

Roshan R. Rath
Advocate

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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 plot no.1 to 35 is carved out of F.S.No.186/1/A/1 of Mouza Sindi (M) within the limits of Grampanchayat Sindi (M), Tah. Distt. Wardha owned by Sunil Vitthalrao Langade and Harish Nandlalji Taori both R/o. Wardha.

I have investigated the title of the said layout on the request of Sunil Vitthalrao Langade and Harish Nandlalji Taori and following documents -

1) Description of property –

Layout plot no.1 to 35 is carved out of F.S.No.186/1/A/1 of Mouza Sindi (M) within the limits of Grampanchayat Sindi (M), Tah. Distt. Wardha. The said plots have been duly converted for residential purpose as per the order of SDO, Wardha in revenue case no.36/NAP-34/2021 dt.29.03.2022.

2) The documents of allotment of plot –

- 1) Xerox copy of sale deed dt.27.11.2012 registered at sr.no.9258/2012 registered in the office of Sub-registrar, Wardha.
 - 2) Xerox copy of sale deed dt.06.10.2012 registered at sr.no.8060/2012 registered in the office of Sub-registrar, Wardha.
 - 3) Xerox copy of N.A. order dt.29.03.2022 along with Xerox copy of revised sanction map.
 - 4) Xerox copy of 7/12 extract of F.S.No.186(New), 60/1, 60/4(Old) showing endorsement of the year 1992-93.
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- 3) 7/12 extracts of plot no.1 to 35 issued by Talathi of dt. 18.06.2022 vide mutation entry no.25671.
 - 4) Search report is for last 30 years i.e. from 01.01.1993 to 11.07.2022.


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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 Sunil Vitthalrao Langade and Harish Nandlalji Taori is having clear, marketable and valid title over the above described property and it is without any encumbrances.

1) Owners of land - Sunil Vitthalrao Langade and Harish Nandlalji Taori, Plot no.1 to 35 is carved out of F.S.No.186/1/A/1 of Mouza Sindi (M) within the limits of Grampanchayat Sindi (M), Tah. Distt. Wardha.

2) Qualifying comment / remark if any – Nil.

3) The report reflecting the flow of title of Sunil Vitthalrao Langade and Harish Nandlalji Taori on the said land is enclosed herewith as annexure –


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

Dt. 11.07.2022.

Encl –

- 1) Xerox copy of sale deed dt.27.11.2012 registered at sr.no.9258/2012 registered in the office of Sub-registrar, Wardha.
- 2) Xerox copy of sale deed dt.06.10.2012 registered at sr.no.8060/2012 registered in the office of Sub-registrar, Wardha.
- 3) Xerox copy of N.A. order dt.29.03.2022 along with Xerox copy of revised sanction map.
- 4) Xerox copy of 7/12 extract of F.S.No.186(New), 60/1, 60/4(Old) showing endorsement of the year 1992-93.

ANNEXURE

That, the title history for last 30 years from 01.01.1993 to 11.07.2022 shows the following chain of transactions -

From the documents placed before me it reveals that F.S.No.186(Old – 60/1, 60/4) was owned by Vinod Girmaji Akare as can be seen from Xerox copy of 7/12 extract showing endorsement of the year 1992-93. Vinod Girmaji Akare sold F.S.No.186/1/A/1 to the extent of 0.81 H.R. to Anil Santoshkumar Asnani and three others by registered sale deed dt.06.10.2012 registered at sr.no.8060/2012 registered in the office of sub-registrar, Wardha. Thereafter, Anil Santoshkumar Asnani and three others sold F.S.No.186/1A/1 to Sunil Vitthalrao Langade and Harish Nandlalji Taori by registered sale deed dt.27.11.2012 registered at sr.no.9258/2012 registered in the office of sub-registrar, Wardha and concern revenue authority has mutated F.S.No.186/1A/1 in the name of Sunil Vitthalrao Langade and Harish Nandlalji Taori. That the SDO has sanctioned the layout in respect of F.S.No.186/1A/1 on 14.03.2014 in revenue case no.NAP/Sindi(M)-38/2012-2013. Now recently on the application of both the owners Hon'ble SDO has granted permission to revise the layout by its order dt.29.03.2022 in revenue case no.36/NAP-34/2021. As per the N.A. order total 35 plots are carved out of F.S.No.186/1A/1.

On the basis of documents as mentioned above and search made by me I certify that at present Sunil Vitthalrao Langade and Harish Nandlalji Taori are the owners of plot nos.1 to 35 and they are having clear, valid and marketable title in the property shown above.



(R.R. Rathi)

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TO,
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Wardha.

FLOW OF THE TITLE OF THE SAID LAND

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

Plot no.1 to 35 is carved out of F.S.No.186/1/A/1 of Mouza Sindi (M) within the limits of Grampanchayat Sindi (M), Tah. Distt. Wardha owned by Sunil Vitthalrao Langade and Harish Nandlalji Taori. 7/12 extracts are of dt. 21.06.2022 in respect of plot no.1 to 35.

5) Mutation Entry No. – Mutation Entry Number 25671 of dt. 18.06.2022.

2. Search report for 30 years from 01.01.1993 to 11.07.2022 is taken from Sub-registrar office at Wardha.

3. Any other relevant title – Nil.

4. Litigations if any – Nil.

Date :- 11.07.2022.


(R.R. Rathi)
Roshan R. Rathi
Advocate, Wardha.
B. Sc; B. A; LL. B.
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH004778999202223E	BARCODE			Date	11/07/2022-09:07:10		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 2022-2023 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 - SINDI MEGHE F.S. NO. 186/1/A/1 FROM - 1993 TO 2022 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.	00040572022071101228		IK0BTOMJ9	
Cheque/DD No.				Bank Date	RBI Date	11/07/2022-09:24:07		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

Mobile No. : 9823298805

संदर्भ नसतल "दादल ऑफ पेमेंट" मशरी नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.



महाराष्ट्र शासन
गाव नमुना ६

फेरफार नोंदवही (फेरफार पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

गाव : सिंदी भेघे

तालुका : वर्धा

जिल्हा : वर्धा

फेरफार क्रमांक : २५६७१

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भुमापन क्रमांक व उपविभाग	अधिकार्याचे नाव, आद्याक्षरी व शेरा
२५६७१	फेरफाराचा प्रकार : अनोदणीकृत फेरफार नोंदीचा प्रकार : आदेशाने ७/१२ वरील क्षेत्राची दुरुस्ती करणे फेरफाराचा दिनांक : १३/०६/२०२२ माहिती मिळालेचा दिनांक :- १३/०६/२०२२ महाराष्ट्र जमीन महसुल अधिनियम १९६६ च्या तरतुदी प्रमाणे भूमी अभिलेख विभागाच्या अधिकार्यांच्या कडील क्षेत्र दुरुस्ती या कारणाने या गावातील खाली नमूद केलेल्या संगणकीकृत स.क्र./ग.क्र. चे ७/१२ मध्ये गाव न.नं. ७ वरील एकूण क्षेत्र व भोगवटादाराचे नावा समोरील क्षेत्राची दुरुस्ती करणेचे साठी आदेश झाले आहेत. त्या आदेशाप्रमाणे फेरफार नोंद घेणेबाबत तहसीलदार वर्धा यांनी लेखी आदेश क्रमांक : कलम १५५ दुरुस्ती/आदेशाने ७/१२ वरील क्षेत्राची दुरुस्ती/प्र.क्र.३६/एन.ए.पी.-३४/२०२१/२०२२ दिनांक : २९/३/२०२२ अन्वये क्षेत्र दुरुस्ती साठी फेरफार नोंद घेतली . अथवा तहसीलदार वर्धा यांनी त्यांचे कडील आदेशाने गाव नमुना ७ वरील मुळ क्षेत्र व भोगवटादाराचे नावा समोरील क्षेत्र दुरुस्त करणेचा आदेश पारित केला आहे. त्याप्रमाणे खाली नमूद स.क्र./ ग.क्र. चे सातबारा मध्ये क्षेत्र दुरुस्तीसाठी नोंद केली. स.क्र./ग.क्र. : १८६/१/अ/१/१	१८६/१/अ/१/१ , १८६/१/अ/१/१० , १८६/१/अ/१/११ , १८६/१/अ/१/१२ , १८६/१/अ/१/१३ , १८६/१/अ/१/१४ , १८६/१/अ/१/१५ , १८६/१/अ/१/१६ , १८६/१/अ/१/१७ , १८६/१/अ/१/१८ , १८६/१/अ/१/१९ , १८६/१/अ/१/२ , १८६/१/अ/१/२० , १८६/१/अ/१/२१ , १८६/१/अ/१/२२ , १८६/१/अ/१/२३ , १८६/१/अ/१/२४ ,	पुर्वोलोकन दिसत नाही आदेशानुसार परत नोंद घ्या. xxx स्वाक्षरीत xxx (रवि श्रीराम अंजारे) मंडळ अधिकारी - पालकवाडी उर्फ वर्धा ता.: वर्धा जि.: वर्धा दि.: १८/०६/२०२२



हा अभिलेख फेरफाराच्या डीजिटल स्वाक्षरीत (दि. २२/०७/२०२१ वेळ ०४:०३:३३ PM) डेटा वरून तयार झाला असल्यामुळे यावर कोणाच्याही सही-
शिक्याची आवश्यकता नाही. फेरफार डाउनलोड व वैध दि. : ०६/१०/२०२२ वेळ : ०५:२२:४९ PM. , वैधता ०५३००००१०००७५००८ हा पडताळणी क्रमांक
वापरून <https://digitalsatbara.mahabhumi.gov.in/dslr/> वरून तपासावी.

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पृष्ठ क्र. १ / १८