



R.R.Tiwari, Advocate

Near Gangasagar Water Tank, Ramnagar, Wardha,

Tahsil & District Wardha 442 001

Mob.No. 9922426168

Date: 08-09-2022

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 Mhasala, Mauza no. 110, P.H no. 22, Tah & Dist- Wardha, comes under GP Mhasala, Field Survey no. 62/1,62/3 out of plot no1 to 80 & amenity plot no 81 having area 11821.01sq.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. Surendra Ramchandra Mahakalkar and Shri. Vinod Purushottamrao Dhoble resident of Wardha Tah. And Dist. Wardha.

1. Description of property:

That all those pieces and parcels of land situated being and laying at property ie., situated at Mauza Mhasala, Mauza no. 110, P.H no. 22, Tah & Dist- Wardha, comes under GP Mhasala, Field Survey no. 62/1,62/3 out of plot no1 to 80 & amenity plot no 81 having area 11821.01sq.mt.

East : 15mt. Layout road

West : Nalawadi shiv


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North : 15mt. Road

South : Other Filed

2. DOCUMENTS Allotments of Plot

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

Sr.No.	Name of Document	Date Of Documents	Original/Xerox
1.	Sale deed of Shri. Surendra Ramchandra Mahakalkar and Shri. Vinod Purushottamrao Dhoble	10/05/2010 Doc no. 4079/2010	Photocopy
2.	Sale deed of Shri. Surendra Ramchandra Mahakalkar and Shri. Vinod Purushottamrao Dhoble	23/12/2010 Doc no. 9653/2010	Photocopy
3.	NA Order Passed by SDO Wardha	30/06/2022 NAP-34/49/2021-2022	Photocopy
4.	Layout Map Passed by TP Wardha	10/05/2022 vide no 1298	Photocopy

3. 7/12 extract issued by gram Panchayat Mhasala

4. Search Report for 30 years from the year 1992 to 2022 vide search receipt no **GRN**

MH007488688202223P Date: 08-09-2022

On perusal of the above mentioned documents and all other relevant documents relating to the title of said property I am opinion that the said property is owned by Shri. Surendra Ramchandra Mahakalkar and Shri. Vinod Purushottamrao Dhoble having clear and marketable title over said plot. That I have taken search of the relevant record of the Registrar office from inspection book 1, Index II and other relevant records made

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available to me for 30 years 1992-2022 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. Surendra Ramchandra Mahakalkar and Shri. Vinod Purushottamrao Dhoble having clear and marketable title over said plots.

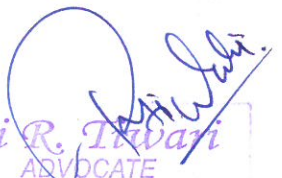
Owner of the land and diverted layout

Shri. Surendra Ramchandra Mahakalkar and Shri. Vinod Purushottamrao Dhoble 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: 08-09-2022


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ANNEXURE

- 1) 7/12 Extract / PR Card as on date of application for Registration.
- 2) Mutation Copy.
- 3) Search report for 30 years from 1992 to 2022 from SR Office Wardha

NARRATION ON FLOW OF TITLE:

- a. From the documents submitted for perusal it appears that property situated at property ie., situated at Mauza Mhasala, Mauza no. 110, P.H no. 22, Tah & Dist- Wardha, comes under GP Mhasala, Field Survey no. 62/1 is originally belonged to Shri. Anil Babulalji Patel and Shri. Mahesh Babulalji Patel. That there after they sold said field to Shri. Surendra Ramchandra Mahakalkar and Shri. Vinod Purushottamrao Dhoble on 15/05/2010 vide doc no. 4079/2010 before SR Wardha and they duly mutated their name over said property.
- b. That there after Sau. Vanitatai Pundalikrao Kachole sold field no. 62/3 to Shri. Surendra Ramchandra Mahakalkar and Shri. Vinod Purushottamrao Dhoble on 23/12/2010 vide doc no. 9653/2010 before SR Wardha and they duly mutated their name over said property.

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c. That the layout owner Shri. Surendra Ramchandra Mahakalkar and Shri. Vinod Purushottamrao Dhoble had applied before SDO Wardha with their application for conversion of Agriculture Land into Non Agriculture Land. Accordingly to the SDO Wardha vide revenue case no. NAP-34/41/2021-2022 after due inquiry passed an order on 30/06/2022 and layout map is sanctioned by SDO Wardha on 09/05/2022. 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	216.68sq.mt
2.	2 to7	208.80
3.	8	210.20
4.	9	203.53
5.	10 to 19	101.50
6.	20	137.05
7.	21	131.45
8.	22 to 31	101.50
9.	32	209.83
10.	33	203.53
11.	34 to 43	101.50

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12.	44	138.10
13.	45	132.15
14.	46 to 55	101.50
15.	56	209.83
16.	57	203.53
17.	58 to 67	101.50
18.	68	138.80
19.	69	140.90
20.	70 to 79	112.00
21.	80	203.53
22.	AMINITY PLOT NO 81	1894.10

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 30 years 1992-2022 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. Surendra Ramchandra Mahakalkar and Shri. Vinod Purushottamrao Dhoble having clear and marketable title over said plot.

4. Any Other Relevant Title: No

5. Litigation if Any: No

Ms. Ruchi R. Tiwari

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GRN	MH00748868820223P	BARCODE			Date	08/09/2022-13:02:23		Form ID				
Department Inspector General Of Registration					Payer Details							
Search Fee Type of Payment 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 2022-2023 From 08/09/1992 To 08/09/2022					Flat/Block No.		WARDHA					
Account Head Details				Amount In Rs.	Premises/Building		WARDHA					
0030072201 SEARCH FEE				750.00	Road/Street							
					Area/Locality		Wardha					
					Town/City/District							
					PIN			4	4	2	0	0
					Remarks (If Any)							
					MAUZA MHASALA FS NO 62/1 62/3 OUT OF PLOT NO 1 TO 80 AND							
					AMENITY PLOT NO 81 30 YEARS							
					Amount In		Seven Hundred Fifty Rupees Only					
Total				750.00	Words							
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN	Ref. No.	10000502022090801348		0986379116925			
Cheque/DD No.					Bank Date	RBI Date	08/09/2022-13:02:48		Not Verified with RBI			
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.