

Department ID :

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Mobile No. : 9764579392

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

FAIZ A. KHAN,
ADVOCATE,

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

Reference-

Date: 15/04/2021

Format A

(Circular No. 28/2021)

To,

The MahaRERA, Wardha.

LEGAL TITLE REPORT

Subject:- Title Clearance Certificate With Respect To Plot No. CTS/C.S./F.S. NO. 252/2, Situated At Mauza- Pimpalgaon (Ma.), Taluka- Hinganghat, District- Wardha (Hereinafter referred as the "said Plot/ Field").

1/- I have investigated the title of the said field on the request of **Shri. Parag S/o Bhausaheb Mude, R/o Yeshwant Nagar Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** (Name of owner/ promoter/ developer/company) and following documents i.e. :-

1. Sale Deed No. HGT-1541/2020 Dt. 16th June 2020
2. 7/12 Extract, Dt. 03/12/2020,
3. 8A Extract, Dt. 03/12/2020,
4. Mutation Extract, Dt. 03/12/2020,
5. Talathi Map,

1) Description of the property.

- F. S. No. 252/2, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha, Area- 01.07 H.R. Revenue- Rs. 3.95/-, Right- Class-I.

Bounded as under [as per sale deed]:-

East- Field of Shri. Revatkar,

West- Field of Shri. Chandankhede,

North- Field of Shri. Mahesh Gulhane,

South- Field of Shri. Patil.

2) The documents of allotment of plot.

- Not Applicable.

3) 7/12 extract or property card issued by, Talati of Mouza- Pimpalgaon [Ma.], Dt. 03/12/2020, mutation entry no. 12863 Dt. 12/07/2020.

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

- Necessary search fee of Rs. 750/- paid vide e-Challan no. IK0BBUOMD2, Dt. 09/04/2021. 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 (following owner/ promoter/ developer /company) **Shri. Parag S/o Bhausaheb Mude, R/o Yeshwant Nagar Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1. CTS/C.S./ F. S. No. 252/2, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha.

2. Qualifying comments/remarks if any-

➤ Property is clear and marketable.

3/- The report reflecting the flow of the title of the (owner/ promoter/ developer/ company) **Shri. Parag S/o Bhausaheb Mude, R/o Yeshwant Nagar Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha

Date: 15/04/2021.



F. A. Khan, Advocate.
Wardha.

**FAIZ A. KHAN,
ADVOCATE,**

NEAR NOORI MASJID, STATION FAIL,
WARDHA, 442001
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[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

➤ That, the Field Survey No. 252, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha was owned by Shri. Ramkrushna S/o Mahadeorao Balki, R/o Hinganght; who sold a portion of 1.07 H.R. out of said field to Sau. Santoshibai W/o Rameshkumar Sharma, R/o Hinganghat by registered sale deed Dt. 22/07/1999 and same was mutated in her name at mutation entry no. 850 Dt. 01/12/1999 and the it is numbered as 252/2 and she sold it to the present owner- **Shri. Parag S/o Bhausaheb Mude, R/o Yeshwant Nagar Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** by sale deed vide no. HGT-1541/2020 Dt. 16th June 2020 and for a consideration of Rs. 40,00,000/- and the same has been mutated in his name accordingly in revenue record of mouza- Pimpalgaon (Ma.), Tah- Hinganghat, Dist- Wardha on khata entry no. 5897. 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 Shri. Sharad S/o Ramaji Vihirkar, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha.**
- 2) Mutation Entry No. 12863, Dt. 12/07/2020.
- 3) Search report for 30 years taken from Sub-Registrar' office at Hinganghat vied e-Challan No. IK0BBUOMD2, Dt. 09/04/2021.
- 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: 15/04/2021



**F. A. Khan, Advocate.
Wardha.**