R.R.Tiwari,Advocate

Near Gangasagar Water Tank, Ramnagar, Wardha,

Tahsil&DistrictWardha 442 001

Mob.No. 9922426168

Date: 18-01-2023

To,

MAHARERA,

HousefinBhavan, Plot no. C-21,

E Block, BandraKurla Complex,

Bandra (E), Mumbai-400051

LEGAL TITLE REPORT

Title Clearance Certificate with Respect of **property ie.,** situated at Plot no. 1 to **80** MauzaHamdapur,Mauza No. 171, T.S. No. 27, Tah- Seloo&Dist- Wardha, comes under GP Hamdapur, Field Survey no. 263/1/2 AND 263/1/1 having area 2.14HR.

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 ofShri. Sunil PurushottamraoDhoble, Shri. VinodPurushottamraoDhoble,&Shri. DhanrajRamkrushnraoBhalerao resident of WardhaTah. And Dist. Wardha.

1. **Description of property:**

   That all those pieces and parcels of land situated being and laying at property ie., situated at Plot no. 1 to **80** Mauza Hamdapur,Mauza No. 171, T.S. No. 27, Tah - Seloo &Dist- Wardha, comes under GP Hamdapur, Field Survey no. 263/1/2 AND 263/1/1 having area 2.14HR.

East : Survey No. 264

West : Survey No. 261

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North : Road and Survey no. 262

South : Road

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. Sunil Purushottamrao Dhoble, Shri. Vinod Purushottamrao Dhoble, & Shri. Dhanraj Ramkrushnrao Bhalerao	31/01/2022 Doc no. 168/2022	**Photocopy**
2.	Sale deed of Shri. Sunil Purushottamrao Dhoble, Shri. Vinod Purushottamrao Dhoble, & Shri. Dhanraj Ramkrushnrao Bhalerao	31/01/2022 Doc no. 169/2022	**Photocopy**
3.	NA Order	12/01/2023 NAP-34/17/2022	**Photocopy**
4.	Layout Map of TP	04/01/2023 Vide TP no. 13	**Photocopy**

3. 7 /12 extract issued by gram Panchayat Hamdapur
4. Search Report for 30 years from the year 1993 to 2023 vide search receipt no **GRN MH013930210202223P Date: 18-01-2023**

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. Sunil Purushottamrao Dhoble, Shri. Vinod Purushottamrao Dhoble, & 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

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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. Sunil Purushottamrao Dhoble, Shri. Vinod Purushottamrao Dhoble, & Shri. Dhanraj Ramkrushnrao Bhalerao having clear and marketable title over said plots.

Owner of the land and diverted layout

Shri. Sunil Purushottamrao Dhoble, Shri. Vinod Purushottamrao Dhoble, & 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: 18-01-2023

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ANNEXURE

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 Plot no. 1 to 80 at Mauza Hamdapur, Mauza No. 171, T.S. No. 27, Tah - Seloo & Dist- Wardha, comes under GP Hamdapur, Field Survey no. 263/1/2 and 263/1/1 is originally belonged to Mr. Prashant Natthuji Devtale. He got said field from mutual family partition which is mutated before Talathi Wardha having no. 912 and 913.

b. That there after Mr. Prashant Natthuji Devtale with consenter Sau. Sarla Vinayak Dangale, Sau. Aruna Galande, Sau. Pratibha Balbudhe and Sau. Vimlabai Devtale sold field no. 263/1/2 to Shri. Sunil Purushottamrao Dhoble, Shri. Vinod Purushottamrao Dhoble, & Shri. Dhanraj Ramkrushnrao Bhalerao on 31/01/2022

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vide doc no. 168/2022 before SR Wardha and they duly mutated their name over said property.

c. That there after Mr. Prashant Natthuji Devtale with consenter Sau. Sarla Vinayak Dangale, Sau. Aruna Galande, Sau. Pratibha Balbudhe and Sau. Vimlabai Devtale sold field no. 263/1/1 to Shri. Sunil Purushottamrao Dhoble, Shri. Vinod Purushottamrao Dhoble, & Shri. Dhanraj Ramkrushnrao Bhalerao on 31/01/2022 vide doc no. 169/2022 before SR Wardha and they duly mutated their name over said property.

d. That the layout owner Shri. Sunil Purushottamrao Dhoble, Shri. Vinod Purushottamrao Dhoble, & 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-34/17/2022 after due inquiry passed an order on 12/01/2023 and layout map is sanctioned by TP Wardha on 04/01/2023 vide no. 13. 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	339.45 Sq. mtr.
2.	2 to 8	756.00 Sq. mtr.
3.	9	525.75 Sq. mtr.

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4.	10	257.06 Sq. mtr.
5.	11 to 28	2059.20 Sq. mtr.
6.	29	254.80 Sq. mtr.
7.	30	136.20 Sq. mtr.
8.	31 to 34	340.00 Sq. mtr.
9.	35	85.21 Sq. mtr.
10.	36	82.41 Sq. mtr.
11.	37	89.95 Sq. mtr.
12.	38	100.38 Sq. mtr.
13.	39 to 41	297.00 Sq. mtr.
14.	42	150.70 Sq. mtr.
15.	43	177.10 Sq. mtr.
16.	44	110.00 Sq. mtr.
17.	45	115.23Sq. mtr.
18.	46	149.89 Sq. mtr.
19.	47	87.59 Sq. mtr.
20.	48	88.74 Sq. mtr.
21.	49	89.90 Sq. mtr.
22.	50	91.05 Sq. mtr.
23.	51	92.21 Sq. mtr.
24.	52	93.36 Sq. mtr.
25.	53	94.52 Sq. mtr.
26.	54	95.67 Sq. mtr
27.	55	93.05 Sq. mtr
28.	56	84.20 Sq. mtr
29.	57	81.30 Sq. mtr

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30.	58 to 65	672.00 Sq. mtr
31.	66	169.75 Sq. mtr
32.	67	179.26 Sq. mtr
33.	68 to 71	390.00 Sq. mtr
34.	72	97.50 Sq. mtr
35.	73	407.32 Sq. mtr
36.	74	90.13 Sq. mtr
37.	75	89.78 Sq. mtr
38.	76	89.43 Sq. mtr
39.	77	89.08 Sq. mtr
40.	78	88.73 Sq. mtr
41.	79	181.06 Sq. mtr
42.	Amenity Plot no. 80	2150.85 Sq. mtr
	Total	11712.81 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. Dhanraj Ramkrushnrao Bhalerao having clear and marketable title over said plot.

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

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5. **Litigation if Any**: No

Ms. Ruchi R. Tiwari

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