CHALLAN

MTR Form Number-6

GRN	MH010354619202223E	BARCODE		Date	10/11/2022-09:48:40	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 Vijay S Chore
Location	WARDHA		
Year	2022-2023 From 01/01/1992 To 31/12/2021	Flat/Block No.	
		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 Pawnar Area 1.33 H R F.S.No 173 Class 1 Search from 1/1/1992 to 31/12/2021

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572022111059367	IK0BYRLHL9
Bank Date	RBI Date	10/11/2022-09:24:50	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9960137677

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 लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 10-11-2022 09:51:23

VIJAY S. CHORE
B.COM, LL. B.
ADVOCATE,

NEW MHADA COLONY,
DUPLEX BUNGLOW NO.
M-32 WARDHA.

Mobile No. 9960137677

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. 1 to 39 CTS/C.S. No.173 situated at Mouza Paonar Taluka and District Wardha (hereinafter referred as the said field).

I have investigated the title of the said field on the request of (Vastu Land Developers and Builders through its partners) and following documents i.e. :-

9) Description of the property,:-

The agricultural field Survey No. 173 purchased by transferee Vastu Land Developers and builders through its partners PAN No. AAOFV0192 J as per Registered sale deed dt. 14/10/2021 at Mouza Paonar Tah. & Dist. Wardha within R.S.D. & R. D. Wardha and within limits of Grampanchayat and Z. P. Wardha. The said property now owns and possess by the transferee Vastu Land Developers and builders through its partners PAN No. AAOFV0192 J.

As per Sale deed Application filed by the Vastu Land Developers and Builders through its partners PAN No. AAOFV0192 J. before S. D. M. Wardha for converted into Non-agricultural Land for the purpose of Residential use. The S. D. M. Wardha has passed the order of Non-agricultural on 14/01/2022 as per Maharashtra Land Revenue Code 1966 under section 44 (1) of Maharashtra Land Revenue Code 1969.

Thereafter the Vastu Land Developers and Builders through its partners **1. Shri Sanjay Pudlikrao Manmode 2. Shri Ganesh Parshuramji Atkar, 3. Shri Mohan Pundlikrao Manmode 4. Shri Sharad Rangnath Gaikwad, and 5. Shri Ashish Sharadrao Dhande,** filed an application for revised the N. A. order and demarketed residential Layout Plan in S. No. 173. Intially the above applicants filed an application for converted into Non-agricultural Land for the purpose of Residential use. The S.D. M. Wardha has passed the order on Non-agricultural on 14/01/2022. As per the application of the above applicants request in their application for some miscelleneous changes and correction in N. A. order and passed fresh order. The contens of the request application the office of S.D.M. Wardha has sent a letter to Town Planing office for his proper reply. Town Planing Office outword letter N.A./Mouza-Paunar / tah.Wardha/S.N.173 / 2595 / 2022 dt. 4/10/2022 grant permission and details area under 173 and details of the Plot No. 1 to 45 having plot area 5670.94 Sq. Mtr. and details of the Aminity Plot No. 46 having plot area 1185.20 Sq. Mtr. As per this request the revenue tax pay of Rs. 686/- total Rs. 6,174/- in treasuary bank. The applicants deposited the all amounts in Treasuary Bank, after that the Town Planing Officer grant permission on condition.

The S.D.M. Wardha has into case No. 09/N.A.P.-34/2022 and examined the all documents and some conditions imposed upon the applicants. And as such finally The S. D. M. Wardha has passed the order of correction N. A. Order and revised the Residential Lay-out Plan in S. N. 173 on 18/10/2022 as per Maharashtra Land Revenue Code 1966 under section 44) of Maharashtra Land Revenue Code 1969.

10) The documents of Sale-deed.
Sale deed dt. 14/10/2021 at sr. no. 3940/2021.
11) 7/12 extract or property card issued by concerned Talathi
12) 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 Vastu Land Developers and Builders through its Partners is clear, marketable and without any encumbrances.

Owners of the land :

Vastu Land Developers and Builders through its partners :-

7) 173 CTS/C.S. No.
8) Qualifying comments /remarks if any Nil

3/- The report reflecting the flow of the title of the ShriKrushna Land Developers and Builders through its partners 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 01/01/1992 to 31/12/2021 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. 173 total area 1.33 H.R. situated at Paonar, Wardha were owned and possessed by Priti Kishore Bhoot, r/o MIDC Sevagram, and Priti Ramesh Poddhar r/o Plot No.15/16 Himalay Vishwa Nagpur Road Wardha. The said field svy. No. 173 sold out of an area 1.33 H. R. for Rs. 1,37,00,000/- as per registered Sale Deed on 14/10/2021 at document no. 3940/2021, Vastu Land Developers and Builders through Partners **1. Shri Sanjay Pudlikrao Manmode 2. Shri Ganesh Parshuramji Atkar, 3. Shri Mohan Pundlikrao Manmode 4. Shri Sharad Rangnath Gaikwad, and 5. Shri Ashish Sharadrao Dhande,** The ferfar also effected in the name of above vendees in revenue records viz. 7/12 extract . Since then the above Vastu Land Developers and Builders through Partners **1. Shri Sanjay Pudlikrao Manmode 2. Shri Ganesh Parshuramji Atkar, 3. Shri Mohan Pundlikrao Manmode 4. Shri Sharad Rangnath Gaikwad, and 5. Shri Ashish Sharadrao Dhande,** is become absolute owner of said field no. 173 as per revenue records. As per Application filed by Vastu Land Developers and Builders through Partners **1. Shri Sanjay Pudlikrao Manmode 2. Shri Ganesh Parshuramji Atkar, 3. Shri Mohan Pundlikrao Manmode 4. Shri Sharad Rangnath Gaikwad, and 5. Shri Ashish Sharadrao Dhande,** for converted into Non-agricultural Land for the purpose of Residential use. The S. D. M. Wardha has passed the order in revenue Case No. 25/N.A.P.-34/Paonar 14/01/2022 as per Land Revenue Code 1966 U/s 44(1) converted into Non-agricultural Land for the purpose of Residential use. The total plots 45 under Survey No. 173, Total Area as per N. A. Assessment 5670.94 Sq. Mtr.

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. 173 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. 173 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 :- 11/11/2022

विजय एस. चोरे
अॅ 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. 3794 dt. 10/11/2021. .

3) Search report for 30 years from 01/01/1992 to 31/12/2021 taken from Sub-Registrar Office at Wardha .

4) Any other relevant title.

5) Litigations if any .

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

Date : 11/11/2022

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To,

Maharashtra RERA

Sub:- Title clearance Certificate with respect to plot No. 1 t0 45 CTS/C.S. No. 173 situated at Paonar Taluka and District Wardha (hereinafter referred as the said field).

I have investigated the title of the said field on the request of (Vastu Land Developers And Buitlders through its partners) 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 30/07/2021 mutation entry no.3794 dt. 10/11/2021. ..

8) Search report for 30 years from 1992 to 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 Vastu Land Developers And Buitlders through its partners is clear, marketable and without any encumbrances.

Owners of the land :-

Vastu Land Developers And Buitlders through its partners

3) 173 CTS/C.S. No.
4) _____ CTS/C.S. No.
5) _____ CTS/C.S. No.
6) Qualifying comments /remarks if any Nil

3/- The report reflecting the flow of the title of the Vastu Land Developers And Buitlders through its partners on the said land is enclosed herewith as annexure.

Date :- 11/11/2022

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