

Reference-

Format A

(Circular No. 28/2021)

o,
The MahaRERA, Wardha.

LEGAL TITLE REPORT

Subject:- Title Clearance Certificate With Respect To the Field Survey NO. 82, Situated At Mauza- Umari (Meghe.), Taluka- & District- Wardha. (Hereinafter referred as the "said Field").

1/- I have investigated the title of the said field on the request of **Radha Builders & Developers Through its Partners:- 1. Shri. Manoj S/o Ghanshyamji Vora, 2. Shri. Mahesh S/o Shakarrao Gulhane, & 3. Shri. Rahul S/o Mahendraprasad Sharma, All R/o Wardha, Tah. & Dist. Wardha;** the proposed purchasers, and following documents i.e. :-

1. The Sale Deed No. **WRD-8688/2011 Dt. 01st November 2011.**
2. The 7/12 Extract, Dt. 29/09/2021,
3. The 8A Extract, Dt. 29/09/2021,
4. The Talathi Map, Dt. 29/09/2021,

1) Description of the property.

- The F. S. No. 82, at Mauza- Umari (Meghe), M. No. 18, P. H. No. 20, Tah. & Dist. Wardha, described as under;

Sr. No.	F. S. No.	Area	Revenue (Rs.)	Class
a.	82	01-31 H.R.	03=95/-	I

Bounded as under [as per sale deed]:-

East- F. S. No. 81,

West- Mandwa Road,

North- F. S. No. 83,

South- F. S. No. 81.

2) The documents of allotment of plot.

- Sale Deed No. **WRD-5985/2013 Dt. 15th July 2013, WRD-2764/2013 Dt. 30th March 2013, WRD-7131/2013 Dt. 13th November 2013 & WRD-7132/2013 Dt. 13th November 2013.**

3) 7/12 extract issued by, Talati of Mouza- Umari [Meghe], Dt. 29/09/2021, mutation entry no. 4630 Dt. 05/12/2021.

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

- Necessary search fee of Rs. 750/- paid vide e-Challan No. IKoBMZSNH7, Dt. 01/02/2022. 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 **Radha Builders & Developers Through its Partners:- 1. Shri. Manoj S/o Ghanshyamji Vora, 2. Shri. Mahesh S/o Shakarrao Gulhane, & 3. Shri. Rahul S/o Mahendraprasad Sharma, All R/o Wardha, Tah. & Dist. Wardha,** is clear, marketable and without any encumbrances. (If any encumbrances please mention)

Owners of the land

1. Radha Builders & Developers Through its Partners:- 1. Shri. Manoj S/o Ghanshyamji Vora, 2. Shri. Mahesh S/o Shakarrao Gulhane, & 3. Shri. Rahul S/o Mahendraprasad Sharma, All R/o Wardha, Tah. & Dist. Wardha is the owners of the F. S. No. 82, at Mauza- Umari (Meghe), M. No. 18, P. H. No. 20, Tah. & Dist. Wardha.
2. Qualifying comments/remarks if any-
 - Property is clear and marketable.
- 3/- The report reflecting the flow of the title of Radha Builders & Developers Through its Partners:- 1. Shri. Manoj S/o Ghanshyamji Vora, 2. Shri. Mahesh S/o Shakarrao Gulhane, & 3. Shri. Rahul S/o Mahendraprasad Sharma, All R/o Wardha, Tah. & Dist. Wardha on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha

Date: 01/02/2022.



A handwritten signature in blue ink, appearing to read 'F. A. Khan', written over the circular stamp.

F. A. Khan, Advocate.
Wardha.

Reference-

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

➤ That, the Field Survey No. 82, having area 01-31 H.R. at Mauza- Umari (Meghe), M. No. 18, P. H. No. 25, Tah. & Dist. Wardha was owned by Shri. Merulal S/o Pannalalji Fattepuria, R/o Wardha who sold it to Shri. Anil S/o Ayaram Kriplani R/o Wardha by sale deed vide No. WRD1781/2010 Dt. 26/02/2010 and he sold it to Shri. Mukinda S/o Purushottam Zamre R/o Sindi [Meghe], Wardha by registered sale deed vide no. WRD2510/2011 Dt. 24/03/2011.

That, the Mukindaa Zamre sold it to present owners; **Radha Builders & Developers Through its Partners:- 1. Shri. Manoj S/o Ghanshyamji Vora, 2. Shri. Mahesh S/o Shakarrao Gulhane, & 3. Shri. Rahul S/o Mahendraprasad Sharma, All R/o Wardha, Tah. & Dist. Wardha** by sale deed vide no. WRD-8688/2012 Dt. 01/11/2012 for valuable consideration of Rs. 10,00,000/- and the same has been accordingly mutated in his name in revenue record of mouza- Pawnar, Tah- & Dist- Wardha on khata entry no. 194.

Hence the present transferor the exclusive owner & possessor of the property as described above.

Sr.No.

- 1) 7 /12 extract as on date of application for registration are in the name of present owner, **Radha Builders & Developers Through its Partners:- 1. Shri. Manoj S/o Ghanshyamji Vora, 2. Shri. Mahesh S/o Shakarrao Gulhane, & 3. Shri. Rahul S/o Mahendraprasad Sharma, All R/o Wardha, Tah. & Dist. Wardha.**
- 2) Mutation Entry No. 4630, Dt. 05/12/2012.
- 3) Search report for 30 years taken from Sub-Registrar' office at Wardha vied e-Challan No. IKoBMZSNH7, Dt. 01/02/2022.
- 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: 01/02/2022



(Signature)

F. A. Khan, Advocate.
Wardha.