

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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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.95, 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 71 including reserved amenity plot nos. 70 & 71 having total area 964.16 sq.mtrs. and 758.05 sq.mtrs respectively is carved out of svy.no.95 duly converted into residential plots i.e. non agricultural use vide revenue case no.11/NAP-34/2022-2023 as per Order passed by Sub Divisional Officer, Wardha on dated 10-04-2023, 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 71 plots having intact plots area 10987.79 sq.mtrs.

2) The documents of allotment of property.

- 1) Photo copy of regd. sale deed dated 13-10-2022 doc. no. 2782 in favor of transferee,
- 2) Photo copy of link regd. sale deed dated 13-01-2011 doc. No.329,
- 3) Photo copy of 7/12 extract with village proforma 8-A of record of right of field no.95,

..2..

- 4) Photo copy of N.A.Order dated 10-04-2023 with sanctioned TPO Layout map in the name transferee,
- 5) 7/12 extracts issued by Talathi Wardha dated 23-05-2023 each of all plots showing mutation entry no.9826,
- 8) Search Report for total 30 years from 1-1-1994 till 1-06-2023 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.95 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. 1-06-2023.

Yours Faithfully


(T. Y. Borkar)
Advocate, Wardha.

T. Y. Borkar
B.A. LL.B. LL.M.
ADVOCATE,
WARDHA
Mo. 9890736061

..3..
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.95, having total area 1.96 HR of mouza Umri (Meghe) being ancestral field property was owned and possessed by Shri Anil Mahadeorao Chauvhan r/o Wardha as per revenue records since long time. Then said Shri Anil Mahadeorao Chauvhan has sold entire field svy.no.95 an area 1.96 HR by regd. sale deed dated 13-01-2011 doc.no.329 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 13-01-2011, 7/12 extract of svy.no.95 dated 10-1-2011 regarding above said transaction and ownership of said vendor.

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 entire area 1.96 HR of field svy.no.95 by registered sale deed dated 13-10-2022 vide doc.no.2782 for valuable consideration of Rs.2,50,00,000/- from said vendors 1) Shri Khushal Namdeorao Zade 2) Shri Nandkishore Namdeorao Zade and 3) Shri Mukesh Namdeorao Zade. The ferfar pertaining to above sale transaction in respect of said field svy.no.95 has been mutated in revenue records in the name of transferee jointly by concerned Talathi. Since then the transferee named above are joint owners, possessors and title holders of said field survey no.95 an area 1.96 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 29-12-2022 have jointly applied before Sub Divisional Officer Wardha for conversion of said entire field svy.no.95 an area 1.96 HR into non agricultural purpose. Accordingly the S.D.O. Wardha has registered its rev.case no. 101/ N.A.P. 34/2022-23 after due enquiry from concerned Government and Semi Government Departments passed an Order dated 10-04-2023 and thereby converted the said field no.95 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 71 plots demarcated in said layout having total intact plots area 10987.79 sq.mtrs. including reserved amenity plot nos.70 & 71 having total area 964.16 sq.mtrs.& 758.05 sq.mtrs. Hence I says that now the above agricultural field svy.no.95 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.9826 dated 23-05-2023 by concerned talathi on perusal of N.A.Order and other records. I have perused the photo copy of N.A.Order dated 10-04-2023, certified copy of online 7/12 extracts of all plots no.1 to 71 dated 23-05-2023 each, certified copy of online ferfar panji dated 23-05-2023 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.95 including plot nos.1 to 71 after demarcation of land into its non agricultural use showing total 71 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,

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(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.9826,
- 3) Search report for total 30 years from 1-1-1994 till 1-06-2023 taken from Sub Registrar Office Wardha,
- 4) Any other relevant title : NIL
- 5) Litigation if any : NIL.

Wardha.

Dt. 1/06/2023.

Encl. Annexure as above.

Yours Faithfully



(T. Y. Borkar)
Advocate, Wardha

T. Y. Borkar

B.A. LL.B. LL.M.

ADVOCATE,

WARDHA

Mo. 9890736061

गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
| महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १० |

गाव :- उमरी (मेघे)

तालुका :- वर्धा

जिल्हा :- वर्धा

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भुमापन व उपविभाग क्रमांक	अधिकार्याचे नाव , आस्थाक्षरी व शेरा
9826	फेरफाराचा प्रकार : अनौदणीकृत नोंदीचा प्रकार : आदेशाने जुना ७/१२ बंद व नवीन पोट हिस्सा तयार करणे फेरफाराचा दिनांक : 14/05/2023 माहिती मिळालेला दिनांक : 14/05/2023 सक्षम अधिकारी उपविभागीय अधिकारी यांनी त्यांचे कडील आदेश क्रमांक : प्र.क्र.11/एन.पी.-34/2022-23/2023 दिनांक : 10/04/2023 अन्वये बिनरोती आदेश झाल्याने खालील स.क्र./ ग.क्र. 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 : 95 लागवडीयोग्य क्षेत्र : 1.9600 एकक:हे.आर.चौ.मी पोटखराब क्षेत्र:0.0000 नवीन ७/१२ : सर्व्हे क्रमांक : 95/1 एन.ए. क्षेत्र : 1.2606 एकक:आर.चौ.मी खाता क्रमांक : 11479 नाव : प्रज्वल नरहरी कोल्हे नाव : सुधाकर पांडुरंग साटोणे नाव : महाजन लॅण्ड डेव्हलपर्स तर्फे पार्टनर क्षेत्र : 1.2606 आकरणी : 12.61 सर्व्हे क्रमांक : 95/10 एन.ए. क्षेत्र : 1.4378 एकक:आर.चौ.मी खाता क्रमांक : 11479 नाव : प्रज्वल नरहरी कोल्हे नाव : सुधाकर पांडुरंग साटोणे नाव : महाजन लॅण्ड डेव्हलपर्स तर्फे पार्टनर क्षेत्र : 1.4378 आकरणी : 14.38 सर्व्हे क्रमांक : 95/11 एन.ए. क्षेत्र : 1.2962 एकक:आर.चौ.मी खाता क्रमांक : 11479 नाव : प्रज्वल नरहरी कोल्हे नाव : सुधाकर पांडुरंग साटोणे नाव : महाजन लॅण्ड डेव्हलपर्स तर्फे पार्टनर क्षेत्र : 1.2962 आकरणी : 12.96 सर्व्हे क्रमांक : 95/12 एन.ए. क्षेत्र : 1.2962 एकक:आर.चौ.मी खाता क्रमांक : 11479 नाव : प्रज्वल नरहरी कोल्हे नाव : सुधाकर पांडुरंग साटोणे नाव : महाजन लॅण्ड डेव्हलपर्स तर्फे पार्टनर क्षेत्र : 1.2962 आकरणी : 12.96 सर्व्हे क्रमांक : 95/13 एन.ए. क्षेत्र : 1.2962 एकक:आर.चौ.मी खाता क्रमांक : 11479 नाव : प्रज्वल नरहरी कोल्हे नाव : सुधाकर पांडुरंग साटोणे नाव : महाजन लॅण्ड डेव्हलपर्स तर्फे पार्टनर क्षेत्र : 1.2962 आकरणी : 12.96 सर्व्हे क्रमांक : 95/14 एन.ए. क्षेत्र : 2.2264 एकक:आर.चौ.मी खाता क्रमांक : 11479 नाव : प्रज्वल नरहरी कोल्हे नाव : सुधाकर पांडुरंग साटोणे नाव : महाजन लॅण्ड डेव्हलपर्स तर्फे पार्टनर क्षेत्र : 2.2264 आकरणी : 22.26 सर्व्हे क्रमांक : 95/15 एन.ए. क्षेत्र : 2.1254 एकक:आर.चौ.मी खाता क्रमांक : 11479 नाव : प्रज्वल नरहरी कोल्हे नाव : सुधाकर पांडुरंग साटोणे	95(मंजूर), 95/1(मंजूर), 95/10(मंजूर), 95/11(मंजूर), 95/12(मंजूर), 95/13(मंजूर), 95/14(मंजूर), 95/15(मंजूर), 95/16(मंजूर), 95/17(मंजूर), 95/18(मंजूर), 95/19(मंजूर), 95/20(मंजूर), 95/21(मंजूर), 95/22(मंजूर), 95/23(मंजूर), 95/24(मंजूर), 95/25(मंजूर), 95/26(मंजूर), 95/27(मंजूर), 95/28(मंजूर), 95/29(मंजूर), 95/30(मंजूर), 95/31(मंजूर), 95/32(मंजूर), 95/33(मंजूर), 95/34(मंजूर), 95/35(मंजूर), 95/36(मंजूर), 95/37(मंजूर), 95/38(मंजूर), 95/39(मंजूर), 95/40(मंजूर), 95/41(मंजूर), 95/42(मंजूर), 95/43(मंजूर), 95/44(मंजूर), 95/45(मंजूर), 95/46(मंजूर), 95/47(मंजूर), 95/48(मंजूर), 95/49(मंजूर), 95/50(मंजूर),	उपविभागीय अधिकारी यांनी त्यांचे कडील आदेश क्रमांक : प्र.क्र.11/एन.पी.-34/2022-23/2023 दिनांक : 10/04/2023 अन्वये बिनरोती आदेश झाल्याने खालील स.क्र./ ग.क्र. 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 मा. तहसीलदार यांचा आदेशाने जुना ७/१२ बंद व नवीन पोट हिस्सा तयार करण्याचा आदेश प्राप्त झाला आहे. नोंद प्रमाणित (मोहम्मद शफी शेख युसुफ) मंडळ अधिकारी:- पिंपरी ता.: वर्धा जि.: वर्धा दि.: 23/05/2023



[illegible]

खाता क्रमांक : 555
 नाव : सरकार महाराष्ट्र शासन क्षेत्र : 44.9169
 सव्हे क्रमांक : 95/8 एन.ए. क्षेत्र : 1.2787 एकक:आर.चौ.मी
 खाता क्रमांक : 11479
 नाव : प्रज्वल नरहरी कोल्हे
 नाव : सुधाकर पांडुरंग साठगे
 नाव : महाजन लॅण्ड डेव्हलपर्स तर्फे पार्टनर क्षेत्र : 1.2787 आकरणी : 12.79
 सव्हे क्रमांक : 95/9 एन.ए. क्षेत्र : 1.5235 एकक:आर.चौ.मी
 खाता क्रमांक : 11479
 नाव : प्रज्वल नरहरी कोल्हे
 नाव : सुधाकर पांडुरंग साठगे
 नाव : महाजन लॅण्ड डेव्हलपर्स तर्फे पार्टनर क्षेत्र : 1.5235 आकरणी : 15.24
 सव्हे क्रमांक : 95/74 एन.ए. क्षेत्र : 24.0000 एकक:आर.चौ.मी
 खाता क्रमांक : 555
 नाव : सरकार महाराष्ट्र शासन क्षेत्र : 24.0000
 वरील आदेशाप्रमाणे नवीन ७/१२ सुरु करणेत आले व मूळ ७/१२ वर ७/१२ बंद केला आहे असा शेरा नमूद करून गाव दफ्तरी नोंद घेतली.

हितसंबंधितांना नोटीस बजावल्याचा दि.
 फेरफार नोंद निर्गतीचा दि. 23/05/2023

(लिलाधर गजाननराव खवास)

तलाठी

उमरी (मेघे) साझा उमरी (मेघे) ता. वर्धा जि. वर्धा

"या प्रमाणित प्रतीसाठी फी म्हणजे १५/- रुपये मिळाले."

दिनांक :- 23/05/2023

सांकेतिक क्रमांक :- 270800050090740000520233805



(नाव :- लिलाधर गजाननराव खवास)

तलाठी साझा :- उमरी (मेघे) ता :- वर्धा जि :- वर्धा