



CHALLAN
MTR Form Number-6



GRN MH004670997202324P		BARCODE		Date 04/07/2023-13:09:33		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name WRD_WARDHA SUB REGISTRAR				Full Name		Adv T Y Borkar	
Location WARDHA							
Year 2023-2024 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 Umari Meghe T D WRD FS No 108//1/A and 108/1/K Ar 2.64 H.R. Total			
				Plots 102 Search 1994 to 2023			
				Amount In Seven Hundred Fifty Rupees Only			
Total			750.00	Words			
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502023070403075	5630655961433
Cheque/DD No.				Bank Date	RBI Date	04/07/2023-13:10:11	Not Verified with RBI
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY	
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 नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9890736061

TAMRADHWAJ Y. BORKAR,

ADVOCATE,

ADDRESS:-

Ganesh Nagar, Wardha, Tq. & Dist. Wardha,
B.A. LL.B., LL.M., N.D.D.Y. DYT.

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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. 108/1A & 108/1/K situate at mouza **Umri (Meghe)** Mouza P.H./T.S.no.45, within limits of Grampanchayat Umri (Meghe) in Tq. & Dist. Wardha having plot nos.1 to 100 consists of plot area 12361.68 sq.mtrs. (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 100 having total area 12368.61 sq.mtrs. out of Svy.no.108/1A & 108/1/K duly converted into residential plots i.e. non agricultural use vide revenue case no.12/NAP-34/2022-2023 as per Order passed by Sub Divisional Officer, Wardha on dated 2-05-2023, and situate at mouza **Umri (Meghe)** Mouza no.18, P.H./T.S.no.45, within limits of Grampanchayat Umri (Meghe) within R.D. and R.S.D. Wardha, and said sanctioned layout having total 100 plots having plots area 12361.68 sq. mtrs. and also included amenity plots bearing plot nos.101 and 102 having plot area 723.94 sq.mtrs. & 1888.32 sq.mtrs. respectively.

2) The documents of allotment of property.

- 1) Photo copy of regd. sale deed dated 1-12-2022 doc.no. 3152 in favor of transferee,
- 2) Photo copy of regd. sale deed dated 22-12-2022 doc. No.3343 in favor of transferee,
- 3) Photo copy of 7/12 extracts with village proforma 8-As of record of right of field no. 108/1A & 108/1/K,

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- 4) Photo copy of N.A.Order dated 02-05-2023 with sanctioned TPO Layout map in the name transferee,
- 5) Online 7/12 extracts issued with online ferfar panji dated 26-6-2023 each by Talathi Wardha of all plots showing mutation entry no.9897,
- 6) Search Report for total 30 years from 1-1-1994 till 4-07-2023 issued on 1-06-2023.

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. 108/1A & 108/1/K situate at mouza Umri (Meghe)Mouza no. 18, P.H./T.S.no.45,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. 5-07-2023.

Yours Faithfully)

(T. Y. Borkar)
Advocate, Wardha.

T. Y. Borkar
B.A. LL.B. LL.M.
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 1-1-1994 to 1-06-2023 shows the following chain of transactions. Originally the field survey no.108/1/A, having total area 1.04 HR of mouza Umri (Meghe) being ancestral field property was jointly owned and possessed by 1) Sou. Asha Ramesh Rao Kawale 2) Sou. Ranjana Dnyaneshwar Kawale 3) Shri Vijay Dnyaneshwar Kawale 4) Shri Vilas Narayan Kawale 5) Shri Ravi Naresh Kawale 6) Shri Shrikrushna Naresh Kawale 7) Sou. Surekha Santosh Sontakke 8) Smt. Shobha Naresh Rao Kawale 9) Shri Mahendra Suresh Rao Kawale 10) Shri Jitendra Suresh Rao Kawale 11) Sou. Vandana Dipak Tapase 12) Sou. Archana Pandurangji Sawarkar and 13) Smt. Vimal Suresh Kawale as per revenue records since long time. Then said 1) Sou. Asha Ramesh Rao Kawale 2) Sou. Ranjana Dnyaneshwar Kawale 3) Shri Vijay Dnyaneshwar Kawale 4) Shri Vilas Narayan Kawale 5) Shri Ravi Naresh Kawale 6) Shri Shrikrushna Naresh Kawale 7) Sou. Surekha Santosh Sontakke 8) Smt. Shobha Naresh Rao Kawale 9) Shri Mahendra Suresh Rao Kawale 10) Shri Jitendra Suresh Rao Kawale 11) Sou. Vandana Dipak Tapase 12) Sou. Archana Pandurangji Sawarkar and 13) Smt. Vimal Suresh Kawale along with Smt. Kusum Anandrao Chute being consentor have jointly sold entire field svy. no. 108/1/A an area 1.04 HR by regd. sale deed dated 22-12-2022 doc. no. 3343 for total consideration of Rs. 78,00,000/- to 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. The ferfar pertaining to above sale transaction in respect of said field svy. no. 108/1/A has been mutated in revenue records in the name of transferee jointly by concerned Talathi vide ferfar entry no. 9524 dated 24-1-2023 on perusal of above regd. sale deed which is legal and genuine one.

However another field survey no. 108/1/K, having total area 1.60 HR of mouza Umri (Meghe) being ancestral field property was owned and possessed by Shri Vijay Narayan Rao Kawale of Umri (Meghe) as per revenue records since long time. Then said Shri Vijay Narayan Rao Kawale has sold entire field svy. no. 108/1/K an area 1.60 HR by regd. sale deed dated 1-12-2022 doc. no. 3152 for total consideration of Rs. 1,46,00,000/-

to 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. The ferfar pertaining to above sale transaction in respect of said field svy.no.108/1/K has been mutated in revenue records in the name of transferee jointly by concerned Talathi vide ferfar entry no.9479 dated 18-12-2022 on perusal of above regd. sale deed which is legal and genuine one. Since then the transferee named above are joint owners, possessors and title holders of said field survey no.108/1A & 108/1/K an area 1.04 HR & 1.60HR 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 have jointly applied before Sub Divisional Officer Wardha for conversion of said entire field svy.no.108/1A & 108/1/K an area 1.04 HR & 1.60HR respectively having intact area 2.64 HR into non agricultural purpose. Accordingly the S.D.O. Wardha has registered its rev.case no.12/N.A.P.34/2022-23 after due enquiry from concerned Government and Semi Government Departments passed an Order dated 2-05-2023 and thereby converted the said field no. 108/1A & 108/1/K intact area 2.64 HR 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 102 plots demarcated in said layout having total intact plots area 14973.94 sq.mtrs. including reserved amenity plot nos.101 & 102 having total area 723.94 sq.mtrs. & 1888.32 sq.mtrs. Hence I say that now the above agricultural field svy. no.108/1A & 108/1/K 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

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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.9897 dated 26-06-2023 by concerned talathi on perusal of N.A.Order and other records. I have perused the photo copy of N.A.Order dated 2-05-2023, certified copy of online 7/12 extracts of all plots no.1 to 102 with certified copy of online ferfar panji dated 26-06-2023 in these regards and tallied and confirmed the same. The photo copy of online 7/12 extracts of field svy.no. **108/1A & 108/1/K** an area **1.04 HR & 1.60HR** dated 3-07-2023 each shows that after above regd. sale deeds of transferees and due to change of fields into n.a. the names of previous owners have been deleted and consequently the 7/12 extracts of said agricultural fields totally stopped since nature of fields now changed into N.A.purposes.

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. **108/1A & 108/1/K** including plot nos.1 to 102 after demarcation of land into its non agricultural use showing total 102 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.