

Roshan R. Rath
Advocate

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

Near Dhantoli Square, Bachelor Road, WARDHA – 442 001

FORMAT – A
(Circular No – 28/2021)

TO,
MahaRERA,
Wardha.

LEGAL TITLE REPORT

Subject :- Title clearance certificate in respect to plot no.1 carved out of F.S.No.321/1 of Mouza Pipri (M), Mouza No.87, T.S.No.21, RSD and RD, Wardha, Tah. and District – Wardha owned by Pioneers Builders through its partners Harshal Prabhakar Shegaonkar and Akhtar Khan, both R/o., Wardha.

1. I have investigated the title of the said layout on the request of Harshal Prahbakar Shegaonkar and following documents -

1. Plot no.1 carved out of F.S.No.321/1 of Mouza Pipri (M), Mouza No.87, T.S.No.21, RSD and RD, Wardha, Tah. and District – Wardha. The total area of plot no.1 is 432.16 sq.meter i.e. 4650.40 sq.ft. and is bounded as under –

To the East	-	Plot No.2.
To the West	-	Layout Road.
To the North	-	Layout Road.
To the South	-	Plot No.12.

2. **The documents of allotment of plot -**

- 1) Xerox copy of N.A. order dt.21.08.1982.
- 2) Xerox copy of sale deed dt.09.08.1912 registered at sr.no.6688 registered in the office of Sub-registrar, Wardha.
- 3) Original sale deed dt.16.02.2013 registered at sr.no.1469/2013 registered in the office of Sub-registrar, Wardha.
- 4) Xerox copy of construction permission letter dt.18.06.2021 issued by SDO, Wardha along with sanctioned map.
- 5) Xerox copy of Deed of Declaration dt.18.08.2021 registered at Sr.No.3201/2021 registered in the office of Sub-registrar, Wardha.


Roshan R. Rath
B. Sc; B. A; LL. B.
ADVOCATE

(2)

3. Online copy of 7/12 extract dt.18.08.2021 issued by Talathi vide Mutation Entry Number is 19874 is of dt.24.11.2019 on the 7/12 extract of plot no.1.
 4. Search report is for last 30 years i.e. from 1992.
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 **Pioneers Builders through its partners Harshal Prabhakar Shegaonkar and Akhtar Khan** is clear, marketable and without any encumbrances.
1. Owner of the land / plot - **Pioneers Builders through its partners Harshal Prabhakar Shegaonkar and Akhtar Khan**, Plot no.1 carved out of F.S.No.321/1 of Mouza Pipri (M), Mouza No.87, T.S.No.21, RSD and RD, Wardha, Tah. and District – Wardha.
 2. Qualifying comment / remark if any – Nil.
3. The report reflecting the flow of title of **Pioneers Builders through its partners Harshal Prabhakar Shegaonkar and Akhtar Khan** is enclosed herewith as annexure –


R.R. Rath
B.Sc. B.A. LL.B.
Advocate, Wardha.

Encl. – As above.

Dt. 25.08.2021

ANNEXURE

From the documents placed before me it reveals that F.S.No.321/1 is owned by Sharadkumar Kunjilalji Tiwari of M/s. Tiwari Land Development Corporation, Wardha and he applied to Tahsildar, Wardha for conversion of said field for the use of non-agriculture purpose. Tahsildar, Wardha by its order dt.31.08.1982 ordered to convert the said field for the use of non-agriculture purpose in revenue case no.NAP/34/13/1981-82. Plot No.1 was purchased by Prakash Gulabrao Nagrale. Prakash Gulabrao Nagrale sold plot no.1 to Moreshwar Marotrao Lonkar and Pramod Vishwashrao Tale by registered sale deed dt.09.08.2012 registered at sr.no.6688/2012 registered in the office of sub-registrar, Wardha. Thereafter, Moreshwar Marotrao Lonkar and Pramod Vishwashrao Tale sold plot no.1 to Pioneers Builders through its partners Harshal Prabhakar Shegaonkar and Akhtar Khan by registered sale deed dt.16.02.2013 registered at sr.no.1469/2013 registered in the office of sub-registrar, Wardha and concern revenue authority has mutated the above described plot in the name of Harshal Prabhakar Shegaonkar and Akhtar Khan as can be seen from Xerox copy of online 7/12 extract downloaded on 18.08.2021. Harshal Prabhakar Shegaonkar and Akhtar Khan has obtained construction permission from SDO, Wardha as can be seen from Xerox copy of construction permission letter of dt.18.06.2021 along with sanction map. Pioneers Builders through its partners Harshal Prabhakar Shegaonkar and Akhtar Khan executed Deed of Declaration and the same is registered on 18.08.2021 registered at sr.no.3201/2021 registered in the office of Sub-registrar, Wardha.

On the basis of documents as mentioned above and search made by me I certify that at present Pioneers Builders through its partners Harshal Prabhakar Shegaonkar and Akhtar Khan is the owner of above described plot and they are having valid and marketable title in the property shown above.



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(Circular No – 28/2021)

TO,
MahaRERA,
Wardha.

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 extract of plot no.1 out of sanctioned layout i.e. out of Survey No.321/1
is in the name of Harshal Prabhakar Shegaonkar and Akhtar Khan.
2. **Mutation Entry No. –** Mutation Entry Number is 19874 is of dt.24.11.2019
on the 7/12 extract of plot no.1.
3. **Search report for 30 years from 1992 to 2021 is taken from Sub-**
registrar office at Wardha.
4. **Any other relevant title –** No.
5. **Litigations if any.**

Date :- 25.08.2021.


Roshan R. Rathi
B.Sc. B.A. LL.B.
ADVOCATE
Advocate Wardha.



CHALLAN
MTR Form Number-6



GRN	MH005296684202122E	BARCODE			Date	24/08/2021-10:00:57	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 WRD_WARDHA SUB REGISTRAR				Full Name		ADV ROSHAN RATHI		
Location WARDHA								
Year 2021-2022 One Time				Flat/Block No.				
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)				
				MOUJA - PIPRI MEGHE F.S. NO. 321/1 PLOT NO. 1 FROM - 1992 TO				
				2021 30 YEARS				
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only		
				Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572021082462428	IK0BGBYVT8	
Cheque/DD No.				Bank Date	RBI Date	24/08/2021-10:24:02	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 :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टॉप्स ऑफ पेमेंट" मध्ये नगुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्त्यासाठी लागू नाही.
 Mobile No. : 9823298805

अहवाल दिनांक : 16/12/2019

गाव नमुना सात
अधिकार अभिलेख पत्रक

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

गाव :- पिंपरी

तालुका :- वर्धा

जिल्हा :- वर्धा

शेवटचा फेरफार क्रमांक : 19874 व दिनांक : 24/11/2019

भूमापन क्रमांक व उपविभाग : 321/1/1

भूमापन क्रमांक व उपविभाग 321/1/1		भू-धारणा पध्दती भोगवटादार वर्ग - I	भोगवटादाराचे नांव				खाते क्रमांक	
शेताचे स्थानिक नांव :-			क्षेत्र	आकार	घो.ख.	फे.फा		
क्षेत्र एकक	आर.चौ.मी	हर्षल प्रभाकरराव शेगावकर				(15505)	5656	
बिन शेती	4.32.16	अखतर खान				(15505)	कुळाचे नांव	
बिन शेती आकारणी	43.21	-----सामाईक क्षेत्र-----	4.32.16	43.21			इतर अधिकार	
जिरावत	-							
धागापत	-							
तरी	-							
परकस	-							
इतर	-							
एकूण क्षेत्र	-							
पोट-खराब (लागवडीस अयोग्य)	-							
वर्ग (अ)	-							
वर्ग (ब)	-							
एकूण पो ख	0.00.00							
आकारणी	0.00							
जमीन किंवा विशेष	-							
सुद्धे फेरफार क्र. (15505),(17338),(19874)							सीमा आणि भूमापन चिन्हे :	

गाव नमुना बारा
पिकांची नोंदवही

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

गाव :- पिंपरी

तालुका :- वर्धा

जिल्हा :- वर्धा

शेवटचा फेरफार क्रमांक : 19874 व दिनांक : 24/11/2019

भूमापन क्रमांक व उपविभाग : 321/1/1

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेता
		मिश्र पिकाखालील क्षेत्र						निर्भेद पिकाखालील क्षेत्र						
							घटक पिके व प्रत्येकाखालील क्षेत्र							
		वर्ष	हंगाम	मिश्रशाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

"या प्रमाणित प्रतीसाठी को. नं. १५८/२०२१ मध्ये नमूद आहे."

दिनांक :- 09/06/2021

सांकेतिक क्रमांक : 270800050090590000620211246



(नाव :- ओमप्रकाश पुंडलिकराव सातपुते)

तलाठी साक्षात :- पिंपरीत :- वर्धा जि :- वर्धा

(वि. वि., नमुना क्र. १) (वि. नि., नमुना क्र. १ पहा)

सर्वसा. ११३ म. व इ.
Gen. 113 m. & e.

मूळ प्रत

[अहस्तांतरणीय]

ORIGINAL COPY

(NOT TRANSFERABLE)

मालिका-‘स’

शासनास केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place व. च. दिनांक/Date ४-७-२०११ /20 .

Received from अवधूत खात यांच्याकडून

रु./Rs. ५५ (रु. अक्षरी/Rs. in words पंचावन्न)

On account of मौज वीरजी निरंजन याकरिता मिळाले.

रोखपाल किंवा लेखापाल
Cashier or Accountant

सही व पदनाम
Signature and Designation

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुविधेचे देणे) नियम, १९७१ यातील नियम १०

गाव : पिंपरी (मेडा) तालुका : जवळ जिल्हा : जवळ

मोदीचा अनुक्रमणिका संघटना केलेल्या अधिकाराचे स्वरूप परिणाम झालेले भूमापन व उपविभाग क्रमांक यावणी अधिकाऱ्याची आस्थाक्षरी किंवा शेरा

94407

माहिलावा दिनांक: - 23/12/13 २५०१ शुद्ध ६
फेरफारावा दिनांक: - 23/12/13 329 9 १32.98
सुप्रसंग: - सु. खेड/विश्व कला
खोलेदार: - मोरेश्वर मानासाव
खोलेदार: - सु. खेड/विश्व कला
खोलेदार: - सु. खेड/विश्व कला

खोलेदार: - मोरेश्वर मानासाव
खोलेदार: - सु. खेड/विश्व कला
खोलेदार: - सु. खेड/विश्व कला

94408

माहिलावा दिनांक: - 23/12/13 २५०१ शुद्ध ६
फेरफारावा दिनांक: - 23/12/13 329 9 १32.98
सुप्रसंग: - सु. खेड/विश्व कला
खोलेदार: - मोरेश्वर मानासाव
खोलेदार: - सु. खेड/विश्व कला
खोलेदार: - सु. खेड/विश्व कला

4523
8-7-2021
55
605231
प्रमाणित प्रतिलिपिका
नाथन लक्ष्मणदास
तहसिल कार्यालय

खोलेदार: - मोरेश्वर मानासाव
खोलेदार: - सु. खेड/विश्व कला
खोलेदार: - सु. खेड/विश्व कला

94409

माहिलावा दिनांक: - 23/12/13 २५०१ शुद्ध ६
फेरफारावा दिनांक: - 23/12/13 329 9 १32.98
सुप्रसंग: - सु. खेड/विश्व कला
खोलेदार: - मोरेश्वर मानासाव
खोलेदार: - सु. खेड/विश्व कला
खोलेदार: - सु. खेड/विश्व कला

प्रमाणित प्रतिलिपिका
नाथन लक्ष्मणदास
तहसिल कार्यालय

खोलेदार: - मोरेश्वर मानासाव
खोलेदार: - सु. खेड/विश्व कला
खोलेदार: - सु. खेड/विश्व कला