

Roshan R. Rathi
Advocate

Mob. No. 9823298805
Email – advroshanrathi@gmail.com

Near Dhantoli Square, Bachelor Road, WARDHA – 442 001

FORMAT – A
(Circular No – 28/2021)

TO,
MahaRERA,
Maharashtra..

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect to plots carved out of F.S.No.194/2 of Mouza Deoli, Mouza No.72, RSD Pulgaon, R.D. Wardha, Tah. Deoli and District – Wardha owned by Manish Sharadkumar Tiwari, R/o., Wardha.

I have investigated the title of the said layout on the request of Ashish Sharadkumar Tiwari and following documents -

- 1) Layout Plot No.1 to 83 (including Amenity Plot) carved out of F.S. No. 194/2 of Mouza Deoli, Mouza No.72, RSD Pulgaon and RD, Wardha Tah. Deoli, Distt. – Wardha. The said plots have been duly converted for residential purpose as per the order of Tahsildar, Deoli in revenue case no.1285/2021 dt.27.09.2021.
- 2) The documents of allotment of plot –
 - 1) Xerox copy of sale deed dt.30.08.2010 registered at sr.no.1672/2010 registered in the office of Sub-registrar, Pulgaon.
 - 2) Xerox copy of N.A. order dt.27.09.2021 along with Xerox copy of map.
- 3) 7/12 extract issued by Talathi of dt.19.10.2021 vide mutation entry no.10367.
- 4) Search report is for last 30 years i.e. from 01.01.1992 to 15.11.2021.


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ADVOCATE

2) 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 **Shri. Manish Sharadkumar Tiwari** is clear, marketable and without any encumbrances.

- 1) Owner of land - Shri Manish Sharadkumar Tiwari, Layout Plot No.1 to 83 (including Amenity Plot) carved out of F.S. No. 194/2 of Mouza Deoli, Mouza No.72, RSD Pulgoan and RD, Wardha Tah. Deoli, Distt. – Wardha.
- 2) Qualifying comment / remark if any – Nil.

3) The report reflecting the flow of title of Shri Manish Sharadkumar Tiwari on the said land is enclosed herewith as annexure


(R.R. Rathi)
Roshan R. Rathi
Advocate, Wardha.
ADVOCATE

Encl. – As above.

Dt. 18.11.2021

ANNEXURE

From the documents placed before me it reveals that F.S.No.194/2 to the extent of 2.33 H.R. was owned by Mamta Prashant Patil. She sold F.S.No.194/2 to Manish Sharadkumar Tiwari by registered sale deed dt.30.08.2010 registered at sr.no.1672/2010 registered in the office of sub-registrar, Pulgaon. Manish Sharadkumar Tiwari applied to Tahsildar Deoli for conversion of F.S.No.194/2 for the use of residential purpose. Tahsildar, Deoli vide order dt.27.09.2021 in revenue case no.1285/2021 ordered to convert F.S.No.194/2 for the use of non-agriculture purpose. On the basis of order dt.27.09.2021 concern revenue authority has mutated plot no.1 to 83 in the name of Manish Sharadkumar Tiwari.

On the basis of documents as mentioned above and search made by me I certify that at present Manish Sharadkumar Tiwari is the owner of above described plots and he is having clear, valid and marketable title in the property shown above.


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FLOW OF THE TITLE OF THE SAID LAND

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

7/12 extracts of plot no.1 to 83 out of sanctioned layout i.e. out of Survey No.194/2 is in the name of Manish Sharadkumar Tiwari.
2. **Mutation Entry No. –** Mutation Entry Number is 10367.
3. **Search report for 30 years from 01.01.1992 to 15.11.2021 is taken from**
Sub-registrar office at Wardha.
4. **Any other relevant title – Nil.**
5. **Litigations if any – Nil.**

Date :- 18.11.2021.

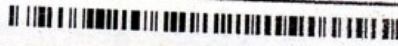


(R.R. Rathi)
Roshan R. Rathi
Advocate, Wardha.
ADVOCATE



CHALLAN
MTR Form Number-6



GRN MH008844283202122E		BARCODE 		Date 17/11/2021-10:26:12		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name PUL_PULGAON SUB REGISTRAR				Full Name		ADV ROSHAN RATHI	
Location WARDHA				Flat/Block No.			
Year 2021-2022 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		WARDHA		
					Area/Locality		
					WARDHA		
					Town/City/District		
					PIN		
					4 4 2 0 0 1		
					Remarks (If Any)		
					MOUJA - DEOLI F.S. NO. 194/2 FROM - 1992 TO 2021 30 YEARS		
					Amount In		
					Seven Hundred Fifty Rupees Only		
Total			750.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				00040572021111716497		IK0BJMQZM3	
Name of Bank				Bank Date		RBI Date	
				17/11/2021-10:24:27		Not Verified with RBI	
Name of Branch				Bank-Branch		STATE BANK OF INDIA	
				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9823298805

संदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न केल्याच्या दस्त्यासाठी लागू नाही.