ADV. SANGEETA D/O SHRIKRISHNAJI RATHI (W/O RAJESH SUDA),

M.A.Double LL.M
Vitthal Mandir Road , Ashtabhuja Chowk , Wardha.
Mob. No. 7620029040, E Mail-rathisangeeta408@gmail.com

FORMAT -' A'
(Circular No. 28 /2021)

To,

Maha RERA,

Maharashtra Real estate Regulatory Authority ,
Administrative Building No. 1 . first Floor ,
Adjacent to Udyog Bhavan , Civil line Nagpur --

LEGAL TITLE RPORT

Sub.:- Title clearance Certificate with Respect to Plots , Arising out of F.S.No. 102/A/3 , PlotNo. 1 to 25 Situated at-Mouza-Seloo ,Tah.- Seloo Dist. Wardha , in Nagarphanchayat Seloo ,Dist. Wardha .

I have investigated the Title of the said plot on the request of present Owner - He is shri. Rajesh Motilalji Jaiswal r/o Seloo Tah. Seloo Dist. Wardha , and for that I Adv. Sangeeta Rathi peruse & verified the following documents, they are:

1) DESCIPTION OF PROPERTY:

" A Field property situated at- Mouza -Seloo , Mouza No. 167 , Patwari Halka No. 15 , Tah .- Seloo ,Dist. Wardha , within the limitation of Wardha Zilla Parishad , In Seloo Nagar Panchayat Sector , Field Survey no.102/A/3 ,Type – Class 1 , Having admeasured area- 4.80 H.R., which was duly converted From Agricultural into Non Agricultural through N.A. Order of dated 24/02/2020 by Tahsildar Saheb , Seloo in Revenue Case No. 8/NAP-34/ Nivasi Akrushak /2019-20, and Sanctioned Lay out by appropriate authority i.e. T.P. and demarcated total 25 Plots in the said Lay Out " the described property is belonging to shri. Rajesh Motilal Jaiswal r/o Seloo , Tah. Seloo , Dist. Wardha .

2) The following are the Documents of allotment of Plot :--
N.A.ORDER of dated – dated- 24/02/2020 ,Xerox
Lay Out Map alongwith Schedule of demarcated Plots of dated -30/11/2019

3) Latest Mutation Form of dated –22/01/21, having M.Entry No. 3371 computerized,/c.copy And
Previous Mutation Form of dated -09/06/2016 having Mutation entry no. 793 , C.Copy ,

SMT. SANGEETA S. RATHI
ADVOCATE / NOTARY
RESI : VITTHAL MANDIR ROAD,
ASHTABHUJA CHOWK, WARDHA
MOBILE NO. [redacted]

4) **Search Report for 30 years From 01/09/1992 to 21/09/22 and Search Receipt of dated –21/09/22 , having receipt No.GRN MH008101139202223P.**

On Perusal of above mentioned documents all other relevant documents relating to Title of the said properties I am of the opinion that the Title of (Following Owner / Promoter / Developer / Company) i.e. Shri. Rajesh Motilalji Jaiswal r/o Seloo , Tah. Seloo , Dist. Wardha is having clear & marketable and without any encumbrances. (If any encumbrances please mention in separate sheet).

Owner of the Land / Property in question

Shri.Rajesh Motilalji Jaiswal r/o Seloo , Tah. Seloo , Dist. Wardha . x

QUALIFYING COMMENTS / REMARKS IF ANY- Today the present owners having clear & marketable title upon the described property , and today the described property is free from all encumbrances. **No any adverse remark.**

3) Report reflecting the flow of the title of shri. Rajesh Motilalji Jaiswal r/o Seloo Tah. Seloo Dist. Wardha on the said land is enclosed herewith as annexure:-

Date- 22/09/22

Encl. Annexure as above

ADVOCATE

Adv. Sangeeta Rathi (Suda)

SMT. SANGEETA S. RATHI
ADVOCATE / NOTARY
RESI : VITTHAL MANDIR ROAD,
ASHTABHUJA CHOWK,WARDHA
MOBILE NO. - 9665060884

ADV. SANGEETA D/O SHRIKRISHNAJI RATHI (W/O RAJESH SUDA),

M.A.Double LL.M
Vitthal Mandir Road , Ashtabhuja Chowk , Wardha.
Mob. No. 7620029040, E Mail-rathisangeeta408@gmail.com

ANNEXURE

Flow Of The Title Of The Said Field Property

Originally **The above described property was F.S.No. 102/A/3 , the described field property was belonging to shri . Suresh Motilalji Jaiswal r/o Seloo since from 1991 . The described field property was came into the Share of present owner shri. Rajesh Motilalji Jaiswal since from dated – 15/07/2013 , according to the Partition Deed and as per that partition Deed the Mutation has been carried out upon Revenue records . For supporting her contention the counsel peruse the c.copy of Mutation Form of dated –09/ 06 /2016 having Mutation entry no.793 .**

Thus from dated 15/07/2013 (After Mutation entry upon Revenue record) the present owner shri. Rajesh Motilalji Jaiswal owned & possessed the described field property ,which was duly converted From Agricultural into Non Agricultural through N.A. Order of dated 24/02/2020 by Tahsildar Saheb , Seloo in Revenue Case No. 8/NAP-34/ Nivasi Akrushak /2019-20, and Sanctioned Lay out by appropriate authority i.e. T.P. and demarcated total 25 Plots in the said Lay Out " the described all plot property also belonging to shri. Rajesh Motilal Jaiswal r/o Seloo , Tah. Seloo , Dist. Wardha in absolute manner .. And the property was / is duly mutated in his name . and the property is now free from all encumbrances.

.I have verified tallied & compared these documents froms the record of the office of Sub- Registrar Wardha dist. Wardha. I am giving this report after verification of all documents. That are—

1 **Latest Mutation Form of dated –22/01/21, having M.Entry No. 3371 computerized,/c.copy And**
2 **Previous Mutation Form of dated -09/06/2016 having Mutation entry no.793 C.copy ,**
3 **N.A.ORDER of dated – dated- 24/02/2020 ,Xerox**

4 **Lay Out Map alongwith Schedule of demarcated Plots of dated -30/11/2019.**

LITIGATION IF ANY --- During my searches I have found there is no any litigation is pending regarding described property and toady the described property is free from all encumbrances and the present owner is having Clear and Marketable Title upon the described property today.

Wardha
Dt-22/09/22
Encl. Annexure as above

ADVOCATE
Adv. Sangeeta Rathi (Suda)

SMT. SANGEETA S. RATHI
ADVOCATE / NOTARY
RESI : VITTHAL MANDIR RD.
ASHTABHUJA CHOWK, WA
MOBILE NO. : 966506

ADV. SANGEETA D/O SHRIKRISHNAJI RATHI (W/O RAJESH SUDA),
M.A.Double LL.M
Vitthal Mandir Road , Ashtabhuja Chowk , Wardha.
Mob. No. 7620029040, E Mail-rathisangeeta408@gmail.com

FORMAT - A

(Circular No. - 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND

Originally **The above described property was F.S.No. 102/A/3 , the described field property was belonging to shri . Suresh Motilalji Jaiswal r/o Seloo since from 1991 . The described field property was came into the Share of present owner shri. Rajesh Motilalji Jaiswal since from dated – 15/07/2013 , according to the Partition Deed and as per that partition Deed the Mutation has been carried out upon Revenue records . For supporting her contention the counsel peruse the c.copy of Mutation Form of dated –09/ 06 /2016 having Mutation entry no.793 .**

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SR. NO.

1 **Latest Mutation Form of dated –22/01/21, having M.Entry No. 3371 computerized,/c.copy And**
2 **Previous Mutation Form of dated -09/06/2016 having Mutation entry no.793 , c.copy ,**
3 **N.A.ORDER of dated – dated- 24/02/2020 ,Xerox**
4 **Lay Out Map alongwith Schedule of demarcated Plots of dated -30/11/2019,**
5 **Latest 7/12 Extract of Plot no. 102/A/3/1 to 102/A/3/25 , digital .**
5 **Search Report for 30 years From 01/09/1992 to 21/09/2022 and Search Receipt of dated –21/09/2022, having receipt No.GRN MH008101139202223P.**
6 **Any other relevant title --- No.**
7 **Litigation if any - No.**

Date—22/09/2022

ADVOCATE
(Adv. Sangeeta Rathi (Suda))

SMT. SANGEETA S. RATHI
ADVOCATE / NOTARY
RESI : VITTHAL MANDIR ROAD,
ASHTABHUJA CHOWK, WARDHA
MOBILE NO. - 9665060884

CHALLAN

MTR Form Number-6

GRN MH008101139202223P	BARCODE	Date 21/09/2022-21:47:56	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	SEL_SELOO SUB REGISTRAR	Full Name	Adv Sangeeta rathi
Location	WARDHA		
Year	2022-2023 From 01/09/1992 To 21/09/2022	Flat/Block No.	Wardha
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	Wardha
0030072201 SEARCH FEE	750.00	Area/Locality	Wardha
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	Mouza Seloo Tha Seloo Dist Wardha Field Survey No 102/A/3 Plot No 1 to 21 Class 1 Area 0.81 H.R.
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.	10000502022092105033	4981202944012
Cheque/DD No.		Bank Date	RBI Date	21/09/2022-21:48:23	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
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. : 7620029040

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

SMT. SANGEETA S. RATHI
ADVOCATE / NOTARY
RESI : VITTHAL MANDIR ROAD,
ASHTABHUJA CHOWK, WARDHA
MOBILE NO. : 9665060684

Print Date 21-09-2022 10:06:07

गाव नमुना ६
फेरफार नोदंवही (फेरफार पत्रक)
(महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोदंवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०)

गाव :- सेलू तालुका :- सेलू जिल्हा :- वर्धा

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरुप	परिणाम झालेले भुमापन व उपविभाग क्रमांक	अधिकाऱ्याचे नाव , आद्याक्षरी व शेरा
3371	फेरफाराचा प्रकार : अनोंदणीकृत नोंदीचा प्रकार : आदेशाने जुना ७/१२ बंद व नवीन पोट हिस्सा तयार करणे फेरफाराचा दिनांक : 03/11/2020 माहिती मिळालेचा दिनांक : 26/10/2020 सक्षम अधिकारी तहसीलदार यांनी त्यांचे कडील आदेश क्रमांक : मामला क्र.8/एन.ए.पी-34/निवासीअकृषक/2019-20 /2020 दिनांक : 27/02/2020 अन्वये बिनशेती आदेश झाल्याने खालील स.क्र./ ग.क्र. मधील क्षेत्र रुपांतरीत झाले असलेले नवीन सातबारा अस्तित्वात आणणे आवश्यक आहे त्या प्रमाणे मूळ ७/१२ बंद करून खलील प्रमाणे नवीन पोट हिस्से तयार केले , जुना ७/१२ बंद करून नवीन ७/१२ तयार करण्यास मान्यता दिलेली यादी : जुना ७/१२ : सर्व्हे क्रमांक : 102/अ/3 लागवडीयोग्य क्षेत्र : 0.8100 एकक:हे.आर.चौ.मी पोटखराब क्षेत्र:0.0000 नवीन ७/१२ : सर्व्हे क्रमांक : 102/अ/3/1 एन.ए. क्षेत्र : 12.4870 एकक:आर.चौ.मी खाता क्रमांक : 43 नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 12.4870 आकरणी : 124.87 सर्व्हे क्रमांक : 102/अ/3/10 एन.ए. क्षेत्र : 1.2000 एकक:आर.चौ.मी खाता क्रमांक : 43 नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.2000 आकरणी : 12.00 सर्व्हे क्रमांक : 102/अ/3/11 एन.ए. क्षेत्र : 1.2000 एकक:आर.चौ.मी खाता क्रमांक : 43 नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.2000 आकरणी : 12.00 सर्व्हे क्रमांक : 102/अ/3/12 एन.ए. क्षेत्र : 1.2000 एकक:आर.चौ.मी खाता क्रमांक : 43 नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.2000 आकरणी : 12.00 सर्व्हे क्रमांक : 102/अ/3/13 एन.ए. क्षेत्र : 2.1165 एकक:आर.चौ.मी खाता क्रमांक : 43 नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 2.1165 आकरणी : 21.17 सर्व्हे क्रमांक : 102/अ/3/14 एन.ए. क्षेत्र : 1.3781 एकक:आर.चौ.मी खाता क्रमांक : 43 नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.3781 आकरणी : 13.78 सर्व्हे क्रमांक : 102/अ/3/15 एन.ए. क्षेत्र : 1.0500 एकक:आर.चौ.मी खाता क्रमांक : 43 नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.0500 आकरणी : 10.50 सर्व्हे क्रमांक : 102/अ/3/16 एन.ए. क्षेत्र : 1.0500 एकक:आर.चौ.मी खाता क्रमांक : 43 नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.0500 आकरणी : 10.50 सर्व्हे क्रमांक : 102/अ/3/17 एन.ए. क्षेत्र : 1.0500 एकक:आर.चौ.मी	102/अ/3, 102/अ/3/1, 102/अ/3/10, 102/अ/3/11, 102/अ/3/12, 102/अ/3/13, 102/अ/3/14, 102/अ/3/15, 102/अ/3/16, 102/अ/3/17, 102/अ/3/18, 102/अ/3/19, 102/अ/3/2, 102/अ/3/20, 102/अ/3/21, 102/अ/3/22, 102/अ/3/23, 102/अ/3/24, 102/अ/3/25, 102/अ/3/26, 102/अ/3/27, 102/अ/3/3, 102/अ/3/4, 102/अ/3/5, 102/अ/3/6, 102/अ/3/7, 102/अ/3/8, 102/अ/3/9 एकूण :- 28	मा. तहसीलदार यांचा आदेशाने जुना ७/१२ बंद व नवीन पोट हिस्सा तयार करण्याचा आदेश प्राप्त झाला आहे. नोंद प्रमाणित (अशोक शिवराम उईके) मंडळ अधिकारी:- सेलू ता.: सेलू जि.: वर्धा दि.: 11/11/2020

खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.0500 आकरणी : 10.50
सर्व्हे क्रमांक : 102/अ/3/18 एन.ए. क्षेत्र : 1.0500 एकक:आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.0500 आकरणी : 10.50
सर्व्हे क्रमांक : 102/अ/3/19 एन.ए. क्षेत्र : 1.4875 एकक:आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.4875 आकरणी : 14.88
सर्व्हे क्रमांक : 102/अ/3/2 एन.ए. क्षेत्र : 1.9140 एकक:आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.9140 आकरणी : 19.14
सर्व्हे क्रमांक : 102/अ/3/20 एन.ए. क्षेत्र : 1.3410 एकक:आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.3410 आकरणी : 13.41
सर्व्हे क्रमांक : 102/अ/3/21 एन.ए. क्षेत्र : 1.0221 एकक:आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.0221 आकरणी : 10.22
सर्व्हे क्रमांक : 102/अ/3/22 एन.ए. क्षेत्र : 1.0384 एकक आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.0384 आकरणी : 10.38
सर्व्हे क्रमांक : 102/अ/3/23 एन.ए. क्षेत्र : 1.0546 एकक:आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.0546 आकरणी : 10.55
सर्व्हे क्रमांक : 102/अ/3/24 एन.ए. क्षेत्र : 1.0709 एकक आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.0709 आकरणी : 10.71
सर्व्हे क्रमांक : 102/अ/3/25 एन.ए. क्षेत्र : 1.3380 एकक:आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.3380 आकरणी : 13.38
सर्व्हे क्रमांक : 102/अ/3/26 एन.ए. क्षेत्र : 8.1327 एकक:आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 8.1327 आकरणी : 81.33
सर्व्हे क्रमांक : 102/अ/3/27 एन.ए. क्षेत्र : 27.4957
एकक:आर.चौ.मी
खाता क्रमांक : 4655
नाव : रस्ता क्षेत्र : 27.4957 आकरणी : 274.96
सर्व्हे क्रमांक : 102/अ/3/3 एन.ए. क्षेत्र : 1.4400 एकक:आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.4400 आकरणी : 14.40
सर्व्हे क्रमांक : 102/अ/3/4 एन.ए. क्षेत्र : 1.4400 एकक:आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.4400 आकरणी : 14.40
सर्व्हे क्रमांक : 102/अ/3/5 एन.ए. क्षेत्र : 1.8270 एकक:आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.8270 आकरणी : 18.27
सर्व्हे क्रमांक : 102/अ/3/6 एन.ए. क्षेत्र : 3.0165 एकक आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 3.0165 आकरणी : 30.17
सर्व्हे क्रमांक : 102/अ/3/7 एन.ए. क्षेत्र : 1.2000 एकक:आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.2000 आकरणी : 12.00
सर्व्हे क्रमांक : 102/अ/3/8 एन.ए. क्षेत्र : 1.2000 एकक:आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.2000 आकरणी : 12.00
सर्व्हे क्रमांक : 102/अ/3/9 एन.ए. क्षेत्र : 1.2000 एकक:आर.चौ.मी
खाता क्रमांक : 43
नाव : राजेश मोतीलाल जैयस्वाल क्षेत्र : 1.2000 आकरणी : 12.00
वरील आदेशाप्रमाणे नवीन ७/१२ सुरु करणेत आले व मूळ ७/१२
वर ७/१२ बंद केला आहे असा शेरा नमूद करुन गाव दफ्तरी नोंद