



R.R. Tiwari, Advocate

Near Gangasagar Water Tank, Ramnagar, Wardha,

Tahsil & District Wardha 442 001

Mob.No. 9922426168

Date: 18-08-2022

To,

MAHARERA,

House in 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 Pipri meghe, P.H no. 19, Tah & Dist- Wardha, comes under GP Pipari Meghe, Field Survey no. 59/1 out of Layout plot no. 33/39 to 48/64 to 66 having area 2335.00 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 Mrs. Sangita Pradip Rithe and Shri. Rajkumar Ramraoji Deshmukh 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 Pipri meghe, P.H no. 19, Tah & Dist- Wardha, comes under GP Pipari Meghe, Field Survey no. 59/1 out of Layout plot no. 33/39 to 48/64 to 66 having area 2335.00 Sq.mt

East : 7.5 mt layout road

West : 7.5 mt layout road


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North : 7.5 mt layout road

South : 7.5 mt layout road

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.	Agreement of Development and promotion with M/S Maa Vaishnavi Builders and developers	01-09-2021 Doc no. 3417/2021	Photocopy
2.	Sale deed of Mrs. Sangita Pradip Rithe and Shri. Rajkumar Ramraoji Deshmukh (plot no. 24, 25, 28 to 34, 39 to 48, 50, 56 to 66)	02-08-2012 6545/2012	Photocopy
3.	Construction Permission letter of Gram Panchayat Pipari Meghe	09-08-2021	Photocopy
4.	Tax Receipt	17-08-2021	Photocopy
5.	Construction Permission Letter	07-07-2021 Vide Permit No. 236/2021	Photocopy
6.	Sanctioned Construction Map	05-07-2021	Photocopy
7.	Construction Permission Letter	04-04-2019 Vide Permit No. 107/2019	Photocopy
8.	Amalgamated 7/12 extract	18-04-2021	Photocopy
9.	Amalgamation order of SDO	15-01-2013	Photocopy
10.	Sale Deed of Mr. Panjab Nathuji	15-11-2008	Photocopy

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North : 7.5 mt layout road

South : 7.5 mt layout road

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9.	Amalgamation order of SDO	15-01-2013	Photocopy
10.	Sale Deed of Mr. Panjab Nathuji	15-11-2008	Photocopy

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Zode ,mrs. Kusum Panjabrao Zode , Ku Pallavi Vijayanand Bododekar , Sau. Shaila Prakashrao Zode, Sheela Ashokrao Kukade ,Sachin Manohar Kadam , Sau. Lata Bandudas Kadam Mr. santosh Vitthalrao Kadam. Sau. Pratibha Rupeshrao Mane ,Jyoti Yashvantrao Kadu	8109/2008	
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3. 7/12 extract issued by gram panchayat pipari meghe dt. 08-04-2021
4. Search Report for 30 years from the year 1991 to 2021 vide search receipt no
GRN MH006534956202122P Date: 18-08-2022

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 Mrs. Sangita Pradip Rithe and Shri. Rajkumar Ramraoji Deshmukh 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 available to me for 30 years 1992-2021 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 Mrs. Sangita Pradip Rithe and Shri. Rajkumar Ramraoji Deshmukh having clear and marketable title over said plots.

Owner of the land and diverted layout


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Mrs. Sangita Pradip Rithe 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: 18-08-2022


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Tahsil & District Wardha 442 001

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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 Pipri meghe, P.H no. 19, Tah & Dist- Wardha, comes under GP Pipari Meghe, Field Survey no. 59/1 is originally belonged to Shri. Suresh Raghunath Tadas, Mr. Pandurang Raghunath Tadas, Mr. Ramesh Raghunath Tadas, Mr. Gajanan Raghunath Tadas, Mr. Sunil Raghunath Tadas.

b. That the layout owner Shri. Suresh Raghunath Tadas, Mr. Pandurang Raghunath Tadas, Mr. Ramesh Raghunath Tadas, Mr. Gajanan Raghunath Tadas, Mr. Sunil Raghunath Tadas had applied before Tahasildar Wardha with their application for conversion of Agriculture Land into Non Agriculture Land. Accordingly the tahasildar Wardha after due inquiry passed an order on 18-05-1989 and layout map is sanctioned by tahasildar wardha. 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

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the layout demarcated in said field is duly approved layout as per norms and regulation of government for NA purpose. As per sanctioned of SDO Wardha and Map sanctioned by SDO and Town Planning Office Wardha.

c. That thereafter Shri. Suresh Raghunath Tadas , Mr. Pandurang Raghunath Tadas, Mr. Ramesh Raghunath Tadas , Mr. Gajanan Raghunath Tadas, Mr. Sunil Raghunath Tadas sold layout plot No. 1 to 70 to Mr. Panjab Nathuji Zode ,mrs. Kusum Panjabrao Zode , Ku Pallavi Vijayanand Bododekar , Sau. Shaila Prakashrao Zode, Sheela Ashokrao Kukade ,Sachin Manohar Kadam , Sau. Lata Bandudas Kadam ,Mr. santosh Vitthalrao Kadam. Sau. Pratibha Rupeshrao Mane ,Jyoti Yashvantrao Kadu on 15-11-2008 vide doc. No. 8109 /2008 before SR Wardha with consideration of Rs. 40,000,00/-

d. That thereafter Mr. Panjab Nathuji Zode ,mrs. Kusum Panjabrao Zode ,Ku Pallavi Vijayanand Bododekar , Sau. Shaila Prakashrao Zode, Sheela Ashokrao Kukade ,SachinManoharKadam , Sau. LataBandudasKadam ,Mr. santosh Vitthalrao Kadam. Sau. Pratibha Rupeshrao Mane , Jyoti Yashvantrao Kadu through POA Sachin Kadam sold layout plot No. 2 to 23 ,26,27 to Mrs. Sangita Pradip Rithe and Shri. Rajkumar Ramraoji Deshmukh on 3-01-2012 vide doc. No. 00971/2012 before sRWardha and duly mutated their name over said plots on 21-07-2012 vide mutation entry no. 14558.

e. That thereafter Mr. Panjab Nathuji Zode ,mrs. Kusum Panjabrao Zode ,Ku Pallavi Vijayanand Bododekar , Sau. Shaila Prakashrao Zode, Sheela Ashokrao Kukade ,Sachin Manohar Kadam , Sau. Lata Bandudas Kadam ,Mr. santosh Vitthalrao Kadam, Sau. Pratibha Rupeshrao Mane ,Jyoti Yashvantrao Kadu through POA Sachin Kadam sold layout plot No. 24,25,28 to 34,39 to 48 , 50,56 to 66 to Mrs.

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Sangita Pradip Rithe and Shri. Rajkumar Ramraoji Deshmukh on 02-08-2012 vide doc. No6545 before SR Wardha and duly mutated their name over said plots on 11-08-2012 vide mutation entry no. 14609, That thereafter Mrs. Sangita Pradip Rithe and Shri. Rajkumar Ramraoji Deshmukh decided to develop said layout plots and for that he took construction permission from SDO Wardha 07-07-2021 04-04-2019 vide permit No. 236/2021 and 107/2019. And sanctioned map from TP Wardha on 05-07-2021. That thereafter Mrs. Sangita Pradip Rithe and Shri. Rajkumar Ramraoji Deshmukh made development agreement with MaaVaishnavi Builders and Developers through partner Mrs. Sangita Pradip Rithe and Shri. Rajkumar Ramraoji Deshmukh on 01-09-2021 vide doc. No. 3417/2021 before SR Wardha.

- f. That thereafter Mrs. Sangita Pradip Rithe and Shri. Rajkumar Ramraoji Deshmukh made amalgamation of layout plots from SDO Wardha and SDO wardha allowed application of amalgamation of plots accordingly mentioned in scheduled on 15-01-2013 .

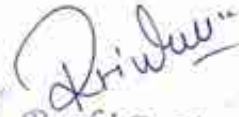
Sr. no.	Plot Number	Area in Square Meter
1.	plot no. 33/39 to 48/64 to 66	2335.00 Sq.mt

That I have taken search of the relevant record of the Registrar office from inspection book I, 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 Mrs. Sangita Pradip Rithe and Shri. Rajkumar Ramraoji Deshmukh having clear and marketable title over said plot.


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4. Any Other Relevant Title: No
5. Litigation if Any: No

Ms. Ruchi R. Tiwari



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