



R.R. Tiwari, Advocate

Near Gangasagar Water Tank, Ramnagar, Wardha,

Tahsil & District Wardha 442 001

Mob.No. 9922426168

Date: 20-12-2023

To,

MAHARERA,

House fin 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 Savangi Meghe, Tah & Dist- Wardha, comes under GP Savangi meghe, Field Survey no. 49/1/4 having area 1.19 HR out of Non agriculture Plot no. 1 to 47 and Amenity Plot no. 48 having area 7291.64 Sq. Mt.

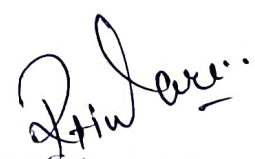
Presently Diverted for residential Purpose under the provision of section 44 (1) of the Maharashtra Land Revenue Code and Rules there under.

I have investigated the title of aforesaid mentioned property on the request of M/s Rudrakash Associates through Partners Shri. Niraj Attarchand Khatri and other seven 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 Savangi Meghe, Tah & Dist- Wardha, comes under GP Savangi meghe, Field Survey no. 49/1/4 having area 1.19 HR out of Non agriculture Plot no. 1 to 47 and Amenity Plot no. 48 having area 7291.64 Sq. Mt.

East : Survey No. 51/4 and 51/3


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West : 9 mt layout road and Survey no. 48

North :- survey no. 52

South :- survey no. 49/3

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.	NA Order passed by SDO Wardha	08/09/2023 NAP-34/32/2022-2023	Photocopy
2.	Layout map sanctioned by TP Wardha	03/08/2023	Photocopy
3.	Ferfar copy	23/10/2023	Photocopy

3. 7 /12 extract issued by gram Panchayat Savangi meghe.
4. Search Report for 30 years from the year 1993 to 2023 vide search receipt no **GRN** MH012725028202324P **Date: 20-12-2023**

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 Rudrakash Associates through Partners Shri. Niraj Attarchand Khatri and other seven is owned said layout property .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 1993-2023 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 Rudrakash Associates


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through Partners Shri. Niraj Attarchand Khatri and other seven is owned clear ,marketable title over said property .

Owner of the land and diverted layout

Rudrakash Associates through Partners Shri. Niraj Attarchand Khatri and other seven 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: 20-12-2023


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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 1993 to 2023 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 Savangi Meghe, Tah & Dist- Wardha, comes under GP Savangi meghe, Field Survey no. 49/1/4 having area 1.19 HR is originally belonged to Shri. Dhiraj Ramlal Agnihotri.**
- b. That the layout owner Shri. Dhiraj Ramlal Agnihotri had applied before SDO Wardha with their application for conversion of Agriculture Land into Non Agriculture Land. Meanwhile Shri. Dhiraj Ramlal Agnihotri sold said field to Rudrakash Associates through Partners Shri. Niraj Attarchand Khatri and other seven on 10/05/2022 vide doc no. 1302/2022 before SR Wardha and they duly mutated their name over said property. Accordingly to the SDO Wardha vide revenue case no. NAP-34/32/2022-2023 after due inquiry passed an order on 08/09/2023

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and layout map is sanctioned by TP Wardha on 31/08/2023 vide no. 1696. 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 and regulation of government for NA purpose.

Sr. no.	Plot Number	Area in Square Meter
1.	1	146.66 Sq. Mt
2.	2	135.57. Sq. Mt
3.	3	153.75 Sq. Mt
4.	4	128.67 Sq. Mt
5.	5 to 10	742.50 Sq. Mt
6.	11	119.62 Sq. Mt
7.	12	187.87 Sq. Mt
8.	13-17	618.75 Sq. Mt
9.	18	138.60 Sq. Mt
10.	19	164.97 Sq. Mt
11.	20-27	884.00 Sq. Mt
12.	28	192.02 Sq. Mt
13.	29	197.88 Sq. Mt
14.	30-36	850.50 Sq. Mt
15.	37	133.70 Sq. Mt
16.	38	121.50 Sq. Mt
17.	39	126.50 Sq. Mt
18.	40	150.84 Sq. Mt
19.	42	137.02 Sq. Mt


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20.	43-46	125.50 Sq. Mt
21.	47	486.00 Sq. Mt
22.	48 amenity plot	1195.69 Sq. Mt
	Total	7291.64 Sq. Mt

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 1993-2023 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 Rudrakash Associates through Partners Shri. Niraj Attarchand Khatri and other seven 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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