Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

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Ashwin R. Patil
ADVOCATE

FORMAT- A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THOSE Pieces and Parcels of Non Agriculture land bearing **Khasra No. 42** and **43**, having a **plotable/saleable area of the both land is 5047.49 Sq. Mtrs.,** both held in Occupancy Class-1 Rights, Khate No. 600 of **Mouza – SELDOAH**, Patwari Halka No. 21 TOGETHERWITH a Layout carved out on the said consisting various Plots of different sizes therein land and to be known and styled as "**LADOLE LAYOUT**", situated at Village – Seldoah, within the limits of the Grampanchayat Seldoah, in Tahsil – Seloo and District – WARDHA **(hereinafter referred as the said "plot").**

I have investigated the title of the said layout on the request of (1) Mr. Vijaj Shashank Ladole and (2) Mrs. Aishwarya Shashank Ladole (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THOSE Pieces and Parcels of Non Agriculture land bearing **Khasra No. 42** and **43**, having a **plotable/saleable area of the both land is 5047.49 Sq. Mtrs.,** both held in Occupancy Class-1 Rights, Khate No. 600 of **Mouza – SELDOAH**, Patwari Halka No. 21 TOGETHERWITH a Layout carved out on the said consisting various Plots of different sizes therein land and to be known and styled as "**LADOLE LAYOUT**", situated at Village – Seldoah, within the limits of the Grampanchayat Seldoah, in Tahsil – Seloo and District – WARDHA, **BOUNDARIES OF KHASRA NO. 42** :- ON THE EAST – KHASRA NO. 48, ON THE WEST – PANDHAN, ON THE NORTH – KHASRA NO. 41, ON THE SOUTH – KHASRA NO. 43 and **BOUNDARIES OF KHASRA NO. 43**:- ON THE EAST – KHASRA NO. 48, ON THE WEST – PANDHAN, ON THE NORTH – KHASRA NO. 42, ON THE SOUTH – KHASRA NOS. 44, 45, 46 & 47.

(2) The Document of allotment of land :-

(i) Sale Deed dated 02.06.2011 for Khasra No. 42 executed by **(1)** Mr. Suresh Laxmanrao Narkhedkar and (2) Mr. Giriraj Shrilal Singee in favour of (1) Mr. Shashank Onkar Ladole and (2) Mrs. Aishwarya Shashank Ladole, bearing Registered Serial No. 787/2011 on 02.06.2011.

ASHWIN R. PATIL
Advocate

(ii) Sale Deed dated 02.06.2011 for Khasra No. 43 executed by **(1)** Mr. Suresh laxmanrao Narkhedkar and (2) Mr. Raju Arjun Rangari in favour of (1) Mr. Shashank Onkar Ladole and (2) Mrs. Aishwarya Shashank Ladole, bearing Registered Serial No. 786/2011 on 02.06.2011.

(iii) Gift Deed dated 18.05.2016 for the undivided 50 percent share and interest in the Khasra No. 42 executed by Mr. Shashank Onkar Ladole in favour of Mr. Viraj Shashank Ladole, bearing Registered Serial No. 677/2016 on 18.05.2016.

(ii) Gift Deed dated 18.05.2016 for the undivided 50 percent share and interest in the Khasra No. 43 executed by Mr. Shashank Onkar Ladole in favour of Mr. Viraj Shashank Ladole, bearing Registered Serial No. 678/2016 on 18.05.2016.

(3) 7/12 extract issued by Competent Authority vide Mutation Entry No. 1033 Dated 15-02-2020.

(4) Search report for 30 years

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 the title of (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THOSE Pieces and Parcels of Non Agriculture land bearing **Khasra No. 42** and **43**, having a **plotable/saleable area of the both land is 5047.49 Sq. Mtrs.,** both held in Occupancy Class-1 Rights, Khate No. 600 of **Mouza – SELDOAH**, Patwari Halka No. 21 TOGETHERWITH a Layout carved out on the said consisting various Plots of different sizes therein land and to be known and styled as **"LADOLE LAYOUT"**, situated at Village – Seldoah, within the limits of the Grampanchayat Seldoah, in Tahsil – Seloo and District – WARDHA.	**(1) Mr. Vijaj Shashank Ladole and (2) Mrs. Aishwarya Shashank Ladole**

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of (1) Mr. Vijaj Shashank Ladole and (2) Mrs. Aishwarya Shashank Ladole on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of (1) Mr. Vijaj Shashank Ladole and (2) Mrs. Aishwarya Shashank Ladole on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 06-09-2023

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate

FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract of Khasra Nos. 42 and 43 issued by Village Officer, Seldoah, Seloo as on date of application for registration

The names of (1) Mr. Vijaj Shashank Ladole and (2) Mrs. Aishwarya Shashank Ladole are recorded in the 7/12 Extract of the land bearing **Khasra No. 42**, having an **area of 0.40 Hectare R.,** Land Revenue Rs. 1.35/- and **Khasra No. 43**, having an **area of 0.51 Hectare R.,** Land Revenue Rs. 0.65/-, **thus total area of the both land is 0.91 Hectare R.,** both held in Bhogwatdar Class-1 Rights, Khate No. 600 of **Mouza – SELDOAH**, Patwari Halka No. 21, situated at Village – Seldoah, within the limits of the Grampanchayat Seldoah, in Tahsil – Seloo and District – WARDHA.

2) Mutation Entry -

The 7/12 Extract of Khasra Nos. 42 and 43 issued by Village Officer, Selodah, Seloo that vide Mutation Entry /Ferfar Entry No. 1033 dated 15-02-2020 the names of (1) Mr. Vijaj Shashank Ladole and (2) Mrs. Aishwarya Shashank Ladole are recorded as joint owners of the said lands.

3) Search report for 30 years taken from Sub Registrar Office at Seloo.

Khasra No. 42 :

THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 42, having an area of 0.40 Hectare R., Land Revenue Rs. 1.40/-, held in Bhogwatdar Class-1 Rights of Mouza – SELDOAH, Patwari Halka No. 21 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Village – Seldoah, in Tahsil – Seloo and District – WARDHA, originally belonged to Mr. Satish Ganeshprasad Tiwari, as a recorded Owner thereof being his separate property and the same is mutated in his name in all relevant records.

THAT the aforesaid Mr. Satish Ganeshprasad Tiwari lateron transferred/sold his aforesaid property bearing Khasra No. 42, having an area of 0.40 Hectare R., Land Revenue Rs. 1.40/-, held in Bhogwatdar Class-1 Rights of Mouza – SELDOAH, Patwari

ASHWIN R. PATIL
Advocate

Halka No. 21 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Village – Seldoah, in Tahsil – Seloo and District – WARDHA, by way of Sale to (1) Mr. Suresh Laxmanrao Narkhedkar and (2) Mr. Giriraj Shrilal Singhee, by a Sale Deed Dated 25.08.2005, which is duly registered in the Office of the Joint Sub-Registrar, Seloo in Book No. 1 at Registered Sr. No. 1306/2005 on 25.08.2005.

THAT the aforesaid the then joint Owners namely (1) Mr. Suresh Laxmanrao Narkhedkar and (2) Mr. Giriraj Shrilal Singhee lateron transferred/sold their aforesaid property bearing Khasra No. 42, having an area of 0.40 Hectare R., Land Revenue Rs. 1.40/-, held in Bhogwatdar Class-1 Rights of Mouza – SELDOAH, Patwari Halka No. 21 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Village – Seldoah, in Tahsil – Seloo and District – WARDHA, by way of Sale to (1) Mr. Shashank Onkar Ladole and (2) Mrs. Aishwarya Shashank Ladole, by a Sale Deed Dated 02.06.2011, which is duly registered in the Office of the Joint Sub-Registrar, Seloo in Book No. 1 at Registered Sr. No. 787/2011 on 02.06.2011.

THAT during the course of time the aforesaid Co-Owner namely Mr. Shashank Onkar Ladole lateron gifted/donated his Undivided 50 Percent share and interest in the aforesaid property bearing Khasra No. 42, having an area of 0.40 Hectare R., Land Revenue Rs. 1.40/-, held in Bhogwatdar Class-1 Rights of Mouza – SELDOAH, Patwari Halka No. 21 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Village – Seldoah, in Tahsil – Seloo and District – WARDHA, in favour of Mr. Viraj Shashank Ladole, by a Gift Deed Dated 18.05.2016, which is duly registered in the Office of the Joint Sub-Registrar, Seloo in Book No. 1 at Registered Sr. No. 677/2016 on 18.05.2016.

Khasra No. 43 :

THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 43, having an area of 0.51 Hectare R., Land Revenue Rs. 0.65/-, held in Bhogwatdar Class-1 Rights of Mouza – SELDOAH, Patwari Halka No. 21 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Village – Seldoah, in Tahsil – Seloo and District – WARDHA, originally belonged to Mr. Shyamkumar Murlidhar Trivedi, as a recorded Owner thereof being his separate property and the same is mutated in his name in all relevant records.

THAT the aforesaid Mr. Shyamkumar Murlidhar Trivedi lateron transferred/sold his aforesaid property bearing Khasra No. 43, having an area of 0.51 Hectare R., Land Revenue Rs. 0.65/-, held in Bhogwatdar Class-1 Rights of Mouza – SELDOAH, Patwari Halka No. 21 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Village – Seldoah, in Tahsil – Seloo and District – WARDHA, by way of

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Advocate

Sale to (1) Mr. Raju Arjun Rangari and (2) Mr. Suresh Laxmanrao Narkhedkar, by a Sale Deed Dated 01.07.2005, which is duly registered in the Office of the Joint Sub-Registrar, Seloo in Book No. 1 at Registered Sr. No. 1114/2005 on 01.07.2005.

THAT the aforesaid the then joint Owners namely (1) Mr. Raju Arjun Rangari and (2) Mr. Suresh Laxmanrao Narkhedkar lateron transferred/sold their aforesaid property bearing Khasra No. 43, having an area of 0.51 Hectare R., Land Revenue Rs. 0.65/-, held in Bhogwatdar Class-1 Rights of Mouza – SELDOAH, Patwari Halka No. 21 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Village – Seldoah, in Tahsil – Seloo and District – WARDHA, by way of Sale to (1) Mr. Shashank Onkar Ladole and (2) Mrs. Aishwarya Shashank Ladole, by a Sale Deed Dated 02.06.2011, which is duly registered in the Office of the Joint Sub-Registrar, Seloo in Book No. 1 at Registered Sr. No. 786/2011 on 02.06.2011.

THAT during the course of time the aforesaid Co-Owner namely Mr. Shashank Onkar Ladole lateron gifted/donated his Undivided 50 Percent share and interest in the aforesaid property bearing Khasra No. 43, having an area of 0.51 Hectare R., Land Revenue Rs. 0.65/-, held in Bhogwatdar Class-1 Rights of Mouza – SELDOAH, Patwari Halka No. 21 TOGETHERWITH all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses, Well and including all other easementary rights appurtenant and belonging thereto situated at Village – Seldoah, in Tahsil – Seloo and District – WARDHA, in favour of Mr. Viraj Shashank Ladole, by a Gift Deed Dated 18.05.2016, which is duly registered in the Office of the Joint Sub-Registrar, Seloo in Book No. 1 at Registered Sr. No. 678/2016 on 18.05.2016.

THAT as a result therefore the aforesaid (1) Mr. Vijaj Shashank Ladole and (2) Mrs. Aishwarya Shashank Ladole jointly have now become full Joint Owners of the aforesaid properties bearing Khasra No. 42 and Khasra No. 43 with heritable and transferable rights therein and the same is mutated in their joint names in all relevant records and also mutated in the 7/12 Extract.

THAT, the aforesaid (1) Mr. Vijaj Shashank Ladole and (2) Mrs. Aishwarya Shashank Ladole jointly lateron decided to develop the said Khasra Nos. 42 and 42 into RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein. And accordingly they have prepared the proposed Layout Plan of the said entire lands bearing Khasra No. 42 and Khasra No. 43 jointly having total admeasuring 0.91 Hectare R. by carving out various Plots of different sizes therein and to be known and styled as "LADOLE LAYOUT" and the said layout is duly sanctioned and approved by the Town Planner, Town Planning Department, Wardha vide its Letter No. नरव/995 dated 24.05.2019.

THAT, the aforesaid entire lands bearing Khasra Nos. 42 and 43 having total area of 0.91 Hectare R. of Mouza – SELDOAH are converted for Non Agricultural (Residential) Use by the Tahsildar, Seloo vide its Order Dated 14.08.2019 passed in Revenue Case No. N.A.P.-34/Seloo-03/2019-2020.

ASHWIN R. PATIL
Advocate

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

(i) 7/12 Extracts of Khasra Nos. 42 and 43.

(ii) Sale Deed dated 02.06.2011 for Khasra No. 42 executed by **(1)** Mr. Suresh Laxmanrao Narkhedkar and (2) Mr. Giriraj Shrilal Singee in favour of (1) Mr. Shashank Onkar Ladole and (2) Mrs. Aishwarya Shashank Ladole, bearing Registered Serial No. 787/2011 on 02.06.2011.

(iii) Sale Deed dated 02.06.2011 for Khasra No. 43 executed by **(1)** Mr. Suresh laxmanrao Narkhedkar and (2) Mr. Raju Arjun Rangari in favour of (1) Mr. Shashank Onkar Ladole and (2) Mrs. Aishwarya Shashank Ladole, bearing Registered Serial No. 786/2011 on 02.06.2011.

(iv) Gift Deed dated 18.05.2016 for the undivided 50 percent share and interest in the Khasra No. 42 executed by Mr. Shashank Onkar Ladole in favour of Mr. Viraj Shashank Ladole, bearing Registered Serial No. 677/2016 on 18.05.2016.

(v) Gift Deed dated 18.05.2016 for the undivided 50 percent share and interest in the Khasra No. 43 executed by Mr. Shashank Onkar Ladole in favour of Mr. Viraj Shashank Ladole, bearing Registered Serial No. 678/2016 on 18.05.2016.

(vi) Non Agricultural Order Dated 14.08.2019.

(vii) Layout Sanctioned Plan dated 24.05.2019.

THAT all the aforesaid documents produced before by (1) Mr. Vijaj Shashank Ladole and (2) Mrs. Aishwarya Shashank Ladole to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra Nos. 42 and 43 of Mouza – Seldoah in Tahsil – Seloo and District – Wardha for the period of 30 (Thirty) Years vide Challan GRN No. MH007739405202324E dated 06-09-2023.

THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(4) Any other relevant Title : N.A.
(5) Litigations if any : - N.A.

Nagpur.
Dated : 06-09-2023

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate

CHALLAN
MTR Form Number-6

GRN	MH007739405202324E	BARCODE	Date	06/09/2023-13:08:33	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. Ashwin Patil
Location	WARDHA		
Year	2023-2024 One Time	**Flat/Block No.**	54
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	Sawarkar Nagar
0030072201 SEARCH FEE	375.00	**Area/Locality**	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	Search Fees of Khasra No. 42 and 43 Mouza SELDOAH
		Amount In Words	Three Hundred Seventy Five Rupees Only
Total	375.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023090659949	IK0CKZFSI8
Cheque/DD No.		Bank Date	RBI Date	06/09/2023-13:24:10	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 : Mobile No. : 9822936551

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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