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FORMAT- 'A' .

(Circular no.28/2021)

To,
MAHA RERA,
at Mumbai.

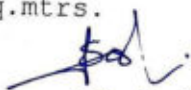
LEGAL TITLE REPORT.

Sub :- Title verification cum search report in respect of property i.e. field Survey no.55/2, duly converted into residential plots situated at mouza Deoli, Tq. Deoli, Dist. Wardha, owned by Shree Vinayaka Land Developers, (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 Shree Vinayaka Developers Wardha through its partners Shri Dilip Wasudeorao Shankarpale r/o Sindi (Meghe) 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.55/2 duly converted into residential plots i.e. non agricultural use vide Final approval to the land Sub division/Layout granted by Chief Officer Municipal council Deoli on dated 29-9-2021 vide its letter no.198/2021 as per Sec.44 of Maharashtra Regional & Town Planning Act 1966 r/w sec.45 of Maharashtra Municipal Councils Nagar Panchayats and Industrial Township Act, 1965, and situate at mouza **Deoli** Mouza no.72, P.H./T.S.no.21, within limits of Nagar Parishad, Deoli within R.D. and R.S.D. **Pulgaon**, and said sanctioned layout having total 68 plots having intact plot area 18500.00 sq.mtrs. including plot no.68 reserved for amenity purpose and excluding recreation open space area 5039.87 sq.mtrs.


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- 2) The documents of allotment of property.
 - a) Photo copy of regd.sale deed dated 15-12-2020 doc.no. 2419/2020,
 - b) Photo copy of link regd.sale deed dated 22-3-2013,doc. no.1000/2013,
 - c) Certified copy of sanctioned Layout TPO Map dated 29-9-2021 issued by Chief Officer, M.C.Deoli.
- 3) Certified copy of Online ferfar panji dated 24-10-2021 for mutation entry no.10368,
Certified copy of online 7/12 extracts dated 24-10-2021 e each for total 68 of Plot nos.1 to 68.
- 4) Search Report for total 30 years from 4-1-1992 till 27-10-2021.

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. Shree Vinayaka Developers Wardha through its partners 1)Shri Dilip Wasudeorao Shankarpale r/o Sindi(Meghe) Wardha, 2)Sou.Nishigandha Ajay Deshmukh r/o Manas mandir, Pipri(Meghe)Wardha,3)Shri Nilesh Pundlikrao Budhe r/o Ramnagar,Wardha, is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet).

Owners of the land/property in question.

i) Shree Vinayaka Developers Wardha through its partners 1)Shri Dilip Wasudeorao Shankarpale r/o Sindi(Meghe) Wardha, 2)Sou.Nishigandha Ajay Deshmukh r/o Manas mandir, Pipri(Meghe) Wardha,3)Shri Nilesh Pundlikrao Budhe r/o Ramnagar,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.Shree Vinayaka Developers Wardha through its partners 1)Shri Dilip Wasudeorao Shankarpale r/o Sindi(Meghe) Wardha, 2)Sou.Nishigandha Ajay Deshmukh r/o Manas mandir, Pipri(Meghe)Wardha,3)Shri Nilesh Pundlikrao Budhe r/o Ramnagar,Wardha. on the said land/property is enclosed herewith as annexure.

Wardha.

Dt. 27/10/2021.

Encl. Annexure as above.

Yours Faithfully



(S. V. Joshi)
Advocate, Wardha

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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. Initially the field svy.no.55(old) total area 6.48 HR of mouz Deoli was owned by Sumanbai Sudhakar Chande and after her death her legal heirs named herein below recorded as legal heirs on record and another field svy.no.944 area 2.32 HR respectively situate at mouza Deoli in Tq.Deoli & Dist.Wardha both the fields being ancestral field properties were jointly owned and possessed by 1)Shri Vilas Sudhakar Chande 2)Shri Pawan Sudhakar Chande 3)Vaishali Sudhakar Chande 4)Sou.Rupa Sanjay Pandit and 5)Sou.Jyotsana Pradip Joshi all are r/o Ramnagar, Wardha being their ancestral field properties since long time.

That I have perused the certified copy of 7/12 extract dated 22-3-2013 with land holding form 8-A of record of rights dated 22-3-2013 in the names of above owners showing them in cultivating possession of aforesaid field svy.no.55 area 6.48 HR and also perused the photo copy of old 7/12 extract dated 6-4-91 of field svy.no.55 in the name of Sumanbai Sudhakar Chande and other online 7/121 extract of field no.55 dated 20-10-2021 showing the name of Sudhakar Govindrao Chande shown to be deleted after her death and subsequently names of transferees no.1 to 5 were mutated and recorded as joint owners of said field svy.no.55 total area 6.48 HR. But remarks column of said 7/12 extract of field property shows that since the field svy.no.55 comes under Rehabilitation area of village Deoli and as such there is restriction of transfer and sell of said field property as per Sec.11 of Rehabilitation Act, 1986.

That above owners Shri Pawan Sudhakar Chande and others have jointly desires to sell aforesaid field property and as such they have jointly applied before Additional Collector Wardha vide their applications dated 2-11-2012 and 27-11-2012 for grant of necessary permission for sale of above mentioned both the field properties. That accordingly the Additional Collector Wardha in Rev.case no.63/2012/A.Ka./Punarvasan/Kavi-83/2013 after due enquiry passed modified Order on dated 10-1-2013 thereby granted permission to sale the above area 1.85 HR of old Sv.no.55 out of total area 6.48 HR


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(new svy.no.55/2) in favour of original field owners Shri Pawan Sudhakar Chande and four others i.e. transferees.

Accordingly said owners namely 1)Shri Vilas Sudhakar Chande 2)Shri Pawan Sudhakar Chande 3)Vaishali Sudhakar Chande 4)Sou.Rupa Sanjay Pandit and 5)Sou.Jyotsana Pradip Joshi all are r/o Ramnagar, Wardha have jointly sold the southern side portion by dividing east-west dhura of an area 1.85 HR of field svy.no.55(old) out of total area 6.48 HR in accordance to the above said permission of sale by registered sale deed dated 22-03-2013 at doc.no.1000/2013 for consideration of Rs.25,00,000/- to Shri Sabasten Joseph Wadaparambil r/o Wardha. That the ferfar pertaining to above regd. sale deed also mutated in the name of above vendee Shri Sabasten Joseph Wadaparambil in revenue records of right viz. 7/12 extract vide mutation entry no.6413 by concerned Talathi on perusal of above regd. sale deed accompanied with above permission of sale. That subsequently the area 1.85 HR out of field svy.no.55(old)has been changed in to new field svy.no.55/2 in revenue records in his name alone. I have perused the original link regd. sale deed dated 22-3-2013 and certified copy of online 7/12 extract dated 28-10-2020 in this regards and have tallied and confirmed the above mutation entry which is the same. Since then he is absolute owner, possessor and title holder of above field svy.no.55/2(new) area 1.85 HR.

Thereafter said owner Shri Sabasten Joseph Wadaparambil has sold the above entire field no.55/2, an area 1.85 HR by registered sale deed dated 15-12-2020 vide document no.2418/2020 for consideration of Rs.1,37,00,000/- to the transferees Shree Vinayaka Developers Wardha through its partners 1) Shri Dilip Wasudeorao Shankarpale r/o Sindi(Meghe) Wardha, 2)Sou.Nishigandha Ajay Deshmukh r/o Manas mandir, Pipri(Meghe)Wardha,3)Shri Nilesh Pundlikrao Budhe r/o Ramnagar, Wardha. Consequently the mutation to the effect of above sale transaction of said field no.55/2 has been effected in the name of above transferees in revenue records of right viz. 7/12 extract vide mutation entry no.9722 by concerned Talathi on perusal of above regd. sale deed which is legal one. Since then the transferees are paying all necessary cess and revenue taxes

to the concerned Talathi upto the extent of an area 1.85 HR out of field survey no.55/2 in the capacity of joint owners. The remarks coloumn in above computer generated certified copy of 7/12 extracts dated 1-02-2021 does not disclosed endorsement of any charge or restrictions of transfer in revenue record of 7/12 extract.

The transferees have produced before me Xerox copy of regd. sale deed dated 15-12-2020 at doc.no.2418, original link regd. sale deed dated 22-3-2013 at doc.no.1000 and during my on line searches I have found that said sale deeds are properly executed and duly registered by paying requisite stamp duty as per provisions of Bombay Stamps Act, alongwith certified copies of online 7/12 extract and gao namuna 8-A dated 1-02-2021, computerized sketch map dt.19-1-2021, and revenue records are showing the mutation entries in the name of transferees vide no.9722 as joint owners, possessors and title holders thereof, certified copy of online 7/12 extract dt.28-10-2020, in the name of vendor of transferees as per link regd. sale deed vide mutation entry no.6413, Certified copy of manual 7/12 extract dated 22-3-2013 showing the names of original field owners as per succession, Photo copy of modified Order dated 10-01-2013 passed by Additional Collector Wardha thereby granted permission to sell an area 1.85 HR of old svy.no.55 and as such by virtue of all above stated documents the right, title and ownership is duly transferred in favour of transferees as per Transfer of Property Act.

That the transferees have also produced before me the Photo copy of Deed of Partnership of firm Shree Vinayaka Developers Wardha reduced into writing on stamp paper worth Rs.500/- executed on dated 14-12-2020 by all the partners named 1) Shri Dilip Wasudeorao Shankarpale r/o Sindi(Meghe) Wardha, 2)Sou.Nishigandha Ajay Deshmukh r/o Manas mandir, Pipri(Meghe) Wardha, 3)Shri Nilesh Pundlikrao Budhe r/o Ramnagar, Wardha and said partnership deed also utilized in the above regd. sale deed of transferees before the Sub Registrar Wardha for execution and registration of sale deed posing them being vendees in the name of partnership firm Shree Vinayaka Developers Wardha through its partners 1) Shri Dilip Wasudeorao Shankarpale r/o Sindi(Meghe) Wardha, 2)Sou.Nishigandha Ajay

Deshmukh r/o Manas mandir, Pipri(Meghe)Wardha,3)Shri Nilesh Pundlikrao Budhe r/o Ramnagar, Wardha. But on perusal of copy of said Deed of partnership it is seen that it is unregistered document and not properly registered before the competent authority though utilized before the Sub Registrar Wardha in the name of above partnership firm i.e. transferees. Hence in my opinion the right, title, interest and ownership regarding the above said field property fallen to the share of each partners equally and not fallen into the share of above partnership firm.

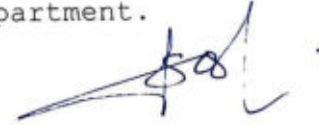
Thereafter the transferees have applied before the Chief Officer, Municipal Council, Deoli for conversion of said field no.55/2 an area 1.85 HR into its non agricultural i.e. residential use vide their application dated 27-8-2021. The Chief Officer Municipal Council Deoli send the proposal before Tahsildar Deoli for demarcation of plots and charging cess/ fees in accordance to Sec.42-A of MLR Code, 1966 and as such Tahsildar Deoli imposed charges/cess of proposed layout demarcated in said field no.55/2 and in its rev.case no.Prastu-1/Jamin/Kavi-5872021 sent approval letter on dated 8-10-2021 to the Chief Officer, Municipal Council Deoli as per Sec.42-A of M.L.R.Code,1966 with Sanad enclosed therewith. Thereafter as per Final approval to the land Sub division/Layout granted by Chief Officer Municipal council Deoli on dated 29-9-2021 vide its letter no.198/2021 as per Sec.44 of Maharashtra Regional & Town Planning Act 1966 r/w sec.45 of Maharashtra Municipal Councils Nagar Panchayats and Industrial Township Act,1965 the necessary permission for non agricultural/residential use of above field svy.no.55/2 area 1.85 HR has been finally granted. Thus the layout demarcated in aforesaid field svy.no.55/2 is well sanctioned layout as per TPO Municipal Council sanctioned Layout map dated 29-9-2021 showing therein total 68 plots having intact plots area 18500.00 sq.mtrs. excluding recreation open space area 5039.87 sq.mtrs. and said sanctioned layout map is part and parcel of above n.a.order enclosed with it. Again the ferfar pertaining to change into user of land in non agricultural/residential purposes also mutated in the names of transferees jointly in respect of all 68 plots demarcated therein in revenue records of right viz. 7/12 extract vide ferfar entry no.10368 on dated 24-10-2021 by concerned Talathi

on perusal of above N.A.Permission etc. which are legal and genuine one. I have perused the certified copy of N.A. Permissions with Online ferfar panji dated 24-10-2021, certified copies of online 7/12 extracts dated 24-10-2021 of each plots i.e. Plot nos.1 to 68 in these regards and have tallied and confirmed the above mutation entry which are the same.

However the title acquired by transferees 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.

Wardha.

dt. 27-10-2021



Sameer V. Joshi
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