ADV. Sangeeta Rathi (Suda),
M.A.LL.M (Doub
Vitthal Mandir road , Ashtabhuja Chowk,
Wardha , 442001,
Mob no. 7620029040.

FORMAT -A

(Circular No. 28/2021)

To,

Maharashtra ,

Maharashtra Real estate Regulatory Authority ,

Administrative Building No. 1 . first Floor ,

Adjacent to Udyog Bhavan , Civil line Nagpur --

LEGAL TITLE REPORT

Subject- Title Clearance certificate With respect to "A Field property situated at Mouza- Aalodi , Gram- Panchayat - Nalwadi , with in the limitation of alodi -panchayat Tah. & Dist.-Wardha in Wardha Zilla Parishad sector having F.S. no.- 18/1 Total admeasured area –1.43 H.R. Type Class-1 at present belonging to shri. Vasanta Vithobaji Dhobale , r/o Wardha , tah. & dist. Wardha.

I have investigated the title of the above described Field Property on the request of shri. Vasanta Vithobaji Dhobale , r/o Wardha tah. & dist. Wardha and investigated the following documents that are-

1 7/12 Extract of F.S. No. 18/1/1 to 18/1/42. ,computerized

2 Map ,xerox

3 Mutation form of d/-02 /06/2021 having mutation entry no. 92 , Xerox

4 Mutation Form of d/- 22/03/2021 having mutation entry no 11207, Xerox

5 Demarcated Site Map,Xerox

6 N.A. Order by SDO , Wardha of d/- 01 /03/2021 .xerox

1 DESCRIPTION OF THE PROPERTY :- Field property situated at Mouza-Aalodi mouza no. , Gram- Panchayat –Nalwadi , with in the limitation of Nalwadi gram-panchayat Tah. & Dist.-Wardha in Wardha Zilla Parishad having F.S. no.- 18/1 Total admeasured area –1.43 H.R. Type Class-1 at present belonging to shri. Vasanta Vithobaji Dhobale , r/o Wardha , tah. & dist. Wardha. It was his ancestral property . and the above described property was owned & possessed by shri. Vasanta Vithobaji Dhobale , r/o Wardha from long time .

That the above described property is bounded as under –

Reg. F.S. No. 18/1 , Type – class -1, having admeasured area- 1.43 H.R.

SMT. SANGEETA S. RATHI
ADVOCATE / NOTARY
WAR. SELOO DIST. WARDHA

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To the East- F.S.No.18 /2 ,

To the West- F.S.No. 15 & 16 ,

To the North- F.S.No. 17 ,

To the South- Nala ,

Search made on the basis of verification of following documents----

1 7/12 Extract of F.S. No. 18/1/1 to 18/1/42. ,computerized

2 Map ,xerox

3 Mutation form of d/-02 /06/2021 having mutation entry no. 92 , Xerox

4 Mutation Form of d/- 22/03/2021 having mutation entry no 11207, Xerox

5 Demarcated Site Map,Xerox

6 N.A. Order by SDO , Wardha of d/- 01 /03/2021 .xerox

OWNER OF THE FIELD PROPERTY—"A Field property situated at Mouza- Aalodi , Gram- Panchayat - Nalwadi , with in the limitation of alodi -panchayat Tah. & Dist.- Wardha in Wardha Zilla Parishad sector having F.S. no.- 18/1 Total admeasured area – 1.43 H.R. Type Class-1 at present belonging to shri. Vasanta Vithobaji Dhobale , r/o Wardha , tah. & dist. Wardha. . And this property was owned & possessed by shri. Vasanta Vithobaji Dhobale since from long time i.e. from about 1990.

ENCL.- Annexure,

DATE- 17/06 /2021.

NAME ,OF THE COUNSEL)

Adv. Sangeeta Rathi (Suda)

Vitthal Mandir Road Ashtabhuja Chowk, Wardha

SMT. SANGEETA S. RATHI
ADVOCATE / NOTARY
WAL SELOO DIST. WARDHA
(M.S.) INDIA

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Flow Of The Title Of The Said Field Property

Originally The above described property was & is owned & possessed by the present owner from about 1990. He was getting this property through " Watani Patra " the counsel peruse the Mutation form of D/-23 /03/1990 , having mutation entry no.92..Now it is his absolute property.And the above described property is mutated in the name of present owner & possessor .The N.A.Order is got by the present owner of the above described property. .

. **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.

The Search report which is annexed hereto conducted by me for the period of 30 --- yrs. i. e. 15 /06 /1992 to 15 /06 /2021 does not disclose any encumbrances .

I hereby certify that shri. Vasanta Vithobaji Dhobale , r/o Wardha , tah. & dist. Wardha. . r/o Wardha dist.- Wardha having the clear & Marketable title over the above described property.

That relevant records of the registrar office Pulgaon have been duly verified as well as revenue records.

There is no system of issuance of encumbrance certificate from the office of Sub-Registrar. Hence personal search was carried out for the purpose & inspection was made on dt. 15/06/2021 for the period from 15 /06 /1992 to 15 /06 /2021 at Sub- Registrar office, Wardha .

a) wardha Sub registrar Office, tah. Deoli Dist. Wardha

4. Searches **made / Inspections carried out in the following offices disclosed :**

Office	Date of search / Inspection	Information
Sub- register Wardha Dist. Wardha	Period from 15/06/ 1992 to 15 /06 /2021 Search occurred on dt 15 /06 /2021..	

SMT. SANGEETA S. RATHI
ADVOCATE / NOTARY
WARDHA DIST. WARDHA

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SEARCH REPORT

Account ----------

For RERA REGISTRATION ---

Search report relates to searches made in :

a) Sub Registrar Office Wardha -----dist.----------Wardha.

b) Registrar of Companies ---------- Not applicable

c) Courts ---------- Not applicable

d) Other officers :---------- Revenue.

a) Office of the Co-operative Society.

b) ---------- Development Authority.

(DDA /HUDA/and the like)

e) Any other documents

1. **Sub Registrar / Registrar of Assurance Office- Wardha**

a) (There is not procedure with the sub-register to issued Encumbrance Certificate . Hence not attached)

c) (If there is no system of issue of encumbrance certificate in the office of Sub registrar, if be stated accordingly)

2. Besides obtaining **encumbrance certificate from the Sub Registrar**, personal search was carried out by me for the purpose, Inspection was made on 15 /06 /2021 for the period from 15 /06 /1992 to 15 /06 /2021 at the following sub registrar/ officer pay paying necessary fees vide receipt no MH002234167202122E , Dt. 15 /06 /2021

a) Wardha dist. Wardha

b)

c)

The search report disclosed the followings encumbrances :-

-- There is no any encumbrance.

SMT. SANGEETA S. RATHI
ADVOCATE / NOTARY
SELOO DIST. WARDHA

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3. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies :-

The search made out in the office of Registrar of Companies disclosed :-

ROC	INFORMATION
Not applicable	

4. **Inspection of Court records disclosed :-**

(This may detail Suit pending, Decrees, Attachment before judgment Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of Order
Not applicable		

5. Searches **made / Inspections carried out in the following offices disclosed :**

Office	Date of search / Inspection	Information
Sub- register Wardha dist.,Wafdha..	Date of Inspection - 15 /06 /2021, From d/- 15 /06 /1992 to 15 /06 /2021 .	

6. **A study of the following documents disclos**

Details of documents perused	**Information**
Search made on the basis of verification of following documents---- 1 7/12 Extract of F.S. No. 18/1/1 to 18/1/42. ,computerized 2 Map ,xerox 3 Mutation form of d/-02 /06/2021 having mutation entry no. 92 , Xerox 4 Mutation Form of d/- 22/03/2021 having mutation entry no 11207, Xerox 5 Demarcated Site Map,Xerox 6 N.A. Order by SDO , Wardha of d/- 01 /03/2021 .xerox	

Defects noticed are indicated in the Certificate given by me.

SMT. SANGEETA S. RATHI
ADVOCATE / NOTARY

(ADVOCATE)

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CHALLAN

MTR Form Number-6

GRN	MH002234167202122E	BARCODE		Date	15/06/2021-12:05:37	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Search Fee	TAX ID / TAN (If Any)	SEARCH FEE
		PAN No.(If Applicable)	
Office Name	WRD_WARDHA SUB REGISTRAR	Full Name	ADV SANGEETA RATHI
Location	WARDHA		
Year	2021-2022 One Time	Flat/Block No.	WARDHA
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	WARDHA
		Area/Locality	WARDHA
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	MZ ALODI FS NO 18/1 AREA 1.43 H R CLASS I SEARCH FROM 1992 TO 2021 FOR 30 YRS
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021061533637	IK0BDEHPH2
Cheque/DD No.		Bank Date	RBI Date	15/06/2021-12:24:06	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. : 7620029040

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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

SMT. SANGEETA S. RATHI
ADVOCATE / NOTARY
SELOO DIST. WARDHA
M.S.) INDIA

Print Date 15-06-2021 12:06:28

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