CHALLAN

MTR Form Number-6

GRN	MH010355731202223E	BARCODE		Date	10/11/2022-10:15:43	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	HGN_HINGNA SUB REGISTRAR	**Full Name**	Advocate Vijay S Chore
Location	NAGPUR		
Year	2022-2023 From 01/01/1992 To 31/12/2021	**Flat/Block No.**	
		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 Butibori Area 1.09 H R FS No 65 Class 1Search from 30 yrs. 1/1/1992 to 31/12/2021
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.	00040572022111060318	IK0BYRMBU9
Cheque/DD No.		Bank Date	RBI Date	10/11/2022-10:24:17	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. : 9960137677

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 कारणासाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

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 57 CTS/C.S. **No.65** situated at Mouza Bori Taluka and District Nagpur (hereinafter referred as the said field).

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

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

The agricultural field Survey **No. 65** purchased by transferee Sai Sahara Land Developers and Builders through its partners PAN No. ACHFS4100L as per Registered sale deed dt. 25/01/2022 at Mouza Bori Tah. & Dist. Nagpur within R.S.D. & R. D. Nagpur Gramin and within limits of Nagpur Gramin Mouza Bori tah. & Dist. Nagpur. The said property now owns and possess by the transferee Sai Sahara Land Developers and Builders through its partners PAN No. ACHFS4100L .

As per Sale deed Application filed by the Sai Sahara Land Developers and Builders through its partners PAN No. ACHFS4100L before Shri Ashish Wankhede Tahsildar, Nagpur Gramin Revenue Court for converted into Non-agricultural Land for the purpose of Residential use. The Tahsildar Nagpur Gramin Nagpur has passed the order of Non-agricultural on 28/10/2022 as per Maharashtra Land Revenue Code 1966 under section 42 of Maharashtra Land Revenue Code.

2) The documents of Sale-deed.
   Sale deed dt. 25/01/2022 at sr. no. 588/2022.
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 Sai Sahara Land Developers and Builders through its partners PAN No. ACHFS4100L is clear, marketable and without any encumbrances.

Owners of the land :

Sai Sahara Land Developers and Builders through its partners :-

1) 65 CTS/C.S. No.
2) Qualifying comments /remarks if any Nil

3/- The report reflecting the flow of the title of the Sai Sahara 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. 65** total area 1.09 H.R. situated at Mouza - Bori, Nagpur were owned and possessed by 1. Smt. Sumitra Eknath Wadibhasme, r/o Bori 2. Sau. Sangita Sunilrao Kumbhalkar, r/o Bhandara 3. Sau. Ujwala Nileshrao Balpande, r/o Revti Nagar Besa Nagpur, 4. Sau. Shilpa Anilrao Tapase, r/o Talegaon (Talatule) tah. & Dist. Wardha. 5. Sau. Amruta Ravindra Wanjari, r/o Parshivani tah. & Dist. Nagpur, 6. Sau. Nikita Jagdeshwar Padole, R/o Umred tah. Umred & Dist. Nagpur. The original owner Shri Eknath Ganpatrao Wadibhasme and Sau Gitabai Bhaskarrao Balpande had got the said property as per legal heir. The Sau Gitabai Bhaskarrao Balpande has relinquish her share in favour of her brother Shri Eknath Ganpatrao Wadibhasme as per registered Relinquish Deed on 13/08/2020 before Registrat Office at Nagpur No. 7, as per document No. 3917 . Thatafter Shri Eknath Ganpatrao Wadibhasme is only sole owner of the field S. N. 65. It is submitted that the Shri Eknath Ganpatrao Wadibhasme had been died on 07/09/2020 after her death behind him legal representatives i.e. Executentas No. 1 to 6 is legal heir and they are decided the the said field svy. **No. 65** sold out of an area 1.09 H. R. for Rs. 3,23,35,500/- as per registered Sale Deed on 25/01/2022 at document no. 588/2022, Sai Sahara Land Developers and Builders through its partners PAN No. ACHFS4100L **1. Shri Sanjay Pundlikrao Manmode r/o Wardha 2. Shri Ganesh Parshuramji Atkar, r/o Wardha 3. Shri Mohan Pundlikrao Manmode r/o Wardha.** The ferfar also effected in the name of above vendees in revenue records viz. 7/12 extract . Since then the above Sai Sahara Land Developers and Builders through its partners. **1. Shri Sanjay Pundlikrao Manmode r/o Wardha 2. Shri Ganesh Parshuramji Atkar, r/o Wardha 3. Shri Mohan Pundlikrao Manmode r/o Wardha.** is become absolute owner of said field **no. 65** as per revenue records. As per Application filed by Sai Sahara Land Developers and Builders through Partners **1. Shri Sanjay Pundlikrao Manmode r/o Wardha 2. Shri Ganesh Parshuramji Atkar, r/o Wardha 3. Shri Mohan Pundlikrao Manmode r/o Wardha.** for converted into Non-agricultural Land for the purpose of Residential use. The Tahsildar Nagpur Rural area Nagpur Revenue Court has passed the order in revenue Case No. N.A.P.-36/N.A.A.-48/2022-23 Mouza Butobori-P. H. 76. as per Land Revenue Code 1966 U/s 42 converted into Non-agricultural Land for the purpose of Residential use. The total plots 1 to 57 under Survey No. 65, Total Area as per N. A. Assessment 6866.28 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. 65** 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. 65** 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

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)

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. 5526 dt. 22/02/2022.

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

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

अहवाल दिनांक : 22/03/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुधिकरीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- बोरी (535969) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 65

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	[~~10146~~]	[~~एकनाथ गणपत बावीसाने~~	~~1.09.00~~	~~8.00~~	]	(3353)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	[~~10151~~]	[~~गणपत बापत बावीसाने~~	~~1.09.00~~	~~8.00~~	]	(3589)	
बागायत -		[~~विजयाई नाकासाव बालपांडे~~			]	(5043)	इतर अधिकार
एकुण ला.यो. क्षेत्र 1.09.00		------सामाईक क्षेत्र------	0.00.00	0			इतर
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)	[11886]	[एकनाथ गणपत बावीसाने	~~1.09.00~~	~~8.00~~	]	(5076)	विहिर 1 फ.का. (5027)
वर्ग (अ) -		[~~संगीता सुनिल कुमरवार~~	~~1.09.00~~	~~8.00~~	]	(5526)	इतर
वर्ग (ब) -		[~~उन्नती विनोद बालपांडे~~			]	(5526)	जिरा मोबदला इसक सोडण्याचा लेख (5043)
एकुण पो.ख. 0.00.00		[~~विनय अशित तपासे~~			]	(5526)	इतर
एकुण क्षेत्र (अ+ब) 1.09.00		[~~अमृता रविंद्र बंजारी~~			]	(5526)	खोदी (5526)
आकारणी 8.00		[~~निकिता जगदिश पडोळे~~			]	(5526)	
दुरुस्ती किंवा विशेष आकारणी -		[~~सुनिता एकनाथ बावीसाने~~			]	(5526)	प्रतिबंधित फेरफार : नाही.
		------सामाईक क्षेत्र------	0.00.00	0			
	12251	संजय पुंडलिकराव मानपोडे				(5526)	शेवटचा फेरफार क्रमांक : 5526 व दिनांक : 22/02/2022
		गणेश परशुरामजी अतकर				(5526)	
		मोहन पुंडलिकराव मानपोडे				(5526)	
		साई सहारा लॅन्ड डेव्हलपर्स तर्फे भागीदार				(5526)	
		------सामाईक क्षेत्र------	1.09.00	8.00			
दुरुस्ती फेरफार क्र. (3352)(3357)(3589)(5043)(5076)							सीमा आणि भूमापन चिन्हे :

★ गाव नमुना सात (पिकाची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुधिकरीत ठेवणे) नियम,१९७१ यातील नियम २९]

गाव :- बोरी (535969) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 65

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र			निर्भेळ पिकाखालील क्षेत्र								
						घटक पिके व प्रत्येकाखालील क्षेत्र								
						पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	
(१)	(२)	(३)	*४	*५	*६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2018-19	खरीप								तूर		0.1500	चराई करीता	0.0400	विहीर	
									कापूस		0.8900				

टीप : *४ - विभागाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये भिळाले."

दिनांक :- 22/03/2022

सांकेतिक क्रमांक :- 27090009010894000032022114 7

(नाव :- आतीक इशाक शेख)

तलाठी साझा :- बोरीता :- नागपूर (ग्रामीण) जि :-नागपूर

वर्ष:2021-22

गाव नमुना आठ-अ
धारण जमिनींची नोंदवही (कृषिक)
(आसामीवार खतावणी -- जमाबंदी पत्रक)

3/22/2022

गाव: बोरी

तालुका: नागपूर (ग्रामीण)

जिल्हा: नागपूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र (हे.आर.चौ.मी)	पोटखराब क्षेत्र (हे.आर.चौ.मी)	एकूण क्षेत्र (हे.आर.चौ.मी)	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर		
							जि.प.	ग्रा. प.	
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक 12251	गणेश परशुरामजी अतकर , मोहन पुंडलिकराव मानमोडे , साई सहारा लॅन्ड डेव्हलपर्स तर्फे भागीदार , संजय पुंडलिकराव मानमोडे .								
सामाईक खाते	65	1.09.00	0.0000	1.09.00	8	0	0	0	8
	एकूण	**1.09.00**	**0.0000**	**1.09.00**	**8**	**0**	**0**	**0**	**8**

"या प्रमाणित प्रतीसाठी की म्हणून १५/- रुपये मिळाले."

दिनांक :- 22/03/2022

सांकेतिक क्रमांक :- 27090009010894000032022214 8

(नाव :- आतीक इशाक शेख)

तलाठी साझा :- ता :- नागपूर (ग्रामीण) जि :-नागपूर

तलाठी
साझा क्र