



R.R. Tiwari, Advocate

Near Gangasagar Water Tank, Ramnagar, Wardha,

Tahsil & District Wardha 442 001

Mob.No. 9922426168

Date: 20-01-2023

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 Sawangi meghe, Tah & Dist- Wardha, comes under GP Sawangi meghe Field Survey no. 256 having area 1.16 HR Out of Plot no. 1 to 51 having total area 6873.10 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 Shri. Rajendra Narayanrao Petkar, 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 Sawangi meghe, Tah & Dist- Wardha, comes under GP Sawangi meghe Field Survey no. 256 having area 1.16 HR Out of Plot no. 1 to 51 having total area 6873.10 Sq.mt.

East :

West :

North :

Ruchi R. Tiwari

ADVOCATE

Opp. School of Scholars, Near Dr. J. in

H. Tal, Ramnagar, WARDHA-442.01

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South :

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	26/08/2022 NAP-34/63/2021-2022	Photocopy
2.	Layout Map	29/07/2022 Vide TP no. 2073	Photocopy
3.	7/12Extract	04/05/2022	Photocopy

3. 7 /12 extract issued by gram Panchayat Sawangi Meghe.

4. Search Report for 30 years from the year 1993 to 2023 vide search receipt no **GRN ---**

----- **Date: 20-01-2023**

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 Shri. Rajendra Narayanrao Petkar, 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 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 Shri. Rajendra Narayanrao Petkar, having clear and marketable title over said plots.

Owner of the land and diverted layout

Shri. Rajendra Narayanrao Petkar, both resident of Wardha.


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The Report Reflecting the flow of Title of the owners of land on the said land enclosed
here with an annexure

ENCL: Annexure

Date: 20-01-2023



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FORMAT - A

(Circular No.:- 28 /2021)

- 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 Sawangi meghe, Tah & Dist- Wardha, comes under GP Sawangi meghe Field Survey no. 256 having area 1.16 HR is originally belonged to Shri. Rajendra Narayanrao Petkar.
- b. That the layout owner Shri. Rajendra Narayanrao Petkar had applied before SDO Wardha with their application for conversion of Agriculture Land into Non Agriculture Land. Accordingly to the SDO Wardha vide revenue case no. NAP-34/63/2021-2022 after due inquiry passed an order on 26/08/2022 and layout map is sanctioned by TP Wardha on 29/07/2022 vide no. 2073. 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. As per sanctioned of SDO Wardha and Map sanctioned by SDO and Town Planning Office Wardha.

Sr. no.	Plot Number	Area in Square Meter
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1.	1	117.00 Sq. mtr.
2.	2 to 11	1110.00 Sq. mtr.
3.	12	116.25 Sq. mtr.
4.	13	114.41 Sq. mtr.
5.	14 to 19	704.70 Sq. mtr.
6.	20	133.01 Sq. mtr.
7.	21	130.65 Sq. mtr.
8.	22 to 27	704.70 Sq. mtr.
9.	28	151.54 Sq. mtr.
10.	29	121.84 Sq. mtr.
11.	30 to 39	1026.90 Sq. mtr.
12.	40	130.94 Sq. mtr.
13.	41	124.88 Sq. mtr.
14.	42	122.86 Sq. mtr.
15.	43	118.36 Sq. mtr.
16.	44 to 45	225.00 Sq. mtr.
17.	46	114.15 Sq. mtr.
18.	47	109.65 Sq. mtr.
19.	48 to 49	225.00 Sq. mtr.
20.	50	107.86 Sq. mtr.
21.	Amenity Plot no. 51	1163.40 Sq. mtr.
	Total	6873.10 Sq.mtr.

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


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records and searches made by me and the documents placed before I can certify that the said property is owned Shri. Rajendra Narayanrao Petkar 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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