

FAIZ A. KHAN,
ADVOCATE,

NEAR NOORI MASJID, STATION FAIL,
WARDHA, 442001
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Reference-

Format A
(Circular No. 28/2021)

To,
The MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Subject:- Title Clearance Certificate With Respect To Field Survey NO. 108/1, Situated At Mauza- Masala, 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, Wardha, Tah. & Dist. Wardha** and following documents i.e. :-

1. Sale Deed No. WRD2-2360/2022 Dt. 25th Aug 2022.
2. 7/12 Extract, Dt. 29/09/2022,
3. 8A Extract, Dt. 29/09/2022,
4. Mutation extract. Dt. 30/09/2022.

1) Description of the property.

- The Field Survey No. 108/1 at Mauza- Mhasala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha.

Survey No.	Area	Revenue	Right
108/1	00.55 H.R.	Rs. 01-25/-	Class-I

Bounded as under:-

East- F. S. No. 108/2,
West- F. S. No. 104 & 113,
North- Stream / Road,
South- Stream/ Road.

2) The documents of allotment of said Field.

- Sale Deed No. WRD2-2360/2022 Dt. 25th Aug 2022.

3) 7/12 extract or property card issued by, Talathi of Mouza- Masala, Dt. 30/09/2022, mutation entry no. 6732 Dt. 20/09/2022.

4) Search report for 30 years from 1993 till 2022.

- Necessary search fee of Rs. 750/- paid vide e-Challan no. IK0BXUHRN0, Dt. 17/10/2022, the original e-Challan is enclosed herewith.

2/- 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, Wardha, Tah. & Dist. Wardha is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

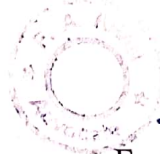
Owners of the land:-

1. Shri. Mahesh S/o Shankarrao Gulhane is the owner of the F. S. No. 108/1 at Mauza-Masala, M. No. 130, P. H. No. 40, 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, Wardha, Tah. & Dist. Wardha on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha
Date: 18/10/2022.



F. A. Khan, Advocate.
Wardha.

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[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

- That, the Field Survey No. 108/1 having area 00.55 H.R. at Mauza- Masala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha was owned by Shri. Salim S/o Iqbal Pathan & 21 others all R/o Masala, Wardha by succession and all of them jointly sold it to the present owner- **Shri. Mahesh S/o Shankarrao Gulhane R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** by sale deed vide no. WRD2-2360/2022 Dt. 25th Aug 2022, for a consideration of Rs. 65,00,000/- and the same has been mutated in his name accordingly in revenue record of mouza- Masala, Tah- & Dist- Wardha on khata entry no. 11402. Hence the present transferor is the exclusive owner & possessor of the property as described above.

Sr.No.

- 1) The 7 /12 extract as on date of application for registration are in the name of present owner **Shri. Mahesh S/o Shankarrao Gulhane R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha.**
- 2) Mutation Entry No. 6732, Dt. 20/09/2022.
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Wardha vied e-Challan No. IK0BXUHRN0, Dt. 17/10/2022.
- 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: 18/10/2022




F. A. Khan,
Advocate, Wardha.