R.R.Tiwari,Advocate

Near Gangasagar Water Tank, Ramnagar, Wardha,

Tahsil&District Wardha 442 001

Mob.No. 9922426168

Date: 09-11-2021

To,

MAHARERA,

Housefin Bhavan, Plot no. C-21,

E Block, Bandra Kurla Complex,

Bandra (E), Mumbai-400051

LEGAL TITLE REPORT

Title Clearance Certificate with Respect of property ie., situated at Mauza Sawangi meghe, Mauza no. 138 P.H no. 19, Tah & Dist- Wardha, comes under GP Sawangi Meghe, Field Survey no. 273/1 and 273/2 of 1.64 HR. out of Layout plot no. 1 to 64 having area 7694.66 Sq.mt and Amenity Plot no. 65 having area 1560.10 Sq.mt.. Presently Diverted for residential Purpose under the provision of section 44 (1) of the Maharashtra Land Revenue Code and Rules there under.

I have investigated the title of aforesaid mentioned property on the request of Shri. Gorakhnath Pundlikrao Chaudhari, Shri. Pradip Devidas Rithe, Shri. Homeshwar Vasantrao Thamekar, Shri. Gajanan Timaji Gurnule and Shri. Rajkumar Ramraoji Deshmukh resident of Wardha Tah. And Dist. Wardha.

DOCUMENTS SCRUTINIZED:

Complete description of document should be given in the following manner:

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Opp. School of Scholars, Near Dr. [illegible]
Hospital, Ramnagar, WARDHA-4[illegible]
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Sr.No.	Name of Document	Date Of Documents	Original/Xerox
1.	Sale deed of Shri. Gorakhnath Pundlikrao Chaudhari, Shri. Pradip Devidas Rithe, Shri. Homeshwar Vasantrao Thamekar, Shri. Gajanan Timaji Gurnule and Shri. Rajkumar Ramraoji Deshmukh	03/01/2014 Doc no. 77/2014	Photocopy
2.	7/12 Extract	19/06/2018	Photocopy
3.	Layout Sanctioned Map	24/08/2021 Vide no. 2121/2021	Photocopy
4.	NA Order	21/10/2021 NAP-34/17/2020-2021	Photocopy

1. COMPLETE DESCRIPTION OF THE PROPERTY ALONG WITH THE BOUNDARIES:

That all those pieces and parcels of land situated being and laying at Mauza Sawangi meghe, Mauza no. 138 P.H no. 19, Tah & Dist- Wardha, comes under GP Sawangi Meghe, Field Survey no. 273/1 and 273/2 of 1.64 HR. out of Lsyout plot no. 1 to 64 having area 7694.66 Sq.mt and Amenity lot no. 65 having area 1560.10 Sq.mt.

The Boundaries are as follows: -

East : Field Survey no. 277

West : Field Survey no. 274 and 275

North : 9 mt. Road

South : Field Survey no. 442

2. The Documents of allotment of field property

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Sale deed of Shri. Gorakhnath Pundlikrao Chaudhari, Shri. Pradip Devidas Rithe, Shri. Homeshwar Vasantrao Thamekar, Shri. Gajanan Timaji Gurnule and Shri. Rajkumar Ramraoji Deshmukh Dt. 03/01/2014 vide doc no. 77/2014 before SR Wardha.

3. Originally belonged to Smt. Kuntabai Bapuraoji Bawankar. That She owned said field since 1984 according to the mutation entry no. 5693.
4. Search Report for 30 years from the year 1991 to 2021 vide search receipt no **GRN MH008527405202122P Date: 09/11/2021.**
5. That the layout owner Shri. Gorakhnath Pundlikrao Chaudhari, Shri. Pradip Devidas Rithe, Shri. Homeshwar Vasantrao Thamekar, Shri. Gajanan Timaji Gurnule and Shri. Rajkumar Ramraoji Deshmukh had applied before SDO Wardha with their application for conversion of Agriculture Land into Non Agriculture Land. Accordingly the TP Wardha after due inquiry passed an order on 24/08/2021 and layout map is sanctioned vide no. 2121. Thereby granted permission for residential use of said field in favor of layout owner. Thereafter only the above owner laid down various plot therein by obtaining permission from competent authority as search the layout demarcated in said field is duly approved layout as per norms ad regulation of government for NA purpose.

That I have taken search of the relevant record of the Registrar office from inspection book 1, Index II and other relevant records made available to me for 13 years 2009-2021 and by inspecting daily books up to date by paying the requisite charges. That on the basis of available records and searches made by me and the documents placed before I can certify that the said property is owned by Shri. Gorakhnath Pundlikrao

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Chaudhari, Shri. Pradip Devidas Rithe, Shri. Homeshwar Vasantrao Thamekar, Shri. Gajanan Timaji Gurnule and Shri. Rajkumar Ramraoji Deshmukh having clear and marketable title over said plot.

Owner of the land and diverted layout

Shri. Gorakhnath Pundlikrao Chaudhari, Shri. Pradip Devidas Rithe, Shri. Homeshwar Vasantrao Thamekar, Shri. Gajanan Timaji Gurnule and Shri. Rajkumar Ramraoji Deshmukh all resident of Wardha.

The Report Reflecting the flow of Title of the owners of land on the said land enclosed here with an annexure

ENCL: Annexure

Date: 09/11/2021

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Tahsil&District Wardha 442 001

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ANNEXURE

NARRATION ON FLOW OF TITLE:

a. From the documents submitted for perusal it appears that property situated at Mauza Sawangi meghe, Mauza no. 138 P.H no. 19, Tah & Dist- Wardha, comes under GP Sawangi Meghe, Field Survey no. 273/1 and 273/2 is originally belonged to Smt. Kuntabai Bapuraoji Bawankar. That She owned said field since 1984 according to the mutation entry no. 5693.

b. That there after Smt. Kuntabai Bapuraoji Bawankar sold said property to Shri. Gorakhnath Pundlikrao Chaudhari, Shri. Pradip Devidas Rithe, Shri. Homeshwar Vasantrao Thamekar, Shri. Gajanan Timaji Gurnule and Shri. Rajkumar Ramraoji Deshmukh on 03/01/2014 vide doc no. 77/2014 before SR Wardha. And he duly mutated his name over plot.

c. That the layout owner Shri. Gorakhnath Pundlikrao Chaudhari, Shri. Pradip Devidas Rithe, Shri. Homeshwar Vasantrao Thamekar, Shri. Gajanan Timaji Gurnule and Shri. Rajkumar Ramraoji Deshmukh had applied before SDO Wardha with their application for conversion of Agriculture Land into Non Agriculture Land. Accordingly the TP Wardha after due inquiry passed an order on 24/08/2021 and

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layout map is sanctioned vide no. 2121. Thereby granted permission for residential use of said field in favor of layout owner. Thereafter only the above owner laid down various plot therein by obtaining permission from competent authority as search the layout demarcated in said field is duly approved layout as per norms ad regulation of government for NA purpose. As per sanctioned of SDO Wardha and Map sanctioned by SDO and Town Planning Office Wardha.

Sr. no.	Plot Number	Area in Square Meter
1.	1	147.50 Sq. mtr.
2.	2	148.17 Sq. mtr.
3.	3	125.70 Sq. mtr.
4.	4	111.38 Sq. mtr.
5.	5	109.40 Sq. mtr.
6.	6	125.71 Sq. mtr.
7.	7	128.88 Sq. mtr.
8.	8	105.00 Sq. mtr.
9.	9	103.88 Sq. mtr.
10.	10	105.31 Sq. mtr.
11.	11	106.23 Sq. mtr.
12.	12	106.65 Sq. mtr.
13.	13	126.54 Sq. mtr.
14.	14	132.31 Sq. mtr.
15.	15 to 19	543.75 Sq. mtr.
16.	20	126.87 Sq. mtr.
17.	21	127.50 Sq. mtr.
18.	22 to 26	562.77 Sq. mtr.

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19.	27	158.77 Sq. mtr.
20.	28	162.52 Sq. mtr.
21.	29 to 33	562.50 Sq. mtr.
22.	34	127.50 Sq. mtr.
23.	35	127.87 Sq. mtr.
24.	36 to 41	637.02 Sq. mtr.
25.	42	129.72 Sq. mtr.
26.	43	131.12 Sq. mtr.
27.	44	125.21 Sq. mtr.
28.	45	126.63 Sq. mtr.
29.	46	125.21 Sq. mtr.
30.	47	128.08 Sq. mtr.
31.	48	136.95 Sq. mtr.
32.	49	120.20 Sq. mtr.
33.	50	128.80 Sq. mtr.
34.	51	128.25 Sq. mtr.
35.	52	126.35 Sq. mtr.
36.	53	132.82 Sq. mtr.
37.	54	139.82 Sq. mtr.
38.	55	127.00 Sq. mtr.
39.	56	132.52 Sq. mtr.
40.	57	135.45 Sq. mtr.
41.	58	133.57 Sq. mtr.
42.	59	127.50 Sq. mtr.
43.	60 to 63	420.00 Sq. mtr.
44.	64	120.00 Sq. mtr.

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45.	Amenity Plot no. 65	1560.10 Sq. mtr

d. That I have taken search of the relevant record of the Registrar office from inspection book 1, Index II and other relevant records made available to me for 13 years 2009-2021 and by inspecting daily books up to date by paying the requisite charges. That on the basis of available records and searches made by me and the documents placed before I can certify that the said property is owned by Shri. Gorakhnath Pundlikrao Chaudhari, Shri. Pradip Devidas Rithe, Shri. Homeshwar Vasantrao Thamekar, Shri. Gajanan Timaji Gurnule and Shri. Rajkumar Ramraoji Deshmukh having clear and marketable title over said plot.

SANCTIONS/PERMISSIONS/NOC FROM COMPETENT AUTHORITIES: Yes.

CERTIFICATE ON ENCUMBRANCE CERTIFICATES (EC) SCRUTINIZED :

For the purpose of this report I had taken search and verify records available in the SubRegistrar Offices at Wardha Sub-Registrar Office at Wardha has jurisdiction to register the Docs. The above entries of Docs. supplied are verified online from the IGR Web Site made available for inspection by the respective Office of Sub-Registrar, Wardha. On-line search for 2009 to 2021 is done in all the offices. Similarly if litigation is pending in respect of said property in any Court, Forum or Authority it cannot be detected from search conducted in SRO. Hence by way of an abundant precaution an indemnity from the owner be taken stating that his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever and title over said property is not challenged nor there is any dispute pending in respect of said property in any Court, Forum or Authority. On the basis of searches taken of the records of Sub-Registrar office for

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Advocate
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13 years by paying requisite charges and the documents produced before me, I am of the opinion that Shri. Gorakhnath Pundlikrao Chaudhari, Shri. Pradip Devidas Rithe, Shri. Homeshwar Vasantrao Thamekar, Shri. Gajanan Timaji Gurnule and Shri. Rajkumar Ramraoji Deshmukh having clear and marketable title over said plot.

CERTIFICATE ON TITLE & MARKETABILITY OF PROPERTY: I am of the opinion Shri. Gorakhnath Pundlikrao Chaudhari, Shri. Pradip Devidas Rithe, Shri. Homeshwar Vasantrao Thamekar, Shri. Gajanan Timaji Gurnule and Shri. Rajkumar Ramraoji Deshmukh having clear and marketable title over said plot.

Ms. Ruchi R. Tiwari

Ruchi R. Tiwari
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CHALLAN
MTR Form Number-6

GRN MH008527405202122P	BARCODE	Date 09/11/2021-13:08:30	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Search Fee	TAX ID / TAN (If Any)	SEARCH FEE
		PAN No.(If Applicable)	
Office Name	WRD_WARDHA SUB REGISTRAR	Full Name	Ruchi
Location	WARDHA		
Year	2021-2022 From 09/11/1991 To 09/11/2021	Flat/Block No.	WARDHA
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)	MAUZA SAWANGI MEGHE FS NO 273/1 AND 273/2 OUT OF LAYOUT OF PLOT NO 1 TO 64 30 YEARS
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	10000502021110901150 / 9769381076213
Cheque/DD No.		Bank Date	RBI Date	09/11/2021-13:08:52 / Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Mobile No. : 9922426168

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 कारणासाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

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