

**FAIZ A. KHAN,
ADVOCATE,**

NEAR NOORI MASJID, STATION FAIL,
WARDHA, 442001
Mo. 9764579392
Email- faizkhan.khan39@gmail.com

Reference-

Format A
(Circular No. 28/2021)

To,
The MahaRERA,
Mumbai.

LEGAL TITLE REPORT

**Subject:- Title Clearance Certificate With Respect To Field Survey NO. 102/1/a,
Situating At Mauza- Sindi (Meghe), Taluka/ District- Wardha**
(Hereinafter referred as the "said Field").

1/- I have investigated the title of the said field on the request of **Shri. Mahesh S/o
Shankarrao Gulhane, R/o Gitai Nagar, Nalwadi, Tah. & Dist. Wardha** and
following documents i.e. :-

1. Sale Deed No. WRD-3163/2020 Dt. 04th December 2020.
2. 7/12 Extract, Dt. 23/01/2021,
3. 8A Extract, Dt. 23/01/2021,
4. Mutation extract. Dt. 23/01/2021.

1) Description of the property.

- F. S. No. 102/1/a, at Mauza- Sindi (Meghe), M. No. 143, P. H. No. 19, Tah. &
Dist. Wardha, Area- 00.81 H.R. Revenue- Rs. 2.10/-, Right- Class-I.

Bounded as under:- [as per sale deed]

East- National Highway,
West- Pandhan Road,
North- F. S. No. 102/3,
South- F. S. No. 102/1/b.

2) The documents of allotment of Filed.

- Sale Deed No. WRD-3163/2020 Dt. 04th December 2020.

3) 7/12 extract or property card issued by, Talati of Mouza- Sindi (Meghe), Dt.
23/01/2021, mutation entry no 23203 Dt. 22/01/2021.

4) Search report for 30 years from 1992 till 2021.

- Necessary search fee of Rs. 750/- paid vide e-Challan no. IK0AZZPSF6 Dt.
03/03/2021. The original e-Challan is enclosed herewith.





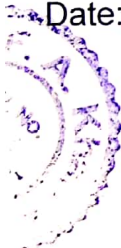
On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of; **Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Nalwadi, Tah. & Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1. Shri. Mahesh S/o Shankarrao Gulhane is the owner of the F. S. No. 102/1/a, at Mauza- Sindi (Meghe), M. No. 143, P. H. No. 19, Tah. & Dist. Wardha.
 2. Qualifying comments/remarks if any-
 - Property is clear and marketable.
 - 3/- The report reflecting the flow of the title of; **Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Nalwadi, Tah. & Dist. Wardha** on the said land is enclosed herewith as annexure.
- Encl : Annexure on separate sheet.

Place: Wardha

Date: 04/03/2021.



F. A. Khan, Advocate.
Wardha.

Reference-

Format A
(Circular No. 28/2021)

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

- That, the Field Survey No. 102/1, at Mauza- Sindi (Meghe), M. No. 143, P. H. No. 19 Tah. & Dist. Wardha was originally owned by Shri. Shamrao S/o Pamaji Marghade, R/o Krushna Nagar, Wardha who gifted a portion of 00.81 H.R. out of it duly numbered as F. S. No. 102/1/a to his son Shri. Kamalakar S/o Shamrao Zade R/o Krushna Nagar, Wardha by the registered gift deed vide no. 6781 Dt. 30/11/2007 and he sold it to the present owner- **Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Nalwadi, Tah. & Dist. Wardha** by sale deed vide no. **WRD-3163/2020 Dt. 04th December 2020** for a consideration of Rs. 90,00,000/- and the same have been mutated accordingly in his name in revenue record of mouza- Sindi (Meghe), Tah- & Dist- Wardha on khata entry no. 9033. Hence the present transferor the exclusive owner & possessor of the property as described above.

Sr.No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration are in the name of present owner **Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Nalwadi, Tah. & Dist. Wardha.**
- 2) Mutation Entry No. 23203, Dt.22/01/2021.
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Wardha vied e-Challan No. IK0AZZPSF6 Dt. 03/03/2021.
- 4) Any other relevant title.
➤ No.
- 5) Litigations if any.
➤ Not on record. However, an undertaking from the borrower in this respect be obtained on affidavit.

Place: Wardha.

Date: 04/03/2021



AKhan

F. A. Khan, Advocate.
Wardha.