

M. M. Salve

Advocate

Office; C/o Advocate S. Z. Naik, New State Bank colony,
Nalwadi, Wardha, Tq. & Dist. Wardha

Mob.No.8007295015,7721817181

FORMAT- 'A'.

(Circular no.28/2021)

To,
MAHA RERA,
at Mumbai.

LEGAL TITLE REPORT.

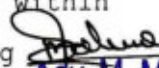
Sub :- Title Clearance Certificate with respect to
property i.e. field Survey no.356/1, duly
converted into residential plots i.e. non
agricultural use vide revenue case no.22/NAP-
34/2020-21 as per Order passed by Sub Divisional
Officer, Wardha on dated 18-06-2021, and situate
at mouza **Pipri (Meghe)** Mouza no.87, P.H./T.S.no.46,
within limits of Grampanchayat Pipri (Meghe) in
Tq.&Dist.Wardha
(hereinafter referred to as the "said
Property").

Respected Sir,

I, M.M.Salve, Advocate R/o.Wardha, have investigated
the title of the said property on the request of 1)Shri
Bhushan Bhaskarrao Orkay, 2)Shri Roshan Bhaskarrao Orkay
3)Shri Ashish Bhaskarrao Orkay 4)Jyoti Sharad Bhele and
5)Rekha Bhaskarrao Orkay all are r/o Wardha, Tq.&
Dist.Wardha, (Name of the owner/promoter/developer/company)
and following documents i.e. :-

1) Description of the property.

All the piece and parcel of land/field
svy.no.356/1 duly converted into residential plots i.e. non
agricultural use vide revenue case no.22/NAP-34/2020-21 as
per Order passed by Sub Divisional Officer, Wardha on dated
18-06-2021, and situate at mouza **Pipri (Meghe)** Mouza no.87, P.H./
T.S.no.46, within limits of Grampanchayat Pipri (Meghe) within
R.D. and R.S.D.Wardha, and said sanctioned layout having


Adv. M. M. Salve
Office/R/O. Adv. S. Z. Naik
New SBI Colony, Nalwadi
Wardha - 442001
Mob. No. - 7721817181

..2..

total 79 plots having intact plot area 13976.24 sq.mtrs.
including reserved amenity plot.

It is bounded as follows;-

- On the east- 9 mtrs. wide layout road,
- On the west- field svy.no.357,,
- On the north-Open land &
- On the south-15 mtrs. wide R.P.Road.

(The above measurement and boundary are as per sanctioned TPO
Layout map)

- 2) The documents of allotment of property.
- 1) certified copy of online ferfar panji dated 25-6-2021
for mutation entry no.18053,
- 2) certified copy of online 7/12 extract,
- 3) certified copy of village proforma 8-A dated 28-6-2021,
- 4) Photo copy of N.A.Order dated 18-6-2021 with sanctioned
Layout map,
- 5) Search Report for total 30 years from 1992 till 2021
issued on 12-07-2021.

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. 1)Shri Bhushan Bhaskarrao
Orkay, 2)Shri Roshan Bhaskarrao Orkay 3)Shri Ashish
Bhaskarrao Orkay 4)Jyoti Sharad Bhele and 5)Rekha Bhaskarrao
Orkay all are r/o Wardha is clear, marketable and without any
encumbrances. (If any encumbrances please mention in separate
sheet).

Owners of the land/property in question.

- i)Shri Bhushan Bhaskarrao Orkay, ii)Shri Roshan Bhaskarrao
Orkay iii)Shri Ashish Bhaskarrao Orkay iv)Jyoti Sharad
Bhele and v)Rekha Bhaskarrao Orkay all are r/o Wardha.


Adv. M. M. Salve
Office/R/O. Adv. S. Z. Naik
New SBI Colony Natwadi
Wardha - 442001
Mob. No. -7721817181

..3..

2)Qualifying comments/remarks if any.

3. The report reflecting the flow of the title of the (owner/promoter/developer/company)i.e.1)Shri Bhushan Bhaskarrao Orkay, 2)Shri Roshan Bhaskarrao Orkay 3)Shri Ashish Bhaskarrao Orkay 4)Jyoti Sharad Bhele and 5)Rekha Bhaskarrao Orkay all are r/o Wardha on the said land/property is enclosed herewith as annexure.

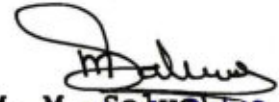
The flow of chain in title of owners as mentioned herein above are enclosed as Annexure herewith.

Yours Faithfully

Wardha.

Dt. 12/07/2021.

Encl. Annexure as above.


(M. M. Salve)
Adv. M. M. Salve
Advocate, Wardha
Office/R/O. Adv. S. Z. Naik
New SBI Colony Nahwadi
Wardha - 442001
Mob. No. - 7721817181

Annexure

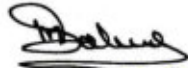
(The flow of chain in title of owner as mentioned herein above).

3. That the title history for last 30 years from this date shows the following chain of transactions. Originally the field survey no.356/1, having total area 2.29 HR with other field svy.nos.203/3, 207/2 and 354 respectively of mouza Pipri (Meghe) being ancestral field properties were owned and possessed by Shri Bhaskar Madhorao Orkay of Wardha. Said Shri Bhaskar Madhorao Orkay has been died on 17-3-2017 and as such his legal heirs i.e. transferees 1) Shri Bhushan Bhaskarrao Orkay, 2) Shri Roshan Bhaskarrao Orkay 3) Shri Ashish Bhaskarrao Orkay 4) Jyoti Sharad Bhele and 5) Rekha Bhaskarrao Orkay, all are r/o Wardha came to be brought on revenue records of all afore said field properties including field survey no.356/1. The ferfar pertaining to above transaction by succession and legal heirs has been mutated in respect of above field svy.no.356/1 & others fields in the joint names of transferees in revenue record of right viz. 7/12 extract vide mutation entry no.18053 on 18-5-2017 by concerned talathi on perusal of necessary documents. I have perused the certified copy of online ferfar panji dated 25-6-2021, online 7/12 extract and village proforma 8-A dated 18-7-2021 in this regards and tallied and confirmed the above mutation entry which is the same. Since then transferees are joint owners & n possessors of agricultural field svy.no. 356/1 area 2.29 HR. Therefore the above owners 1) Shri Bhushan Bhaskarrao Orkay, 2) Shri Roshan Bhaskarrao Orkay 3) Shri Ashish Bhaskarrao Orkay 4) Jyoti Sharad Bhele and 5) Rekha


Adv. M. M. Salve
Office/R/O. Adv. S. Z. Naik
New SBI Colony Natwadi
Wardha - 442001
Mob. No. - 7721817181

Bhaskarrao Orkay had jointly applied vide their application dated 18-7-2020 before Sub Divisional Officer Wardha for conversion of said entire field into non agricultural. Accordingly the S.D.O. Wardha in its rev.case no.22/N.A.P.34/2020-21 after due enquiry from concerned Government and Semi Government Departments passed an Order on dated 18-06-2021 thereby granted permission for Non agricultural use of aforesaid field property. Then said layout owners 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 79 plots demarcated in said layout having total intact plots area 13076.24 sq.mtrs. including reserved amenity plot area. Hence I says that now the above agricultural field svy.no.356/1 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. I have perused the photo copy of N.A.Order dated 18-6-2021 which is legal and genuine one.

That when asked the transferees about ferfar after diversion of land into n.a.purpose and 7/12 extracts of each plot nos.1 to 79, they told me that online ferfar proceeding is still pending and it will take its own time and hence I


Adv. M. M. Salve
Office/R/O. Adv. S. Z. Naik
New SBI Colony Natwadi
Wardha - 442001
Mob. No. -7721817181

..6..

suggest to obtain online ferfar panji and 7/12 extracts of plot nos.1 to 79 from transferees whenever available with them at the proper stage for verification.

Since then said transferees 1)Shri Bhushan Bhaskarrao Orkay, 2)Shri Roshan Bhaskarrao Orkay 3)Shri Ashish Bhaskarrao Orkay 4)Jyoti Sharad Bhele and 5)Rekha Bhaskarrao Orkay are become joint owners, possessors and title holders of said entire layout demarcated out of field svy.no.356/1 including plot nos.1 to 79 after demarcation of land into its non agricultural use showing total 79 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 or even field svy.no.356/1 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.



Adv. M. M. Salve
Office/R/O. Adv. S. Z. Naik
New SBI Colony Nahwadi
Wardha - 442001
Mob. No. -7721817181

M. M. Salve
Advocate

Office; C/o Advocate S. Z. Naik, New State Bank colony,
Nalwadi, Wardha, Tq. & Dist. Wardha

Mob. No. 8007295015, 7721817181

FORMAT- 'A'.

(Circular no. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. nos. :-

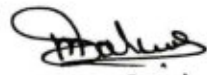
- 1) certified copy of online ferfar panji dated 25-6-2021
for mutation entry no. 18053,
- 2) certified copy of online 7/12 extract,
- 3) certified copy of village proforma 8-A dated 28-6-2021,
- 4) Photo copy of N.A. Order dated 18-6-2021 with sanctioned
Layout map,
- 5) Litigation if any. During my above searches I have found
that the property described under search report is absolutely
owns and possesses by transferees 1) Shri Bhushan Bhaskarrao
Orkay, 2) Shri Roshan Bhaskarrao Orkay 3) Shri Ashish
Bhaskarrao Orkay 4) Jyoti Sharad Bhele and 5) Rekha Bhaskarrao
Orkay all are r/o Wardha, till this date.

Yours Faithfully

Wardha.

Dt. 12/07/2021.

Encl. Annexure as above.


(M. M. Salve)
Advocate, Wardha
Office/R/O. Adv. S. Z. Naik
New SBI Colony Nalwadi
Wardha - 442001
Mob. No. - 7721817181

M. M. Salve

Advocate

Office; C/o Advocate S. Z. Naik, New State Bank colony,
Nalwadi, Wardha, Tq. & Dist. Wardha

Mob.No.8007295015,7721817181

TO WHOM SO EVER IT MAY CONCERN.

Sub :- Title verification cum search report in
respect of property i.e. field Survey no.356/1,
duly converted into residential plots i.e. non
agricultural use vide revenue case no.22/NAP-
34/2020-21 as per Order passed by Sub Divisional
Officer, Wardha on dated 18-06-2021, and situate
at mouza **Pipri (Meghe)** Mouza no.87, P.H./T.S.no.46,
within limits of Grampanchayat Pipri (Meghe) in
Tq.&Dist.Wardha belonging to the Transferees
1) Shri Bhushan Bhaskarrao Orkay, 2) Shri Roshan
Bhaskarrao Orkay 3) Shri Ashish Bhaskarrao Orkay
4) Jyoti Sharad Bhele and 5) Rekha Bhaskarrao
Orkay, all are r/o Wardha, Tq. & Dist. Wardha.

Respected Sir,

Having been engaged by transferees 1) Shri Bhushan
Bhaskarrao Orkay, 2) Shri Roshan Bhaskarrao Orkay 3) Shri
Ashish Bhaskarrao Orkay 4) Jyoti Sharad Bhele and 5) Rekha
Bhaskarrao Orkay, all are r/o Wardha, Tq. & Dist. Wardha, for
preparing the Title verification and Search Report of the
property belonging to the transferee, and they have also
provided documents of title thereto for my scrutiny and hence
on the basis of those documents, I, M. M. Salve, Advocate
R/o. Wardha, Tq. & Dist. Wardha, do hereby submit my report as
follows :-

1. That the transferees 1) Shri Bhushan Bhaskarrao
Orkay, 2) Shri Roshan Bhaskarrao Orkay 3) Shri Ashish
Bhaskarrao Orkay 4) Jyoti Sharad Bhele and 5) Rekha Bhaskarrao
Orkay, all are r/o Wardha, Tq. & Dist. Wardha, are joint

Adv. ~~M. M. Salve~~
Office/R/O. Adv. S. Z. Naik
New SBI Colony Nalwadi
Wardha - 442001
Mob. No. -7721817181