CHALLAN

MTR Form Number-6

GRN	MH000947978202223E	BARCODE		Date	25/04/2022-11:18:23	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 VIJAY CHORE
Location	WARDHA		
Year	2022-2023 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 PIPRI MEGHE FSNO. 64/4 PLOT NO.01 AREA 5002.22 SQ MTR SEARCH FROM 1993 TO 2022 FOR 30 YEARS
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.	00040572022042589332	IK0BQPBVV4
Cheque/DD No.		Bank Date	RBI Date	25/04/2022-11:24:27	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. : 7888044487

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 दस्तासाठी लागु नाही .

Print Date 25-04-2022 11:27:41

VIJAY S. CHORE
B.COM, LL. B.
ADVOCATE,
Mobile No. 9960137677

NEW MHADA COLONY,
DUPLEX BUNGLOW NO.
M-32 WARDHA.
Ph. No. 07152-295364.

Format – A

(Circular No. 28/2021)

To,

Maharashtra RERA

LEGAL TITLE REPORT

Sub:- Title clearance Certificate with respect to plot No. CTS/C.S. No.64/4 situated at Pipri (Meghe) Taluka and District Wardha (hereinafter referred as the said field).

I have investigated the title of the said plot on the request of Shri Sanjay Pundlikrao Manmode, and Shri Mohan Pundlikrao Manmode, and following documents i.e. :-

1) **Description of the property,:-**

As per Application filed by the Shri Sanjay Pundlikrao Manmode, and Shri Mohan Pundlikrao Manmode PAN No. AGUPM 3960 H and PAN No. AGUPM 3959 N. The S. D. M. Wardha has passed the order in Case No. N.A..P.-34/Pipri-02/2015-16 Tah. Wardha & Dist. Wardha dt. 20/11/2015 as per Land Revenue Code 1966 U/s 44(1) converted into Non-agricultural Land for the purpose of Residential use. The total plots 3 under Survey No. 64/4, Total Area as per N. A. Assessment 9110.01 Sq. Mtr..

2) The documents of Sale-deed.
Sale deed dt. 15/01/2021 at sr. no. 00397/2011 .
3) 7/12 extract or property card issued by concerned Talathi
4) Search report for 30 years from 01/01/1992 to 31/12/2021 .

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of is clear, marketable and without any encumbrances.

Owners of the land :

Shri Sanjay Pundlikrao Manmode, and Shri Mohan Pundlikrao Manmode,

1) 64/4 CTS/C.S. No.
2) Qualifying comments /remarks if any Nil

3/- The report reflecting the flow of the title of the on the said land is enclosed herewith as annexure.

Brief history of the Property:

ANNEXURE

(Special importance to area of the Property and Legal heirs)

Thus title history for last 30 yrs from this date 01/01/1993 to 25/04/2022 on the basis of documents provided to me is established the links of chain in title as under :-

That during my searches I have found originally the field svy no. 64/4 total area 1.23 H.R. situated at mouza Pipri (Meghe), Wardha were owned and possessed by Shri Sunil Purushottam Joshi. The said field svy. No. 64/4 sold out of an area 1.23 H. R. for Rs. 15,00,000/- as per registered Sale Deed on 15/01/2011 at document no. 000397/2011, Shri Sanjay Pudlikrao Manmode and Mohan Pundlikrao Manmode . The ferfar also effected in the name of above vendees in revenue records viz. 7/12 extract . Since then the above Shri Sanjay Pudlikrao Manmode and Mohan Pundlikrao Manmode . is become absolute owner of said field no. 64/4 as per revenue records. As per Application filed by Shri Sanjay Pudlikrao Manmode and Mohan Pundlikrao Manmode . PAN No. AGUPM 3960 H and PAN No. AGUPM 3959 N. The S. D. M. Wardha has passed the order in revenue Case No. N. A. P.-34/Pipri-02/2015-16 dt. 20/11/2015 as per Land Revenue Code 1966 U/s 44(1) converted into Non-agricultural Land for the purpose of Residential use. The total plots 3 under Survey No. 64/4, Total Area as per N. A. Assessment 9110.01 Sq. Mtr.

It is submitted that Shri Sanjay Pudlikrao Manmode and Mohan Pundlikrao Manmode has submit the application on 09/06/2021 for division of field survey No. 64/4 Plot No. 1 area 5002.22 Sq. Mtr. Plot No. 01 to Plot No. 1/16 total plot No. 16, for the purpose of residential. As per application the S. D. M. Wardha calling the report of concerning department i.e. Talathi. Town Planning Offide Wardha. As per Town Planning Office letter No. 1744 dt. 12/07/2021 demand for division of plots. The above facts and circumstances and humble request by the applicant Sanjay Pundlikrao Manmode and Mohan Pundlikrao Manmode accepted by S.D.M. Wardha and entire enquiry and report called from concern department. The S.D.M. Wardha passed the order in **case No. 96/Misc.-80/2020-21** mouza pipre (meghe), 64/4/ Plot No. 01/1 to plot No. 1/16 total **plot 16,** tah. & Dist. Wardha. The all the plots mutated in the revenue record as per order of S.D.M. Wardha. And as such thalathi Pipri (Meghe) has issued a certified copy of 7/12 all the plots.

That the above owner /transferee has produced before me all relevant revenue records and photo copy of said regd. Sale deed along with all revenue records listed herein above for my perusal issued by concerned talathi. Since the title acquired by aforesaid field survey no. 64/4 by transferee as per current revenue records.

the marketable title subject to paper publication regarding objection if any over the said layout of said field from aforesaid field svy. No. 64/4 is free from encumbrances and transferee has clear and Thus public at large. My search cum title verification report is based on documents submitted before me. So far as other encumbrances are concerned it is necessary to obtain the affidavit of transferee relinquishment deed , power of attorney, regd. And unregistered . Agreement of sale or equitable registered mortgage stating that the field in question is free from all types of encumbrances i.e. will deed, gift deed, etc. till date. That my above search report is only for title verification of transferee till date . My present search is based upon documents submitted before me.

Date :- 26/4/2022

विजय एस. चोरे
ॲ ड व्हो के ट
Reg. No. - MAH/2920/1995
न्यु म्हाडा कॉलनी, डूप्लेक्स, एम-३२, वर्धा
मो. क्र. 9960137677

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Format – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 extract / P. R. Card as on date of application for registration.

2) Mutation Entry No. 21584 .

3) Search report for 30 years from 01/01/1993 to 25/04/2022 taken from Sub-Registrar Office at Wardha .

4) Any other relevant title.

5) Litigations if any .

विजय एस. चोरे
ॲ ड व्हो के ट
Reg. No. - MAH/2920/1995
न्यु म्हाडा कॉलनी, डूप्लेक्स, एम-३२, वर्धा
मो. क्र. 9960137677

Date : 26/4/2022

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M-32 WARDHA.

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Ph. No. 07152-295364.

To,

Maharashtra RERA

Sub:- Title clearance Certificate with respect to plot No. CTS/C.S. No. 64/4 Plot No. 1 area 5022.22 Sq.Mtr. situated at Pipri (Meghe) Taluka and District Wardha (hereinafter referred as the said field).

I have investigated the title of the said plot on the request of and following documents i.e. :-

5) Description of the property,

6) The documents of Sale-deed.

7) 7/12 extract or property card issued by concerned talathi dated 23/12/2021 mutation entry no.21578..

8) Search report for 30 years from 1993 to 2022 .

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of is clear, marketable and without any encumbrances.

Owners of the land

3) 64/4 CTS/C.S. No.
4) _____ CTS/C.S. No.
5) _____ CTS/C.S. No.
6) Qualifying comments /remarks if any _____

3/- The report reflecting the flow of the title of the on the said land is enclosed herewith as annexure.

Date :- 26/04/2022

विजय एस. चोरे
ॲ ड व्हो के ट
Reg No. - MAH/2920/1995
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