R.R.Tiwari,Advocate

Near Gangasagar Water Tank, Ramnagar, Wardha,

Tahsil&DistrictWardha 442 001

Mob.No. 9922426168

Date: 28-01-2023

To,

MAHARERA,

Housefin 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 Mhasala, Mauza No. 110, T.S. No. 22, Tah & Dist- Wardha, comes under GP Mhasala, Field Survey no. 67/1/B having area 1.62 HR out of Plot no. 1 to 68 having area 9829.05 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. Vinod Purushottamrao Dhoble, Shri. Sunil Purushottamrao Dhoble, Shri. Umakant Ajabrao Mhaski, Smt. Jumana Hasan Hussain & Shri. Dhanraj Ramkrushnrao Bhalerao 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 Mhasala, Mauza No. 110, T.S. No. 22, Tah & Dist- Wardha, comes under GP Mhasala, Field Survey no. 67/1/B having area 1.62 HR out of Plot no. 1 to 68 having area 9829.05 Sq. Mt.

East : Survey no. 70/3, 68

West : Survey no. 66/1

Ruchi R. Tiwari
ADVOCATE
Opp. School of Scholors, Near Dr. Jain
Hospital, Ramnagar, WARDHA-442001
Mo. 9922426168

North : Survey No. 67/4

South : Survey No. 67/1 A and Sanctioned Layout

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.	Sale deed of Shri. Vinod Purushottamrao Dhoble, Shri. Sunil Purushottamrao Dhoble, Shri. Umakant Ajabrao Mhaski, Smt. Jumana Hasan Hussain & Shri. Dhanraj Ramkrushnrao Bhalerao	22/10/2013 Doc no. 7795/2013	**Photocopy**
2.	NA Order	26/08/2022 NAP-34/65/2021	**Photocopy**
3.	Layout map	29/07/2022 Vide no. 2072	**Photocopy**
4.	7/12Extract	----------	**Photocopy**

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

---------- Date: 28-01-2023

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. Vinod Purushottamrao Dhoble, Shri. Sunil Purushottamrao Dhoble, Shri. Umakant Ajabrao Mhaski, Smt. Jumana Hasan Hussain & Shri. Dhanraj Ramkrushnrao Bhalerao 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

Ruchi R. Tiwari
ADVOCATE
Opp. School of Scholors, Near Dr. Jain
Hospital, Ramnagar, WARDHA-442001
Mo. 9922426168

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. Vinod Purushottamrao Dhoble, Shri. Sunil Purushottamrao Dhoble, Shri. Umakant Ajabrao Mhaski, Smt. Jumana Hasan Hussain & Shri. Dhanraj Ramkrushnrao Bhalerao having clear and marketable title over said plots.

Owner of the land and diverted layout

Shri. Vinod Purushottamrao Dhoble, Shri. Sunil Purushottamrao Dhoble, Shri. Umakant Ajabrao Mhaski, Smt. Jumana Hasan Hussain & Shri. Dhanraj Ramkrushnrao Bhalerao 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: 20-01-2023

Ruchi R. Tiwari
ADVOCATE
School of Scholors, Near Dr. J
Hospital, Ramnagar, WARDHA-442001
Mo. 9922426168

R.R.Tiwari,Advocate

Near Gangasagar Water Tank, Ramnagar, Wardha,

Tahsil &District Wardha 442 001

Mob.No. 9922426168

FORMAT - A

(Circular No.:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

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 Mhasala, Mauza No. 110, T.S. No. 22, Tah & Dist-Wardha, comes under GP Mhasala, Field Survey no. 67/1/B having area 1.62 HR is originally belonged to Shri. Satish Murlidhar Chiddarwar, Sau. Madhuri Yadunathji Dikshit, Shri. Keshavbhai Jadhavbhai Paghdal and Shri. Pankaj Ramjivan Naredi.

b. That there after Shri. Satish Murlidhar Chiddarwar, Sau. Madhuri Yadunathji Dikshit, Shri. Keshavbhai Jadhavbhai Paghdal and Shri. Pankaj Ramjivan Naredi sold field no. 67/1/B to Shri. Vinod Purushottamrao Dhoble, Shri. Sunil Purushottamrao Dhoble, Shri. Umakant Ajabrao Mhaski, Smt. Jumana Hasan Hussain & Shri. Dhanraj Ramkrushnrao Bhalerao on 12/10/2013 vide doc no. 7795/2013 before SR Wardha and they duly mutated their name over said property.

Ruchi R. Tiwari
ADVOCATE
Opp. School of Scholors, Near Dr. J[illegible]
Hospital, Ramnagar, WARDHA-44[illegible]1
Mo. 9922426168

c. That the layout owner Shri. Vinod Purushottamrao Dhoble, Shri. Sunil Purushottamrao Dhoble, Shri. Umakant Ajabrao Mhaski, Smt. Jumana Hasan Hussain & Shri. Dhanraj Ramkrushnrao Bhalerao 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-34/65/2021 after due inquiry passed an order on 26/08/2022 and layout map is sanctioned by TP Wardha on 29/07/022 vide no. 2072. 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 ad 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
1.	1	288.21 Sq. mtr.
2.	2	202.39 Sq. mtr.
3.	3	203.26 Sq. mtr.
4.	4	203.00 Sq. mtr.
5.	5	207.76 Sq. mtr.
6.	6	200.87 Sq. mtr.
7.	7	205.38 Sq. mtr.
8.	8	209.88 Sq. mtr.
9.	9	201.75 Sq. mtr.
10.	10	205.50 Sq. mtr.
11.	11	233.36 Sq. mtr.

Ruchi R. Tiwari
ADVOCATE
Opp. School of Scholors, Near Dr. J...
H...al, Ramnagar, WARDHA-44...1
Mo. 9922426168

12.	12	114.10 Sq. mtr.
13.	13 to 26	1489.60 Sq. mtr.
14.	27	125.85 Sq. mtr.
15.	28	126.04 Sq. mtr.
16.	29 to 42	1426.46 Sq. mtr.
17.	43	138.94 Sq. mtr.
18.	44	117.56 Sq. mtr.
19.	45 to 58	1426.46 Sq. mtr.
20.	59	107.15 Sq. mtr.
21.	60	119.90 Sq. mtr.
22.	61 to 66	562.80 Sq. mtr.
23.	67	214.03 Sq. mtr.
24.	Amenity Plot no. 68	1498.80 Sq. mtr.
	Total	9829.05 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 records and searches made by me and the documents placed before I can certify that the said property is owned Shri. Vinod Purushottamrao Dhoble, Shri. Sunil Purushottamrao Dhoble, Shri. Umakant Ajabrao Mhaski, Smt. Jumana Hasan Hussain & Shri. Dhanraj Ramkrushnrao Bhalerao having clear and marketable title over said plot.

4. **Any Other Relevant Title**: No

5. **Litigation if Any**: No

Ms. Ruchi R. Tiwari

Ruchi R. Tiwari
ADVOCATE
Opp. School of Scholors, Near Dr. J[illegible]
Hospital, Ramnagar, WARDHA-44[illegible]1
Mo. 9922426168