CHALLAN
MTR Form Number-6

GRN	MH004874349202223E	BARCODE		Date	12/07/2022-16:04:46	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	2022-2023 One Time	Flat/Block No.	WARDHA
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	WARDHA
0030072201 SEARCH FEE	750.00	Area/Locality	WARDHA
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	MZA UMRI MEGHE F.S.NO. 92/1 AREA 1.82 H.R. SEARCH FROM 1993 TO 2022 FOR 30 YRS.
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.	00040572022071280102	CKU1761268
Cheque/DD No.		Bank Date	RBI Date	12/07/2022-16:24:05	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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 12-07-2022 04:05:25

TAMRADHWAJ Y. BORKAR,
ADVOCATE,
ADDRESS:-
Ganesh Nagar, Wardha, Tq, & Dist.Wardha,
B.A. LL.B., LL.M., N.D.D.Y. DYT.

E-mail- tamradhwajborkar12@gmail.com.

Mobile no.9890736061

FORMAT-'A'.
(Circular no.28/2021)

To,
MAHA RERA,
at Mumbai.

LEGAL TITLE REPORT.

Sub ;- Title Clearance Certificate in respect of property i.e.field Survey no.**92/1**,situate at mouza **Umri(Meghe)** Mouza P.H./T.S.no.**20**,within limits of Grampanchayat Umri(Meghe)in Tq. & Dist. Wardha. (hereinafter referred to as the "said Property").

Respected Sir,

I, have investigated the title of the said property on the request of the Transferee Mahajan Land Developers through partners 1)Shri Sudhakar Pandurangji Satone r/o Borgaon(Meghe)Tq.and Dist. Wardha & 2)Shri Prajwal Narhari Kolhe r/o Nagpur Tq. and Dist.Nagpur. And following documents i.e. ;-

1) Description of the property.

Sanctioned plot nos. 1 to 82 including reserved amenity plot nos.81 & 82 having total area 694.33 sq. mtrs. and 1096.47 sq.mtrs respectively is carved out of svy.no.**92/1** duly converted into residential plots i.e. non agricultural use vide revenue case no.39/NAP-34/2021 as per Order passed by Sub Divisional Officer, Wardha on dated 24-05-2022,and situate at mouza **Umri(Meghe)** Mouza no.**18**, P.H./ T.S.no.**20**,within limits of Grampanchayat Umri(Meghe) within R.D.and R.S.D.Wardha, and said sanctioned layout having total **80** plots having intact plots area 7575.90 sq.mtrs.

2) The documents of allotment of property.

1) Photo copy of regd. sale deed dated 9-02-2022 doc.no.249 in favor of transferee,

2) Photo copy of 7/12 extract with village proforma 8-A of record of right of field no.92/1 dated 4-4-2022 each,

3) Photo copy of N.A.Order dated 24-5-2022 with sanctioned TPO Layout map in the name transferee,

4) 7/12 extracts issued by Talathi Wardha dated 12-7-2022 mutation entry no.9127,

5) Search Report for total 30 years from 1-1-1993 till 12-7-2022 issued on 13-07-2022.

2. On perusal of above mentioned documents all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/ promoter/developer/company) i.e. Mahajan Land Developers through partners 1)Shri Sudhakar Pandurangji Satone r/o Borgaon(Meghe) Tq.and Dist.Wardha & 2)Shri Prajwal Narhari Kolhe r/o Nagpur Tq. and Dist.Nagpur.is clear, marketable and without any encumbrances.

Owners of the land :

Mahajan Land Developers through partners 1)Shri Sudhakar Pandurangji Satone r/o Borgaon(Meghe)Tq.and Dist. Wardha & 2)Shri Prajwal Narhari Kolhe r/o Nagpur Tq. and Dist.Nagpur.

1) Field svy.no.**92/1** situate at mouza **Umri(Meghe)** Mouza no. **18**, P.H./ T.S.no.**20**,within limits of Grampanchayat Umri(Meghe) within R.D.and R.S.D.Wardha,

2)Qualifying comments/remarks if any.

3. The report reflecting the flow of the title of the (owner/promoter/developer/company)i.e.Mahajan Land Developers through partners 1)Shri Sudhakar Pandurangji Satone r/o Borgaon(Meghe)Tq.and Dist. Wardha & 2)Shri Prajwal Narhari Kolhe r/o Nagpur Tq. and Dist.Nagpur, on the said land/property is enclosed herewith as annexure.

Encl.:- Annexure as above.

Wardha.

Dt. **13-07-2022.**

Yours Faithfully

(T. Y. Borkar)
Advocate,Wardha.

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

Annexure

(The flow of chain in title of owner as mentioned herein above).

3. That the title history for last 30 years from 1-1-1993 to 12-7-2022 shows the following chain of transactions. Originally the field survey no.**92(Old)**,having total area 9.65 HR of mouza Umri(Meghe) being ancestral field property was owned and possessed by Shri Undruji Vaidya of Wardha. After death of Shri Undruji Vaidya the names of his all legal heirs viz. 1)Shri Narhari Undruji Vaidya,2)Shri Baldeorao Undruji Vaidya 3)Smt.Mainabai Undruji Vaidya 4)Shri Ramkrushna Undruji Vaidya brought on revenue records of said field no.92(old).

Thereafter as per registered partition deed 26-11-1998 doc.no.1164/1998 executed amongst all above named legal heirs the portion of an area 1.82 HR of field no.92(old) fallen to the share of Shri Narhari Undruji Vaidya. That the ferfar pertaining above transaction of regd. partition deed also effected in revenue records in the name of Narhari Vaidya and others jointly vide ferfar entry no.312 dated 30-11-2000 by concerned talathi. Subsequently the portion of an area 1.82 HR of said field has been given new field survey no.92/1 in revenue records in the name of Shri Narhari Vaidya. Since then said Shri Narhari Vaidya is become absolute owner and in cultivating possession of new field survey no.92/1 an area 1.82 HR as per revenue records.

Thereafter said owner Shri Narhari Undruji Vaidya vide his application dated 27-10-2021 has applied before Sub Divisional Officer Wardha for conversion of said entire field svy.no.92/1 an area 1.82 HR into non agricultural purpose. Accordingly the S.D.O.Wardha has registered its rev.case no. 39/N.A.P.34/2021 in the name of above owner for enquiry. Meantime during pendency of said N.A. proceeding the above named owner Shri Narhari Undruji Vaidya has sold entire field svy.no 92/1 an area 1.82 HR by regd. sale deed dated 9-2-2022 vide doc.no.249 for consideration of Rs.1,60,00,000/- to the transferee Mahajan Land Developers through partners 1)Shri Sudhakar Pandurangji Satone r/o Borgaon(Meghe)Tq.& Dist.

Wardha & 2)Shri Prajwal Narhari Kolhe r/o Nagpur Tq. and Dist. Nagpur. Again the ferfar pertaining to said sale deed of field svy.no.92/1 also mutated in revenue records in the name of transferee alone vide ferfar entry no.8870 dated 26-3-2022 by concerned Talathi on perusal of regd. sale deed which is legal and genuine one. Since then transferee Mahajan Land Developers through partners 1)Shri Sudhakar Pandurangji Satone is become owner, and in cultivating possession of field svy.no.92/1 as per revenue records also.

Again in the capacity of new owners of field no.92/1 said transferee has applied before S.D.O. Wardha for passing of N.A.Order in their names on the basis of regd. sale deed and revenue records of field no.92/1. Therefore the S.D.O.Wardha in its same rev.case no.39/N.A.P.34/2021 after due enquiry from concerned Government and Semi Government Departments passed an Order on dated 24-05-2022 thereby granted permission for Non agricultural use of aforesaid field property. Then said layout owners had laid down various plots in aforesaid field property by obtaining necessary permission from competent Town Planning authority also and as such the layout demarcated in above said field is duly sanctioned layout as per norms and regulations laid down by Government for construction of residential purposes. That schedule of plots enclosed with N.A.order disclosed that there are total 80 plots demarcated in said layout having total intact plots area 7575.90 sq.mtrs. including reserved amenity plot nos.81 & 82 having total area 694.33 sq.mtrs. & 1096.47 sqmtrs. respectively. Hence I says that now the above agricultural field svy.no.92/1 is suitably converted into residential use and the plots demarcated therein is out of well sanctioned and approved layout. The sanctioned layout map with schedule of plots attached to N.A.Order alongwith dimensions and boundaries of each plots shown to be demarcated in said diverted field property. Again the ferfar pertaining to said change of user of land into its N.A. purposes also mutated in revenue records in the name of said layout owner vide ferfar entry no.9127 dated 30-6-2022 by concerned talathi on perusal of N.A.Order and other records.

I have perused the photo copy of N.A.Order dated 24-5-2022, certified copy of online 7/12 extracts of all plots no.1 to 80, certified copy of online ferfar panji dated 12-7-2022 in these regards and tallied and confirmed the same.

Since then said transferees Mahajan Land Developers through partners 1)Shri Sudhakar Pandurangji Satone r/o Borgaon(Meghe)Tq.& Dist. Wardha & 2)Shri Prajwal Narhari Kolhe r/o Nagpur Tq. and Dist.Nagpur are become joint owners, possessors and title holders of said entire layout demarcated out of field svy.no.92/1 including plot nos.1 to 80 after demarcation of land into its non agricultural use showing total 80 plots in sanctioned layout map. Since the transferees have acquired title over said sanctioned layout in the capacity of layout owners and hence no original title deed of each plots is available with them except current revenue records. Thus the links in chain of title has been properly established. All the transactions have been duly verified from record of Sub Registrar and Revenue Department.

TAMRADHWAJ Y. BORKAR,
ADVOCATE,
ADDRESS:-
Ganesh Nagar, Wardha, Tq, & Dist.Wardha,
B.A. LL.B., LL.M., N.D.D.Y. DYT.

E-mail- tamradhwajborkar12@gmail.com.

Mobile no.9890736061

FORMAT-'A'.
(Circular no.28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.nos.;-

1) 7/12 extract as on the date of application for registration.

2) Mutation entry no.9127,

3) Search report for total 30 years from 1-1-1993 till 12-7-2022 taken from Sub Registrar Office Wardha,

4) Any other relevant title : NIL

5) Litigation if any : NIL.

Yours Faithfully

(T. Y. Borkar)
Advocate, Wardha

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

Wardha.
Dt. 13/07/2022.
Encl. ~~Annexure as above~~.

गाव नमुना ६

फेरफार नोंदवही (फेरफार पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ मधील नियम १७]

गाव :- उगरी (मेघे) तालुका :- वर्धा जिल्हा :- वर्धा

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरुप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	अधिकाऱ्याचे नाव , आज्ञावली व शेरा
९९२७	फेरफाराचा प्रकार : अनोंदणीकृत नोंदीचा प्रकार : आदेशाने जुना ७/१२ बंद व नवीन पोट हिस्सा तयार करणे फेरफाराचा दिनांक : २६/०६/२०२२ माहिती मिळालेचा दिनांक : २०/०६/२०२२ सक्षम अधिकारी उपविभागीय अधिकारी यांनी त्यांचे कडील आदेश क्रमांक : प्रकरण क्र.३९/एन.ए.-३४/२०२१ /२०२२ दिनांक : २४/०५/२०२२ अन्वये निर्गमीत आदेश झाल्याने खालील स.क्र./ ग.क. मधील क्षेत्र रुपांतरीत झाले असलेले नवीन सातवारा अस्तित्वात आणणे आवश्यक आहे त्या प्रमाणे मूळ ७/१२ बंद करून खलील प्रमाणे नवीन पोट हिस्से तयार केले . जुना ७/१२ बंद करून नवीन ७/१२ तयार करण्यास मान्यता दिलेली यादी :- जुना ७/१२ : सर्व्हे क्रमांक : ९२/१ लागवडीयोग्य क्षेत्र : १.८२०० एकक:हे.आर.चौ.मी पोटखराब क्षेत्र:०.०००० एकक:हे.आर.चौ.मी नवीन ७/१२ : सर्व्हे क्रमांक : ९२/१/१ एन.ए. क्षेत्र : १.०४८४ एकक:आर.चौ.मी खाता क्रमांक : ११४७९ नाव : प्रज्वल नरहरी कोल्हे नाव : सुधाकर पांडुरंग साटोणे नाव : महाजन लॅण्ड डेव्हलपर्स तर्फे पार्टनर क्षेत्र : १.०४८४ आकरणी : १०.४८ सर्व्हे क्रमांक : ९२/१/१० एन.ए. क्षेत्र : ०.८४९० एकक:आर.चौ.मी खाता क्रमांक : ११४७९ नाव : प्रज्वल नरहरी कोल्हे नाव : सुधाकर पांडुरंग साटोणे नाव : महाजन लॅण्ड डेव्हलपर्स तर्फे पार्टनर क्षेत्र : ०.८४९० आकरणी : ८.४०	९२/१. ९२/१/१. ९२/१/१०. ९२/१/११. ९२/१/१२. ९२/१/१३. ९२/१/१४. ९२/१/१५. ९२/१/१६. ९२/१/१७. ९२/१/१८. ९२/१/१९. ९२/१/२. ९२/१/२०. ९२/१/२१. ९२/१/२२. ९२/१/२३. ९२/१/२४. ९२/१/२५. ९२/१/२६. ९२/१/२८. ९२/१/२९. ९२/१/३. ९२/१/३०. ९२/१/३१. ९२/१/३२. ९२/१/३३.	मा. तहसीलदार यांना आदेशाने जुना ७/१२ बंद व नवीन पोट हिस्सा तयार करण्याचा आदेश प्राप्त झाला आहे. नोंद प्रमाणित (जितेंद्र नामदेवराव देशमुख) संबंधित अधिकारी- सिंदी ता.: वर्धा जि.: वर्धा दि.: ३०/०६/२०२२