



V.R. Dhekale

Mbl: 9096446829,

R/O: Sant Tukadoji Ward, Hinganghat.

Tah: Hinganghat, Dist. Wardha Email-id:-dhekale.vijay74@gmail.com

FORMAT-A

(Circular No- 28/2021)

To,

Maharashtra Real Estate Regulatory Authority

LEGAL TITLE REPORT

Subject: Title Clearance certificate with respect to Suevey No. 703, 704/1, 705 Situated at, Muza-Deoli, Taluka: deoli, District: Wardha. (Hereinafter referred as the “said field”)

I have investigated the title of the said plot on the request of **Snehal Bhaiyaji Pisudde** are resided at Ram Nagar Ward, Hinganghat, Tah: Hinganghat, Dist: Wardha,

Following document i.e.

1. The Sale Deed No. Pulgaon 2625/2022 dated 20/10/2022.



2. The 7/12 Extract. Dated 01/12/2022.
3. The 8A Extract, Dated 01/12/2022.
4. The Mutation Extract no-11125, Dated 01/12/2022.

1). Description of the property :

The F.S.No. 703, 704/1, 705 Situated at, Muza-Deoli, Taluka: deoli, District: Wardha, describe as under:

Sr.No.	F.S.No.	Area	Revenue(Rs.)	Class
1.	703	0.68 H.R	5.05	I
2.	704/1	0.77 H.R	5.70	I
3.	705	4.00 H.R	29.25	I

Bounded as under S.No.703 (as per sale deed) :-

East: Hai-way Road .

West: agricultural land of S.No.980,701.

North: agricultural land of S.No.694.

South: agricultural land of S.No.704.

Bounded as under S.No.704/1 (as per sale deed) :-

East: Hai-way Road .

West: agricultural land of S.No.705.

North: agricultural land of S.No.703.

South: agricultural land of S.No.985.

Bounded as under S.No.705 (as per sale deed) :-

East: agricultural land of S.No.704,979,700.

West: agricultural land of S.No.708.

North: Gavthan.

South: agricultural land of S.No.712.

2). The documents of allotment of Agricultural Land.

Sale Deed No. Pulgaon - 2625/2022 dated 20/10/2022.

3). The 7/12 extract or property card issued by Talathi of Muza-Deoli, Dated 01/12/2022, and mutation entry no 11125, Dated 01/12/2022.

4). Search report for the 30 years from 1992 till 2022

Necessary search fee of Rs.750/- Paid vide e-Challan No. **MH011621508202223E** dated. 04/12/2022. The original E-challan is enclosed herewith.

On perusal of the above mentioned documents and all others relevant document relating to title of the said property. I am of the opinion that the title of following owner **Snehal Bhaiyaji Pisudde** is clear, marketable. (if any encumbrances please mention), (**Note: No any type of encumbrances**)

Owner of the land

1). That **Snehal Bhaiyaji Pisudde**, R/O: are Resided at Ram Nagar Ward, Hinganghat, Tah: Hinganghat, Dist: Wardha, is the owner of Suevey No. 703, 704/1, 705 Situated at, Muza-Deoli, Taluka: deoli, District: Wardha.

2). Qualifying comments/remarks if any

Property is clear and marketable. (Note: The referred as the Land Suevey No. 703, 704/1, 705 is agricultural Land.)

3) The report reflecting the flow of the title of the Owner Snehal Bhaiyaji Pisudde on the said land is enclosed herewith as annexure.

Encl: Annexure on separate sheet

Dated: 5/12/2022

Advocate

V.R.Dhekale

 Adv. V.R. Dhekale
Reg. No - MH-4869/2007
Mob. No. - 9096446823



V.R. Dhekale

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FOLW OF THE TITLE OF THE SAID LAND.

That, F.S.No 703, 704/1, 705 Situated at, Muza-Deoli, Taluka: deoli, District: Wardha, area of land admeasuring S.No. 703 is 0.68 H.R. Class-1, and S.No. 704/1 is 0.77 H.R. Class-1, and also S.No. 705 is 0.68 H.R. Class-1, Owned by **Snehal Bhaiyaji Pisudde**, R/O: Ram Nagar, Ward, Hinganghat, Tah: Hinganghat, Dist: Wardha and he sold is 1) **Shri. Swpnil Pramod Thakare** R/O: Deoli, Tah: Deoli, Dist: Wardha 2) **Shri.Shivam Milind Thakare** R/O: Deoli, Tah: Deoli, Dist: Wardha by sale deed vide no. 2625/2022 dated 20/10/2022.

That, therefore, 1) **Shri. Swpnil Pramod Thakare** R/O: Deoli, Tah: Deoli, Dist: Wardha 2) **Shri.Shivam Milind Thakare** R/O: Deoli, Tah: Deoli, Dist: Wardha became the absolute owner of aforesaid F.S.No.703, 704/1, 705 and same was mutated accordingly in his name in revenue record and he sold it by total portion of said filed bearing area of land admeasuring S.No. 703 is 0.68 H.R. Class-1, and S.No. 704/1 is 0.77 H.R. Class-1, and also S.No. 705

is 0.68 H.R. Class-1 to the present Owner **Snehal Bhaiyaji Pisudde** by sale deed no. 2625/2022 dated 20/10/2022 and for consideration of Rs.4,00,68,000/- and the same has been mutated in his name accordingly in revenue record of mauza-Deoli, Tah: Deoli, Dist: Wardha, on khata Entry No. 11125, Hence the present exclusive owner & possessor of the property as described above.

Sr.No.

- 1) 7/12 extract as on date of application for registration are in the name of present owner **Snehal Bhaiyaji Pisudde** are R/O: Ram Nagar Ward, Hinganghat, Tah: Hinganghat, Dist: Wardha.
- 2) Mutation Entry No. 11125 on dated 01/12/2022.
- 3) Search report for 30 years from 1992 till 2022, Taken from Sub Registrar Office at Pulgaon, Tah: Deoli, Dist: Wardha.
- 4) Any other relevant title.—No. (Note: The referred as the Land was under being Agricultural Land and ready to any kinds of purposed to used after relevant necessary permission from authority office.)
- 5) Litigation if any.

Not on record, however, an undertaking from the borrower in this respect be obtained on affidavit.

Wardha.

Dated: 5 / 12 / 2022


Advocate

(V.R.Dhekale)

 Adv. V.R. Dhekale
Reg. No - MH-496 - W
Mob. No. - 9098446829



CHALLAN
MTR Form Number-6



GRN	MH011621508202223E	BARCODE			Date	04/12/2022-09:58:37		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	PUL_PULGAON SUB REGISTRAR				Full Name	Adv V R Dhekale						
Location	WARDHA											
Year	2022-2023 From 05/12/1992 To 05/12/2022				Flat/Block No.	Mauja Deoli Ta Deoli S. No. 703 704/1 705						
Account Head Details			Amount In Rs.		Premises/Building							
0030072201	SEARCH FEE		750.00		Road/Street							
					Area/Locality	Deoli						
					Town/City/District							
					PIN		4	4	2	1	0	1
					Remarks (If Any)							
					Party Name Snehal Bhaiyyaji Pisudde Mauja Deoli Ta Deoli S. No. 703							
					704/1 705							
					Amount In	Seven Hundred Fifty Rupees Only						
Total			750.00		Words							
Payment Details	UNION BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	02901792022120451867		514206346				
Cheque/DD No.				Bank Date	RBI Date	04/12/2022-09:59:05		Not Verified with RBI				
Name of Bank				Bank-Branch		UNION BANK OF INDIA						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Department ID :
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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.

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