Sameer V. Joshi
Advocate,

R /o.24, Civil Lines, Wardha Tahsil and District Wardha
Mobile no.**9823652389**

FORMAT-'A'.
(Circular no.28/2021)

To,
MAHA RERA,
at Mumbai.

LEGAL TITLE REPORT.

Sub ;- ;- Title verification cum search report in respect of property i.e. field Survey no.**194/3**, duly converted into residential plots situated at mouza Deoli,Mouza no.72 Tq.Deoli & D.Wardha, owned transferor Sou.Pratima Diliprao Shankarpale r/o.Sindhi(Meghe)Tq.& Dist.Wardha, hereinafter referred to as the "said Property").

I, S.V. Joshi, Advocate R/o.Wardha, have investigated the title of the said property on the request of transferor Sou.Pratima Diliprao Shankarpale r/o.Sindhi(Meghe) Tq. & Dist. Wardha.

Name of the owners/promoters/developer/company) and following documents i.e. ;-

1) Description of the property.

All the piece and parcel of land/field svy.no.**194/3** duly converted into residential plots i.e. non agricultural use vide Order dated 16-01-2023 passed by Tahsildar Deoli in its rev. case no.Aka/Prastu-1/Jamin/Kavi-128/2023 of Mouza Deoli in Tq. Deoli,Dist.Wardha and situate at mouza **Deoli** Mouza no.**72**, P.H. /T.S.no.**21**,within limits of Municipal Council **Deoli** within R.D. and R.S.D.**Deoli**, and said sanctioned layout having total **131** plots having intact plot area **14601.39** sq.mtrs. including plot no.131 an area 1192.44 sq.mtrs reserved for amenity purpose.

2) The documents of allotment of property.

a) Photo copy of regd.sale deed dated 30-8-2010 doc.no. 1673/2010 in favor of transferor,

b) Certified copy of ferfar panji dated 13-12-2020 for mutation entry no.1753 dt.17-7-2004 regarding paritition of old field svy.no.194 total area 9.55 HR of mouza Deoli,

c) Certified copy of old 7/12 extract dated 9-12-2022 of field svy.no.194/3(new)an area 2.33 HR in the name of transferor.

d) Photo copy of Final approval to the Sub division/ Layout of field svy.no.194/3 issued by Chief Officer Municipal Council Deoli U/sec.44 of Mah.Regional and Town Planning Act, 1966.

e) Certified copy of Sanad dated 16-01-2023 passed by Tahsildar Deoli with sanctioned Layout map by Municipal Council Deoli.

f) Certified copy of Online ferfar panji dated 27-01-2023 for mutation entry no.11295 for change of user of land into its N.A/residential purpose,

g) Certified copy of online 7/12 extracts dated 27-01-2023 each for total 131 of Plot nos.1 to 131,

3) Search Report for total 30 years from year 1994 till 30-08-2023 vide GRN No.MH01 **4514425** 202223P.

2. On perusal of above mentioned documents all other relevant documents relating to title of the said property I am of the opinion that the title of (following owners/promoters/ developers/company)i.e.transferor Sou.Pratima Diliprao Shankar-pale r/o.Sindhi(Meghe) Tq. & Dist.Wardha Wardha is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet).

Owners of the land/property in question. ;- Sou.Pratima Diliprao Shankarpale r/o.Sindhi (Meghe)Tq.& Dist. Wardha.

4)Qualifying comments/remarks if any;- Nil.

3. The report reflecting the flow of the title of the (owners/promoters/developers/company)i.e.transferor Sou.Pratima Diliprao Shankarpale r/o.Sindhi(Meghe)Tq.& Dist. Wardha on the said land/property is enclosed herewith as annexure.

Yours Faithfully

Wardha.
Dt. 31/01/2023.
Encl. Annexure as above.

(S. V. Joshi)
Advocate, Wardha

Annexure

(The flow of chain in title of owner as mentioned herein above).

3. That the title history for last 30 years from this date shows the following chain of transactions. That initially the field survey no.194(old) having total area 9.55 HR of mouza Deoli owned and possessed by Smt.Sushilabai Yadnyavalk Shukla r/o Indore being her ancestral field property since long time. That during her life time said Smt.Sushilabai Shukla had executed mutual paritition of said field on dated 28-4-2004 and thereby western corner portion of southern side by dividing east-west dhura of above field svy.no.194 an area 2.33 HR out of total ara 9.55 HR came to be allotted to the share of Pooja d/o Yadnyavalk Shukla being party in above mutual paritition scheme. That the ferfar pertaining to above mutual paritition has been effected in the name of transferor and others jointly in revenue record vide mutation entry no.1753 dated 17-7-2004 by concerned Talathi. That subsequently the portion of an area 2.33 HR in the name of Pooja Shukla has given new field survey no.194/3 an area 2.33 HR. I have perused the certified copy of ferfar panji dated 13-12-2022, Certified copies of old 7/12 extract dated 9-12-2022 in these regards and confirmed the above transaction of mutual partition and owners of Smt.Sushilabai Shukla over field no.194(old).

Then said Ku.Pooja Yadnyavalk Shukla through Power of attorney holder Mamta Patil having regd.P.O.A.vide doc.no.HVL-11-4961/2006 has sold said entire field svy.no.194/3 an area 2.33 HR by regd. Sale deed dated 30-8-2010 doc.no.1673/10 for valuable consideration before Sub Registrar, Pulgoan to the transferor Sou.Pratima Diliprao Shankarpale r/o.Sindhi(Meghe) Tq.& Dist.Wardha. Again the ferfar conducted vide mutation entry no.5240 dated 5-4-2011 by concerned Talathi on perusal of said regd sale deed which is legal and genuine one. Since then the transferor is become absolute owner, possessor and title holder of field survey no. 194/3 an area 2.33 HR as per revenue records also. I have perused the certified copy of online 7/12 extract of field svy.No.194/3 dated 9-12-2022 in this regards.

Thereafter transferor Sou.Pratima Diliprao Shankarpale r/o.Sindhi(Meghe)Tq.& Dist.Wardha has applied before Nagar Parishad Deoli for laying residential plots and conversion of said field no.194/3 into Non agricultural use. That initially the Chief Officer, Municipal Council Wardha as per letter no. MCD/Pwd/Lay-out/ws-53/2023 dated 12-1-2023 granted final approval to the land sub division/Layout of field no.194/3 U/ sec.44 of Mah.Regional & Town Planning Act, 1966 r/w Sec.189 of Mah.Municipal Council, Nagar Panchayats and Industrial Township Act, 1965 as amended upt date subject to determination of cess and charges by the Tahsildar Deoli. Thereafter the Tahsildar Deoli in its rev. case no.Aka/Prastu-1/Jamin/Kavi-128/2023 vide its Order passed on 16-1-2023 after payment of necessary cess and charges form said layout owner has granted permission of residential use of said layout demarcated in field svy.no.194/3 as per norms and regulations. Hence the sanctioned layout map issued by Chief Officer, Municipal Council, Deoli dated 12-1-2023 showing therein total **131** plots having intact plots area **14601.39** sq.mtrs. including amenity reserved plot no.131 total area 1192.44 sq.mtrs.excluding recreation open space area

2315.34 sq.mtrs. and said sanctioned layout map is part and parcel of above n.a.order enclosed with it. Accordingly mutation was effected in the names of transferors in respect of all 131 plots demarcated therein in revenue records of right viz. 7/12 extract vide ferfar entry no.11295 on dated 27-1-2023 by concerned Talathi on perusal of above N.A.Permission etc. which are legal and genuine one.

However the title acquired by transferor is heritable and transferable. Thus the links in the chain of title has been properly established from revenue records referred above. All the transactions have been duly verified from record of Sub Registrar and Revenue Department.

Sameer V. Joshi
Advocate
WARDHA. (M. S.)

Sameer V. Joshi
Advocate,

R /o.24, Civil Lines, Wardha Tahsil and District Wardha
Mobile no.**9823652389**

FORMAT-'A'.
(Circular no.28/2021)

To,
MAHA RERA,
at Mumbai.

FLOW OF THE TITLE OF THE SAID LAND.

1) Certified copy of online 7/12 extracts dated 27-01-2023 each for total 131 of Plot nos.1 to 131 showing names of transferor Sou.Pratima Diliprao Shankarpale r/o.Sindhi (Meghe)Tq.& Dist.Wardha,vide Mutation entry no.11295,
2) Certified copy of Online ferfar panji dated 27-01-2023 for mutation entry no.11295,
3) Search report for 30 years from 1994 to 2023 is taken from Sub Registrar Office Pulgaon on dated 30-01-2023,
4) Any other relevant title. No.
5) Litigation if any. No.

Yours Faithfully

(S. V. Joshi)
Advocate, Wardha.

Sameer V. Joshi
Advocate
WARDHA. (M. S.)

Wardha.
Dt.31/01/2023.
Encl. Annexure as above.

CHALLAN
MTR Form Number-6

GRN	MH014514425202223P	BARCODE		Date	30/01/2023-17:49:14	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	PUL_PULGAON SUB REGISTRAR	**Full Name**	ADV S V JOSHI
Location	WARDHA		
Year	2022-2023 One Time	**Flat/Block No.**	WARDHA
		Premises/Building	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	750.00	**Road/Street**	
		Area/Locality	WARDHA
		Town/City/District	
		PIN	
		Remarks (If Any)	MZ DEOLI 131PLOTS OUT OF FS NO 194/3 AREA 2.33 H R SEARCH FROM 1994 TO 2023 FOR 30 TEARS
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023013007526	6172117126839
Cheque/DD No.		Bank Date	RBI Date	30/01/2023-17:50:26	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. : 9823652389

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 .

Sameer V. Joshi
Advocate
WARDHA. (M. S.)

Print Date 30-01-2023 06:27:12