

FROM-ADV.JAYSHRI KUTE

CHIKHLI, DIST.BULDANA.

DATE – 15/07/2024.

FORMAT- A

(Circular No. :- 28/2021)

To,
MahaRERA Authority,
Bandra Kurla Complex,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 26 C.TS. No. Survey No. 154 at Chikhli Taluka Chikhli District- Buldhana(hereinafter referred as the said situated plot)

1. I have investigated the title of the said plot on the request of RenucorpPrivate Limited company through its Director Mr. Vaibhav Diliprao Wankhade and following documents i.e.:-

1) Description of the property:-Plot no. 26, Property No. CHLI00018099/Z2W8018233, old Prop. No. 8/1008 Admeasuring 297.00 Sq. meter, situated in ward no. 8, Sr. No.154 at Chikhli, Bhag-1 tal- Chikhli,Dist- Buldhana.

2) The documents of allotment of plot:-

- I. 7/12 Extract on dated 23/11/2023
- II. Mutation No. 21082 , 22931
- III. Sale deed dated 28/09/1979 and 18/10/2023
- IV. Copy of assessment dated 01/12/2023

3) 7/12 extract of property card issued by Talathi Office Chikhli dated 23/11/2023 mutation entry no. 21082,22931

4) Search report for 30 years from 1995 till 2024

2. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of

RenucorpPrivate Limited is clear and marketable save and except for Mortgage created vide deed dated 03/06/2024

Owners of the land

Renucorp Private Limited company through its Director Mr. Vaibhav Diliprao Wankhade

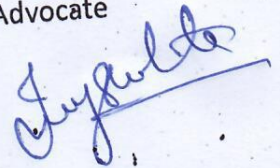
Qualifying comments/ remarks if any: The company has obtained a loan and created encumbrance by way of Mortgage deed dated 03/06/2024.

3. The report reflecting the flow of the title of the RenucorpPrivate Limited on the said land is enclosed herewith.

Encl: Annexure

Date:- 15/07/2024

Advocate



ADV. JAYSHREE KUTE
B.S..LL.B.
MAH/3914/2003
Civil & Criminal Court, Chikhli

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FLOW OF THE TITLE OF THE SAID LAND

Devolution of Title

1. Open plot property bearing Plot no. 26, Property No. CHLI00018099/Z2W8018233, Old Prop. No 8/1008 admeasuring 297.00 Sq. Meter, situated in ward no.8, Sr. No.154 at Chikhli- Bhag-1, Tal. Chikhli Dist Buldana. was originally the ancestral property owned & possessed by Shri. Rajesh Siddhavinayak Bondre.
2. By and under a Sale deed registered vide document no. 1868/1979 dated 28/09/1979 the said Rajesh Siddhavinayak Bondre sold this ancestral property to Shri Ramesh Krushnrao Wankhade.
3. By a mutation entry, the said property was transferred in the name of Ramesh Krushnrao Wankhade.
4. The said property was inherited by Smt. Sandhya Ramesh Wankhade & Son Harshad Ramesh Wankhade after the demise of Ramesh Krushnrao Wankhade.
5. By a mutation entry no. 21082 dated 11/10/2022 the said property was transferred in the name of Smt. Sandhya Ramesh Wankhade & Son Harshad Ramesh Wankhade.
6. By a Sale Agreement (Kharedi Khat) dated 19th day of October 2023 executed between 1) Smt. Sandhya Ramesh Wankhade and 2) Shri Harshad Ramesh Wankhade and the Promoter M/s. Renucorp Private Limited, through its director Mr. Vaibhav Diliprao Wankhade, the said immovable property being piece or parcel of freehold land bearing Plot No. 26 Survey No. 154 lying and being at village Chikhli, District Buldhana, in the Registration sub-District of Chikhli admeasuring 297.00 sq. mts. or thereabouts was sold to the Promoter.
7. By a mutation entry no. 22931 dated 16/11/2023, the said property has been transferred in the name of M/s. Renucorp Private Limited.

8. By a registered mortgage deed dated 03/06/2024, M/s. Renucorp Private Limited through its Director Mr. Vaibhav Diliprao Wankhade and Mrs. Poonam Vaibhav Wankhade have obtained loan and mortgaged the said property to Godavari Urban Multistate Co Op Credit Society Ltd Nanded (Reg. No. MSCS/CR/818/2013) Nariman Point Branch Mumbai. The said Mortgage deed is registered vide document no. 4887/2024.
9. A copy of 7/12 extract dated 23/11/2023 in respect of Plot no. 26, Sr. No.154 at Chikhli- Bhag-1, Tal. Chikhli Dist Buldana.
10. A copy of Assessment dated 01/12/2023 in respect of Plot no., 26, Sr. No.154 at Chikhli- Bhag-1, Tal. Chikhli Dist Buldana.
11. For issuance of this Legal Title Report, I have caused searches to be carried out for the records maintained by the office of the Sub-Registrar office at Chikhli and obtained Search report for 30 years from 1995 to 2024.

Schedule of the Property

Open plot- Bearing Plot no. 26,
Property No. CHLI00018099/Z2W8018233,
Old Prop. No. 8/1008 Admeasuring 297.00 Sq. meter
Situated in ward no. 8, Sr. No.154 at Chikhli, Taq- Chikhli Dist- Buldhana.
Property Bounded By:-
To the East - 10 Feet Service Road
To the West - Layout Road
To the North - Property of Mr. More Plot No. 25
To the South - Property of Mr. Gajanan Jadhav Plot No. 27

1. There is no any other title except this owner over the property
2. There is no litigation about the property.

Date: 15/07/2024

Place: Chikhli

Adv. Jayashri Lata Dnyaneshwar Kute

ADV. JAYSHREE KUTE
B.S..L.L.B.
MAH/3914/2003
Civil & Criminal Court, Chikhli

FROM-ADV.JAYSHRI KUTE

CHIKHLI, DIST.BULDANA.

DATE - 15/07/2024.

THE TITLE VERIFICATION AND SEARCH REPORT.

To whom so ever it may concern,

Dear Sir,

Having been engaged by *M/s. Renucorp Private Ltd. through it's Director Mr. Vaibhav Dilip Wankhede* for preparing the title verification and search report for the property to be dispose-off, I Jayshri Kute, Advocate R/o. Chikhli, do here by submits my report as under-

1. That the transferor *M/s. Renucorp Private Ltd. through it's Director Mr. Vaibhav Dilip Wankhede* R/O Chikhli, Tq. Chikhli Dist. Buldana is shown as an owner and possessor of the open plot property bearing Plot no. 26, Property No. CHLI00018099/Z2W8018233, Old Prop.No 8/1008 Admeasuring 297.00 Sq. Meter, Situated in ward no.8, Sr. No.154 at Chikhli- Bhag -1, Tq. Chikhli Dist Buldana.
2. That the transferor acquired possession by virtue of following documents and transactions –
 - I) 7/12 extract on dated 23/11/2023
 - II) Ferfar /Mutation date 05/12/2023
 - III) Sale deed on dated 18/10/2023.
 - IV) Copy of Assisment dated 01/12/2023.
 - V) Copy of Mortgage Deed dated 03/06/2024

3. The title history for last 30 years from this date shows the following chain of transactions –

The open plot property bearing **Plot no. 26, Property No. CHLI00018099/Z2W8018233, Old Prop.No 8/1008 Admeasuring 297.00 Sq. Meter, Situated in ward no.8, Sr. No.154 at Chikhli- Bhag -1, Tq. Chikhli Dist Buldana.** was originally owned & possessed by **Shri Rajesh Siddhavinayak Bondre.** It was his ancestral property. He sold such property to **Ramesh Krushnarao Wankhade** by virtue of regd. Sale deed on dated 28/09/1979, vide document no. 8144/1979

To the effect that mutation had been taken in the name of **Ramesh Krushnarao Wankhade.** After his death, the property is inherited by **Smt. Sandhya Ramesh Wankhade & Son Harshad Ramesh Wankhade.** To that effect that mutation had been taken in the name of **Smt. Sandhya Ramesh Wankhade & Son Harshad Ramesh Wankhade.** They sold such property to the transferor **M/s. Renucorp Private Ltd. through it's Director Mr. Vaibhav Dilip Wankhede** by virtue of regd. sale deed on dated 18/10/2023. The property is already converted in to N.A purposes vide order of Sub Divisional Officer Buldhana, in Rev.Case No. N.A.P. 34/Chikhali /2/1985-86.

To that effect the mutation entry no.22931 on dated 16/11/2023 had been taken in the name of transferor. There after the transferor **M/s. Renucorp Private Ltd. through it's Director Mr. Vaibhav Dilip Wankhede** became an absolute owner and possessor of the said open plot property. His name is recorded as an owner and possessor said property.

After that *M/s. Renucorp Private Ltd. through its Director Mr. Vaibhav Dilip Wankhede* and *Mrs. Punam Vaibhav Wankhede* mortgage such property to *Godavari Urban Multistate Co Op Credit Society Li. Nanded, ragi.no. MSCS/CR/818/2013 Branch Nariman point Mumbai* by virtue of regd. Mortgage deed on dated 03/06/2024 vide document no. 4887/2024

Therefore The title and possession of the transferor over the property is clear. His predecessor's title and possession over the property is clear.

4. I have taken the search of records of sub-registrar's office from inspection book and other relevant records for last 30 years by paying the necessary search fee of Rs. 750/- (Seven Hundred Fifty Rupees) paid vide online receipt dated on 15/07/2024. The original search receipt is enclosed here with.

5. On the basis of searches made by me and the document placed before me, I certify that, the property referred in the schedule is free from all encumbrances, charges, mortgages, liens or any other claim affecting the clear title as on the date.

6. That all the relevant documents of title placed before me are original/certified one and it appear to genuine. In result I have to state that I have made necessary searches at the concerned sub-registrar's office up to date and as the result of such searches I am satisfied that the property in question is free from all encumbrances.

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Schedule of Property

The open plot property bearing Plot no. 26, Property No. CHLI00018099/Z2W8018233, Old Prop.No 8/1008 Admeasuring 297.00 Sq. Meter, Situated in ward no.8, Sr. No.154 at Chikhli- Bhag -1, Tq. Chikhli Dist Buldana.

Which is commonly bounded by -

To the East	-	10 feet service Road
To the West	-	Layout Road
To the North	-	Property of Mr. More
To the South	-	Property of Mr. Gajanan Jadhav

Place - Chikhli

Date - 15/07/2024.

Name of Advocate


ADV. Jayshree Kute.

ADV. JAYSHREE KUTE
B.S..L.L.B.
MAH/3914/2003
Civil & Criminal Court, Chikhli