ADV. SANGEETA D/O SHRIKRISHNAJI RATHI (W/O RAJESH SUDA),
M.A.Double LL.M
Vitthal Mandir Road , Ashtabhuja Chowk , Wardha.
Mob. No. 7620029040, E Mail-rathisangeeta408@gmail.com

FORMAT -' A'

(Circular No. 28 /2021)

To,
Maha RERA,
Maharashtra Real estate Regulatory Authority ,
Administrative Building No. 1 . first Floor ,
Adjacent to Udyog Bhavan , Civil line Nagpur --

LEGAL TITLE RPORT

Sub.:- Title clearance Certificate with Respect to Plots , Arising out of F.S.No. 209/2/A/1 , Plot No. 1 to 64 Situated at-Mouza-Jamb ,Tah.- Samudrapur Dist. Wardha ,with in the limitation of Wardha Zilla Parishad and Gram Panchayat Jamb.

I have investigated the Title of the said plot on the request of present Owner - **He is shri. Babarao Tulshiram Jambhulkar & Uttara Babarao Jambhulkar r/o Wardha Tah. &Dist. Wardha** , and for that I Adv. Sangeeta Rathi peruse & verified the following documents, they are:-

1 Regd. Sale Deed of dated - 22/09/2014 vide Doc. No. 1987/2014 , original ,
2 N.A. Order of dated -06/03/2019 in Rev.Case No. 70/NAP-34/2018-19 by SDO , Hinganghat , original ,
3 Lay Out Map of dated 24/06/2012 ,True Copy ,
4 7/12 Extract of Plots no. 1 to 64 in the Lay Out of dated 09/03/2022, Digital,
5 Regd. Sale Deed of dated -22/09/2014 vide doc. No. 1987/2014 original

DESCIPTION OF PROPERTY:

" A Field property situated at- Mouza -Jamb , Mouza No. 77 , Pat. H.N 70/NAP-34/2018-19 o. 32, Tah. Samudrapur , Dist. Wardha , F.S.No. 209/2/A , having total area- 14,700 Sq.mtr. which was converted into N.A. By the Order of SDO , Hinganghat of dated -06/03/2019 in Rev. Case No. 70/NAP-34/2018-19 and Sanctioned Lay Out T.P. , Plots No.1 to 64 out of above described Plots excluding Plot No. 21 , Remaining all Plots i.e. 61 Plots , having Plots Area- 9,252.82 Sq.Mtr.

2) The following are the Documents of allotment of Plot :--
N.A.ORDER of dated – dated- 06/03/2019 ,Original
Lay Out Map of dated 24/06/2012 ,True Copy .

3) a) Regd. Sale Deed of dated - 22/09/2014 vide Doc. No. 1987/2014 , original ,
b) 7/12 Extract of Plots no. 1 to 64 in the Lay Out of dated 09/03/2022, Digital,
c) Regd. Sale Deed of dated -22/09/2014 vide doc. No. 1987/2014 original

4) **Search Report for 30 years From 01/04/1992 to 06/04/2022 and Search Receipt of dated –06/04/2022 , having receipt No.GRN MH000235076202223P.**

On Perusal of above mentioned documents all other relevant documents relating to Title of the said properties I am of the opinion that the Title of (Following Owner / Promoter / Developer / Company) i.e shri. Babarao Tulshiram Jambhulkar & Uttara Babarao Jambhulkar r/o Wardha Tah. &Dist. Wardha is having clear & marketable and without any encumbrances. (If any encumbrances please mention in separate sheet).

Owner of the Land / Property in question
shri. Babarao Tulshiram Jambhulkar & Uttara Babarao Jambhulkar r/o Wardha Tah. & Dist. Wardha.

QUALIFYING COMMENTS / REMARKS IF ANY- Today the present owners having joint ,clear & marketable title upon the described property , and today the described property is free from all encumbrances. **No any adverse remark.**

3) Report reflecting the flow of the title of **shri. Babarao Tulshiram Jambhulkar & Uttara Babarao Jambhulkar r/o Wardha Tah. &Dist. Wardha.**

Date- 10/12/2021
Encl. Annexure as above

ADVOCATE

Adv. Sangeeta Rathi (Suda)

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

ADV. SANGEETA D/O SHRIKRISHNAJI RATHI (W/O RAJESH SUDA),
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ANNEXURE
Flow Of The Title Of The Said Field Property

Originally The above described property was F.S.No. 209/2/A/1 was belonging to smt. Seetabai Hemraj Nivate r/o Jam , Tah. Samudrapur Dist. –Wardha .
On dated 22/09/2014 the described field property was purchased by the present owners , they are shri. Babarao Tulshiram Jambhulkar & Uttara Babarao Jambhulkar r/o Wardha Tah. &Dist. Wardha .
On dated 06/03/2019 they were getting N.A. Order by SDO , Hinganghat in Rev. Case No. 70/ NAP- 34/2018-19 and converted the Field property into Non Agricultural Land and Sanctioned Lay Out by Town Planner and demarcated plots in the saif Lay Out .
Out of total 64 plots - plot no. 21 , Area- 125.25 Sq.Mtr was sold by the present owners to one Sanjay Harichandra Uikey .
So , now today the present owners shri. Babarao Tulshiram Jambhulkar & Uttara Babarao Jambhulkar r/o Wardha Tah. & Dist. Wardha are the joint & absolute owners of whole diverted & converted F.S.No. 209/2/A/1, and in sanctioned Lay Out all Plots excluding plot no.21 area- 125.25 Sq.Mtr.
Thus , in the above described sanctioned Lay Out excluding plot no. 21 all the plots are owned & possessed by the present owners shri. Babarao Tulshiram Jambhulkar & Uttara Babarao Jambhulkar r/o Wardha They are the joint & absolute owners of described property. And today the described property which is absolutely & Jointly owned by the present owners shri. Babarao Tulshiram Jambhulkar & Uttara Babarao Jambhulkar r/o Wardha is free from all encumbrances.

.I have verified tallied & compared these documents from the record of the office of Sub-Registrar -- Samudrapur , Tah. Samudrapur , Dist. Wardha. I am giving this report after verification of all documents. That are—

1 Regd. Sale Deed of dated - 22/09/2014 vide Doc. No. 1987/2014 , original ,
2 N.A. Order of dated -06/03/2019 in Rev.Case No. 70/NAP-34/2018-19 by SDO , Hinganghat , original ,
3 Lay Out Map of dated 24/06/2012 ,True Copy ,
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5 Regd. Sale Deed of dated -22/09/2014 vide doc. No. 1987/2014 original

LITIGATION IF ANY --- During my searches I have found there is no any litigation is pending regarding described property and toady the described property is free from all encumbrances and the present owners are having Joint and Clear and Marketable Title upon the described property today.

Wardha
Dt-10/12/22

Encl. Annexure as above

ADVOCATE
Adv. Sangeeta Rathi (Suda)

SMT. SANGEETA S. RATHI
ADVOCATE / NOTARY
GOVT. SEL.00 DIST WARDHA
M.S. / INDIA

ADV. SANGEETA D/O SHRIKRISHNAJI RATHI (W/O RAJESH SUDA),

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FLOW OF THE TITLE OF THE SAID LAND

SR. NO.

1 Regd. Sale Deed of dated - 22/09/2014 vide Doc. No. 1987/2014 , original ,
2 N.A. Order of dated -06/03/2019 in Rev.Case No. 70/NAP-34/2018-19 by SDO , Hinganghat , original ,
3 Lay Out Map of dated 24/06/2012 ,True Copy ,
4 7/12 Extract of Plots no. 1 to 64 in the Lay Out of dated 09/03/2022, Digital,
5 Regd. Sale Deed of dated -22/09/2014 vide doc. No. 1987/2014 original

6 Search Report for 30 years From 01/04/1992 to 06/04/2022 and Search Receipt of dated –06/04/2022 , having receipt No.GRN MH000235076202223P.

7 Any other relevant title --- No.

8 Litigation if any - No.

Date—10/12 /2022

ADVOCATE

(Adv. Sangeeta Rathi (Suda))

ADVOCATE / NOTARY
DIST WARDHA

CHALLAN
MTR Form Number-6

GRN	MH000235076202223P	BARCODE		Date	06/04/2022-21:27:50	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	SDP_SAMUDRAPUR SUB REGISTRAR	**Full Name**	Adv Sangeeta Rathi
Location	WARDHA		
Year	2022-2023 From 01/04/1992 To 06/04/2022	**Flat/Block No. Premises/Building**	Wardha
Account Head Details	**Amount In Rs.**	**Road/Street**	Wardha
0030072201 SEARCH FEE	750.00	**Area/Locality**	Wardha
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	Mouza Jamb Tah Samudrapur Dist Wardha Field Survey No 209/2/A Search For 30 Years
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502022040603719	3819695876530
Cheque/DD No.		Bank Date	RBI Date	06/04/2022-21:28:26	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
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 कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

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

Print Date 06-04-2022 09:39:48