CHALLAN
MTR Form Number-6

GRN	MH015868416202223P	BARCODE		Date	24/02/2023-15:54:05	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		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	
Road/Street			Wardha
Area/Locality			Wardha
Town/City/District			
PIN		4 4 2 0 0 1	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

Mz Umari Meghe T and D Wardha Survey No 93/2 Total Plots 1 to 41 Area 0.81 H.R. Search 1994 to 2023

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	10000502023022405670	6198672304435
Bank Date	RBI Date	24/02/2023-15:54:55	Not Verified with RBI
Bank-Branch		SBIEPAY PAYMENT GATEWAY	
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 .

Print Date 24-02-2023 03:56:55

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.**93/2**,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 41 including reserved amenity plot no.41 having total area 4014.64 sq. mtrs. and 750.00 sq.mtrs respectively is carved out of svy. no.**93/2** duly converted into residential plots i.e. non agricultural use vide revenue case no.15/NAP-34/2022 as per Order passed by Sub Divisional Officer, Wardha on dated 21-12-2022, 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 **41** plots having intact plots area 4764.64 sq.mtrs.

2) The documents of allotment of property.

1) Photo copy of regd. sale deed dated 13-01-2022 doc.no.77 in favor of transferee,
2) Photo copy of link regd. agreement,of sale dated 22-1-2021 doc.no.334,
3) Photo copy of link regd. sale deed dated 28-10-2021 doc. No.2860,

4) Photo copy of link regd. sale deed dated 19-09-2011 doc. No.7681,
5) Photo copy of 7/12 extract with village proforma 8-A of record of right of field no.93 dated 18-2-2022,
6) Photo copy of N.A.Order dated 21-12-2022 with sanctioned TPO Layout map in the name transferee,
7) 7/12 extracts issued by Talathi Wardha dated 24-02-2023 each of all plots showing mutation entry no.9560,

8) Search Report for total 30 years from 1-1-1994 till 20-01-2023 issued on 24-02-2023.

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.**93/2** 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. **24-02-2023.**

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 20-7-2023 shows the following chain of transactions. Originally the field survey no.**93(Old)**,having total area **2.02** HR of mouza Umri(Meghe) being ancestral field property was owned and possessed by Shri Pramod Mahadeorao Chauvhan r/o Wardha as per revenue records since long time. Then said Shri Pramod Mahadeorao Chauvhan has sold entire field svy.no. 93(old) an area 2.02 HR by regd. sale deed dated 19-09-2011 doc.no.7681 for total consideration of Rs.10,00,000/-to 1)Shri Khushal Namdeorao Zade 2)Shri Nandkishore Namdeorao Zade and 3)Shri Mukesh Namdeorao Zade all are r/o Wardha. I have perused the photo copy of link regd. sale deed dated 19-09-2011 regarding above transaction.

Thereafter 1)Shri Khushal Namdeorao Zade 2)Shri Nandkishore Namdeorao Zade and 3)Shri Mukesh Namdeorao Zade have jointly entered into registered agreement of sale dated 22-01-2021 doc.no.334 for total consideration of Rs.50,50,000/- by accepting issar amount of Rs.15,50,000/- to 1)Shri Niraj Vasantrao Lohakare & 2)Shri Harish Nandlalji Taori both are r/o Wardha thereby agreed to sell southern side portion by dividing east-west dhura of field svy.no.93 of an area 0.81 R out of total area 2.02 HR. Thereafter in compliance of aforesaid regd.agreement of sale and within due course of time the said 1)Shri Niraj Vasantrao Lohakare & 2)Shri Harish Nandlalji Taori both are r/o Wardha have jointly purchased the said southern side portion by dividing east-west dhura of field svy.no.93 of an area 0.81 R out of total area 2.02 HR by regd.sale deed dated 28-10-2021 doc. no.2660 for consideration of Rs.50,50,000/- from 1)Shri Khushal Namdeorao Zade 2)Shri Nandkishore Namdeorao Zade and 3)Shri Mukesh Namdeorao Zade. I have perused the original regd.agreement of sale dated 22-1-2021, copy of regd.sale deed 28-10-2021 regarding above transactions.

The ferfar to above sale deed also mutated in the joint names of above vendees in revenue records vode ferfar emtry no.8633 by concerned Talathi. Their names also brought on revenue records of said field no.93(old). I have perused the photo copy of regd.sale deed dated 28-10-2021, photo copy of online 7/12 extract23-12-2021 in these regards.

Thereafter the 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 have purchased said part of area 0.81 HR out of total area 2.02 HR of field svy.no.93 by registered sale deed dated 13-1-2022 vide doc.no.77 for valuable consideration of Rs.56,00,000/- from said vendors 1)Shri Niraj Vasantrao Lohakare and 2)Shri Harish Nandlalji Taori. The ferfar pertaining to above sale transaction in respect of part of field svy.no.93 has been mutated in revenue records in the name of transferee and others jointly vide mutation entry no.8763 dated 7-2-2022 by concerned Talathi on perusal of above regd. sale deed which is legal and genuine one. I have perused the photo copy of regd. sale deed with 7/12 extract and ferfar panji dated 18-02-2022 each in this regards and confirmed and tallied the above mutation entry which is the same. The 7/12 extract of field no.93 thoyugh showing joint ownership of transferee and others but in remarks the actual area in their respective possession also shown and as such an area 0.81 HR shown against name of transferee and remaining area 1.21 HR shown against names of vendors of transferees named above. That subsequently the portion of an area 0.81 HR of field svy.no.93 was given new field survey no.93/2 in revenue records in the name of transferee. Since then the transferee named above are joint owners, possessors and title holders of new field survey no.93/2 an area 0.81 HR as per revenue records also.

Thereafter 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 vide their application dated 21-04-2022 have jointly applied before Sub Divisional Officer Wardha for conversion of said entire field svy.no.93/2 an area 0.81 HR into non agricultural purpose. Accordingly the S.D.O.Wardha has registered its rev.case no.15/N.A.P.34/2022 after due enquiry from concerned Government and Semi Government Departments passed an Order dated 21-12-2022 and thereby converted the said field no.93/2 into its residential purposes. Then said layout owners i.e. transferee 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 41 plots demarcated in said layout having total intact plots area 4764.64 sq.mtrs. including reserved amenity plot no.41 having total area 750.00 sq.mtrs. Hence I says that now the above agricultural field svy.no.93/2 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 owners vide ferfar entry no.9560 dated 12-01-2023 by concerned talathi on perusal of N.A.Order and other records. I have perused the photo copy of N.A.Order dated 21-12-2022, certified copy of online 7/12 extracts of all plots no.1 to 40 dated 24-2-2023 with digital signatures of authority, certified copy of online ferfar panji dated 12-1-2023 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.**93/2** including plot nos.1 to 41 after demarcation of land into its non agricultural use showing total 41 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.

अहवाल दिनांक : 12/01/2023

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 :- उमरी (मेघे) (534086) तालुका :- वर्धा जिल्हा :- वर्धा

ULPIN : 20070081703 भूमापन क्रमांक व उपविभाग : 93/2/1

20070081703

भू-धारणा पध्दती : भोगवटादार वर्ग -I शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी		खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
सरासरी एकक	आर,चौ.मी	11479	महाजन लेण्ड डेव्हलपर्स तर्फे पार्टनर					कुळाचे नाव व खंड
अकृषिक	हेर		सुधाकर पांडुरंग साठोणे				(9560)	.....
जिरायत जोडी	2.05.16		प्रज्वल नरहरी कोलते				(9560)	इतर अधिकार
आकारणी	20.52		------सामाईक क्षेत्र------	2.05.16	20.52		(9560)	.....
								फायनल फेरफार : नाही.
								.....
								सेवटचा फेरफार क्रमांक : 9560 व दिनांक : 12/01/2023
पूर्वे फेरफार क्र.								.....
								सीमा आणि भूधारण विशे :

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- उमरी (मेघे) (534086) तालुका :- वर्धा जिल्हा :- वर्धा

भूमापन क्रमांक व उपविभाग : 93/2/1

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर, चौ.मी	हे.आर, चौ.मी			हे.आर, चौ.मी	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 12/01/2023
सांकेतिक क्रमांक :- 27080005009074000012023114 3

(नाव :- तिलावार गजानराव सुदाम)
तलाठी साझा :- उमरी (मेघे)ता :- वर्धा जि :-वर्धा