R.R.Tiwari,Advocate

Near Gangasagar Water Tank, Ramnagar, Wardha,

Tahsil&DistrictWardha 442 001

Mob.No. 9922426168

Date: 20-01-2023

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 Waigaon (Nipani), P.H. No. 25, Tah & Dist- Wardha, comes under GP Waigaon (Nipani) Field Survey no. 39 having area 1.01 HR Out of Plot no. 1 to 17 having total area 5827.77 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, 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 Waigaon (Nipani), P.H. No. 25, Tah & Dist- Wardha, comes under GP Waigaon (Nipani) Field Survey no. 39 having area 1.01 HR Out of Plot no. 1 to 17 having total area 5827.77 Sq.mt.

East : F S No. 38

West : Road

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North : F S No. 4

South : F S No. 40

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	09/03/2022 Doc no. 553/2022	**Photocopy**
2.	NA Order	13/01/2023 NAP-34/16/2022	**Photocopy**
3.	Layout Map	04/01/2023	**Photocopy**
4.	7/12Extract	17/02/2022	**Photocopy**
5.	Namuna 8 A Extract	17/02/2022	**Photocopy**

3. 7 /12 extract issued by gram Panchayat Waigaon (Nipani).
4. Search Report for 30 years from the year 1993 to 2023 vide search receipt no **GRN MH014052633202223P Date: 20-01-2023**

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, 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 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

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Dhoble, Shri. Sunil Purushottamrao Dhoble, having clear and marketable title over said plots.

Owner of the land and diverted layout

Shri. Vinod Purushottamrao Dhoble, Shri. Sunil Purushottamrao Dhoble, both 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

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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 at Mauza Waigaon (Nipani), P.H. No. 25, Tah & Dist- Wardha, comes under GP Waigaon (Nipani) Field Survey no. 39 is originally belonged to Shri. Praful Shalikrao Narad & Shri. Yogesh Shalikrao Narad.

b. That there after Shri. Praful Shalikrao Narad & Shri. Yogesh Shalikrao Narad sold field no. 39 to Shri. Vinod Purushottamrao Dhoble, Shri. Sunil Purushottamrao Dhoble on 09/03/2022 vide doc no. 553/2022 before SR Wardha and they duly mutated their name over said property.

c. That the layout owner Shri. Vinod Purushottamrao Dhoble, Shri. Sunil Purushottamrao Dhoble 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-34/16/2022 after due inquiry passed an order

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on 13/01/2023 and layout map is sanctioned by TP Wardha on 04/01/2023 vide no. 12. 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 to 2	1125.00 Sq. mtr.
2.	3	592.84 Sq. mtr.
3.	4	540.60 Sq. mtr.
4.	5	544.95 Sq. mtr.
5.	6	538.11 Sq. mtr.
6.	7	460.08 Sq. mtr.
7.	8	102.24 Sq. mtr.
8.	9	104.71 Sq. mtr.
9.	10	111.35 Sq. mtr.
10.	11	105.70 Sq. mtr.
11.	12	107.98 Sq. mtr.
12.	13	110.60 Sq. mtr.
13.	14	113.23 Sq. mtr.
14.	15	115.85 Sq. mtr.
15.	16	143.33 Sq. mtr.
16.	Amenity Plot no. 17	1011.20 Sq. mtr.
	Total	5827.77 Sq.mtr.

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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, having clear and marketable title over said plot.

4. **Any Other Relevant Title**: No
5. **Litigation if Any**: No

Ms. Ruchi R. Tiwari

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