

Pranay D. Daga
Advocate

To

Date: 25/02/24

MahaRERA

6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

MahaRERA

Administrative Building No. 1,
Civil Lines, Nagpur - 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of land bearing Field Survey No. 20 (Old Field Survey No. 32/1Kh and 32/1Ga), admeasuring about 77000.00 Sq. Mtr., situated at MAUZA Sahalangadi, Mauza NO. 159, P. H. No. 06, Tahsil: Hinganghat, District: Wardha.

I/We have investigated the title of the said land on the request of Shri Amol Subhashrao Bidkar, {PAN: AILPB0327Q} {UID: 2687 9233 7592}, Resident of Near Karanja Chauk, Nehru Ward, Hinganghat-442301, Tahsil: Hinganghat, District: Wardha and following documents i.e.

01. Description of the property.

ALL THAT piece and parcel of land bearing Field Survey No. 20 (Old Field Survey No. 32/1Kh and 32/1Ga), admeasuring about 77000.00 Sq. Mtr., situated at Mauza Sahalangadi, Mauza NO. 159, P. H. No. 06, Tahsil: Hinganghat, District: Wardha and bounded as under:

ON THE NORTH :-	Field Survey No. 22
ON THE EAST :-	Sahalangdi Road
ON THE WEST :-	Field Survey No. 23
ON THE SOUTH :-	Field Survey No. 17

02. Title documents for allotment of plot

Ram Mandir Ward, Hinganghat-442301
Mob: +91-8888850111; 8055059050
Email: pranaydaga@gmail.com



Pranay D. Daga
Advocate

- i. Certified Copy 7/12 extract of above mentioned field survey No. 20.
 - ii. Certified copy of Gaun Namuna 8A of above mentioned field survey No. 20.
 - iii. Certified Copy of Mutation entry.
 - iv. Certified Copy of Renumbering Parcha.
03. Certified Copy of 7/12 issued by competent authority.
04. Search report for more than 30 years from 1995 till 2024.
05. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of Shri Abhijeet Subhashrao Bidkar{PAN: AILPB0328B} {UID: 2793 7726 092}, & Shri Amol Subhashrao Bidkar{PAN: AILPB0327Q} {UID: 2687 9233 7592}, both Resident of Near Karanja Chauk, Nehru Ward, Hinganghat-442301, Tahsil: Hinganghat, District: Wardha is clear, marketable and without any encumbrances.

Description of property	Owner of the land
land bearing Field Survey No. 20(Old Field Survey No. 32/1Kh and 32/1Ga), admeasuring about 77000.00 Sq. Mtr., situated at MAUZA Sahalangadi, Mauza NO. 159, P. H. No. 06, Tahsil: Hinganghat, District: Wardha	Shri Abhijeet Subhashrao Bidkar& Shri Amol Subhashrao Bidkar both Resident of Near Karanja Chauk, Nehru Ward, Hinganghat-442301, Tahsil: Hinganghat, District: Wardha

Qualifying comments/ remarks if any

The Title of Shri Abhijeet Subhashrao Bidkar& Shri Amol Subhashrao Bidkarboth Resident of Near Karanja Chauk, Nehru Ward, Hinganghat-442301, Tahsil: Hinganghat, District: Wardha is good, valid, marketable, Clear and salable.

The report reflecting the flow of the title of Shri Abhijeet Subhashrao Bidkar& Shri Amol Subhashrao Bidkarboth Resident of Near Karanja

Ram Mandir Ward, Hinganghat-442301

Mob: +91-8888850111; 8055059050

Email: pranaydaga@gmail.com



Pranay D. Daga
Advocate

Chauk, Nehru Ward, Hinganghat-442301, Tahsil: Hinganghat, District: Wardha on the said land bearing Field Survey No. 20(Old Field Survey No. 32/1Kh and 32/1Ga), admeasuring about 77000.00 Sq. Mtr., situated at MAUZA Sahalangadi, Mauza NO. 159, P. H. No. 06, Tahsil: Hinganghat, District: Wardha is enclosed herewith as annexure.

Date: 25/02/24
Encl.: Annexure

Adv. D. Daga

Adv. PRANAY DAGA
 **Mah/5669/2006**

Ram Mandir Ward, Hinganghat-442301
Mob: +91-8888850111; 8055059050
Email: pranaydaga@gmail.com

Pranay D. Daga
Advocate

Date: 25/02/24

(Circular No. 28/2021)
ANNEXURE TO "FORMAT - A"

TITLE VERIFICATION REPORT
&
NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify that, That after perusal of the documents and during search & index verification from the office of Sub-Registrar Hinganghat in respect of ALL THAT piece and parcel of land bearing Field Survey No. 20(Old Field Survey No. 32/1Kh and 32/1Ga), admeasuring about 77000.00 Sq. Mtr., situated at MAUZA Sahalangadi, Mauza NO. 159, P. H. No. 06, Tahsil: Hinganghat, District: Wardha owned and possessed Shri Abhijeet Subhashrao Bidkar & Shri Amol Subhashrao Bidkar both Resident of Near Karanja Chauk, Nehru Ward, Hinganghat-442301, Tahsil: Hinganghat, District: Wardha. It was found as under:

01. That since 1995 the said land bearing Field Survey No. 20(Old Field Survey No. 32/1Kh and 32/1Ga), admeasuring about 77000.00 Sq. Mtr., situated at MAUZA Sahalangadi, Mauza NO. 159, P. H. No. 06, Tahsil: Hinganghat, District: Wardha is in the name and possession of Shri Abhijeet Subhashrao Bidkar & Shri Amol Subhashrao Bidkar.
02. It was further found that thereafter the said Field Survey No. 20(Old Field Survey No. 32/1Kh and 32/1Ga), admeasuring about 77000.00 Sq. Mtr., situated at MAUZA Sahalangadi, Mauza NO. 159, P. H. No. 06, Tahsil: Hinganghat, District: Wardha was converted to Class I from Class II vide order dated 17/02/20 in Rev. Case No. 373/LND 182015-2016.
03. It was further found that thereafter Shri Abhijeet Subhashrao Bidkar & Shri Amol Subhashrao Bidkar applied for converting the said field for Non-Agricultural use which is still pending.
04. That the said Residential lay out will be now known as "SUBHASH RECIDENCY"
05. We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any

Ram Mandir Ward, Hinganghat-442301

Mob: +91-8888850111; 8055059050

Email: pranaydaga@gmail.com



Pranay D. Daga
Advocate

acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

06. We have taken the search in respect of the aforesaid property from the records of Patwari Registrar of Rights, from the concerned Sub Registrar Office, Hinganghat, online through website of IGR <https://igrmaharashtra.gov.in/>. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property / Lay Out known as " SUBHASH RECIDENCY" carved on Field Survey No. 20(Old Field Survey No. 32/1Kh and 32/1Ga), admeasuring about 77000.00., Sq. Mtr situated at MAUZA Sahalangadi, Mauza NO. 159, P. H. No. 06, Tahsil: Hinganghat, District: Wardha is now owned by Shri Abhijeet Subhashrao Bidkar & Shri Amol Subhashrao Bidkar, as stated here in- above.
07. We have seen the 7/12 issued by Patwari bearing Field Survey No. 20(Old Field Survey No. 32/1Kh and 32/1Ga), admeasuring about 77000.00 Sq. Mtr., situated at MAUZA Sahalangadi, dt. 02/05/23. placed before us and also downloaded from <https://bhulekh.mahabhumi.gov.in/> site.
08. That the search is taken for more than 30 years from 1995 till 2024 and prepared this Search Report.
09. Any Other relevant Title : Not Seen
10. Litigation, if any : We have not find any litigation related to the aforesaid land.

Hence it is stated that the Title of the aforesaid property is Clear, marketable and free from all encumbrances.

Adv. P.D. Daga

Adv. PRANAY DAGA
Mah/5669/2008

Ram Mandir Ward, Hinganghat-442301
Mob: +91-8888850111; 8055059050
Email: pranaydaga@gmail.com