S. No.
4) _____ CTS/C.S. No.
5) _____ CTS/C.S. No.
6) Qualifying comments /remarks if any _____

3/- The report reflecting the flow of the title of the ShriKrishna Land Developers And Buitlders through its partners on the said land is enclosed herewith as annexure.

Date :- 25/01/2022

विजय एस. चोरे
ॲ ड व्हो के ट
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