

To,
MAHA RERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect Survey No. 96/1, land admeasuring 6603.16 Sq. Mtrs (i.e. 71050.00 Sq. Ft), P. H. No. 22, of Mouza - Nalwadi, Tahsil and District, Wardha.

I have investigated the title of the land on the request of DHP Infra-Venture through Partners Shri. Vinod Purushottamrao Dhoble, Shri. Firoj Faruk Hussain and Shri. Keshavbhai Jadhavbhai Paghdhal.

Description of the Immoveable property: -

All Those piece and Parcel of land situated being and laying at Mouza Nalwad, Tha and Dist Wardha, comes under Gram Panchayat Nalwadi, Mouza No. 73, P. H. No. 22 of Field Survey No. 96/1 out of Plot No. Amenity 1 having area 6603.16 Sq. Mtrs (71050.00 Sq. Ft) and the same is bounded as under:-

ON THE EAST	Field Survey No. 56.
ON THE WEST	9 Mtrs Layout Road.
ON THE NORTH	Survey No. 58 & 59.
ON THE SOUTH	9 Mtrs Layout Road.

Title deeds in original/photo copy seen By me:

1. **Copy** of Sale Deed which is duly registered in the office of the Sub-Registrar Wardha at Sr. No. 1698 on 09.04.2021 executed by Shri. Vinod Purushottamrao Dhoble, Shri. Firoj Faruk Hussain and Shri. Keshavbhai Jadhavbhai Paghdhal in favor of DHP Infra-Venture through Partners Shri. Vinod Purushottamrao Dhoble, Shri. Firoj Faruk Hussain and Shri. Keshavbhai Jadhavbhai Paghdhal in respect of Plot No. Amenity 1.
2. **Copy** of Sale Deed which is duly registered in the office of the Sub-Registrar Wardha at Sr. No. 2375 on 21.03.2011 executed by Shri. Dilipkumar Bajranglal Murarka in favor of Shri. Vinod Purushottamrao Dhoble, Shri. Firoj Faruk Hussain and Shri. Keshavbhai Jadhavbhai Paghdhal in respect of Survey No. 96/1.
3. **Copy** of NA Order dated 23.08.2018.
4. **Copy** of Construction Permission Letter dated 02.05.2022.
5. **Copy** of Construction Sanctioned Map dated 04.04.2022.
6. **Copy** of 7/12 Extract.

Search in Sub Registrar 's office

Sub registrar Wardha

I have inspected the records maintained by the Sub Registrar Wardha Vide E Pay GRN NO. MH005632562202223U of dated 27-07-2022 for 13 years online Title Verification from 2010 to 2022.

Search and investigation.

That Mouza Nalwad, Tha and Dist Wardha, comes under Gram Panchayat Nalwadi, Mouza No. 73, P. H. No. 22 of Field Survey No. 96/1 originally belonging to Shri. Dilipkumar Bajranglal Murarka being his Separate Property.

That after Shri. Dilipkumar Bajranglal Murarka Sold the Said Field to Shri. Vinod Purushottamrao Dhoble, Shri. Firoj Faruk Hussain and Shri. Keshavbhai Jadhavbhai Paghdhal vide Sale Deed which is duly registered in the office of the Sub-Registrar Wardha at Sr. No. 2375 on 21.03.2011.

That SDO Wardha Converted the Said land to into Residential Use vide tis order passed in Revenue Case No. NAP-34/Nalwadi-36/2012-13 dated 23-08-2018

That Shri. Vinod Purushottamrao Dhoble, Shri. Firoj Faruk Hussain and Shri. Keshavbhai Jadhavbhai Paghdhal decided to construct a residential multistoried building on the said land and got the sanction Map on 04.04.2022 from TP Wardha and permission for building construction on 02-05-2022.

That Shri. Vinod Purushottamrao Dhoble, Shri. Firoj Faruk Hussain and Shri. Keshavbhai Jadhavbhai Paghdhal Sold the Said Property to DHP Infra-Venture through Partners Shri. Vinod Purushottamrao Dhoble, Shri. Firoj Faruk Hussain and Shri. Keshavbhai Jadhavbhai Paghdhal vide Sale Deed which is duly registered in the office of the Sub-Registrar Wardha at Sr. No. 1698 on 09.04.2021.

That DHP Infra-Venture through Partners Shri. Vinod Purushottamrao Dhoble, Shri. Firoj Faruk Hussain and Shri. Keshavbhai Jadhavbhai Paghdhal becomes the absolute owner of the Said Property and duly mutated their names in all relevant revenue records.

The Link in the Title chain has been established and has been found to be correct and tallying with the records of the sub registrars.

In view of the above I am of the opinion that above said S DHP Infra-Venture through Partners Shri. Vinod Purushottamrao Dhoble, Shri. Firoj Faruk Hussain and Shri. Keshavbhai Jadhavbhai Paghdhal possess a good valid, clear and perfect marketable title over the said Property.

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 DHP Infra-Venture through Partners Shri. Vinod Purushottamrao Dhoble, Shri. Firoj Faruk Hussain and Shri. Keshavbhai Jadhavbhai Paghdhal is clear, Marketable and without any encumbrances.

Place NAGPUR
Date: 28/07/2022


Yours Faithfully
R.S.KALE
Advocate

R.S.KALE
ADVOCATE

Office - Plot no.5 'Sainiwas' Opp. Saraswat
Library, Choti Dhantoli Nagpur-12. M-
9822217900, e-mail: rkale_1@yahoo.co.in

FLOW OF THE TITLE OF THE SAID LAND

- a. **Copy** of Sale Deed which is duly registered in the office of the Sub-Registrar Wardha at Sr. No. 1698 on 09.04.2021 executed by Shri. Vinod Purushottamrao Dhoble, Shri. Firoj Faruk Hussain and Shri. Keshavbhai Jadhavbhai Paghdhal in favor of DHP Infra-Venture through Partners Shri. Vinod Purushottamrao Dhoble, Shri. Firoj Faruk Hussain and Shri. Keshavbhai Jadhavbhai Paghdhal in respect of Plot No. Amenity 1.
- b. **Copy** of Sale Deed which is duly registered in the office of the Sub-Registrar Wardha at Sr. No. 2375 on 21.03.2011 executed by Shri. Dilipkumar Bajranglal Murarka in favor of Shri. Vinod Purushottamrao Dhoble, Shri. Firoj Faruk Hussain and Shri. Keshavbhai Jadhavbhai Paghdhal in respect of Survey No. 96/1.
- c. **Copy** of NA Order dated 23.08.2018.
- d. **Copy** of Construction Permission Letter dated 02.05.2022.
- e. **Copy** of Construction Sanctioned Map dated 04.04.2022.
- f. **Copy** of 7/12 Extract vide mutation entry 10716 dated 23-05-2021.

Place Nagpur
Date : 28/07/2022


Yours Faithfully
for R.S.KALE
Advocate



CHALLAN
MTR Form Number-6



GRN	MH00563256220223U	BARCODE			Date	27/07/2022-23 06 29	Form ID
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name WRD_WARDHA SUB REGISTRAR				Full Name		ADV R S KALE	
Location WARDHA							
Year 2022-2023 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			325.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In	Three Hundred Twenty Five Rupees Only		
Total			325.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572022072779207	CPABXLPCX8
Cheque/DD No.				Bank Date	RBI Date	27/07/2022-23 24 07	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9372297888

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.