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Near Dhantoli Square, Bachelor Road, WARDHA – 442 001

FORMAT – A
(Circular No – 28/2021)

TO,
MahaRERA,
Maharashtra.

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect to plots carved out of F.S.No.59/1 of Mouza Masala , Tah. and District – Wardha owned by Vitthal Ramkrushna Kachole, Ishwar Ramkrushna Kachole, Manda Sureshrao Zade, Maya Laxmanrao Sontakke, Chitra Subhashrao Daigavhane, All R/o. Wardha.

I have investigated the title of the said layout on the request of Vitthal Ramkrushna Kachole and Ishwar Ramkrushna Kachole and following documents -

1) Layout Plot No.1 to 105 carved out of F.S. No. 59/1 of Mouza Masala , Tah. Distt. – Wardha. The said plots have been duly converted for residential purpose as per the order of SDO, Wardha in revenue case no.16/NAP-34/2019-2020 dt.14.10.2021. The total area of plot no.1 to 105 along with amenity plot no.106 and 107 is 17,445.48 sq.meter.

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ADVOCATE

2) The documents of allotment of plot –
    1) Xerox copy of partition deed dt.08.05.1975 registered at sr.no.1622 registered in the office of Sub-registrar, Wardha.
    2) Xerox copy of pherphar panji bearing no.5438 of Mouza Masala.
    3) Xerox copy of 7/12 extract of F.S.No.59/1 of dt.04.01.2022.
    4) Certified copy of renumbering parcha of dt.15.07.2022.
    5) Xerox copy of N.A. order along with sanction layout map of dt.14.10.2021.

3) 7/12 extract or property card issued by Talathi of dt.07.08.2019 vide mutation entry no.5438.

4) Search report is for last 30 years i.e. from 01.01.1993 to 25.07.2022 vide receipt no.GRN MH005431607202223E of dt.25.07.2022.

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 Vitthal Ramkrushna Kachole, Ishwar Ramkrushna Kachole, Manda Sureshrao Zade, Maya Laxmanrao Sontakke, Chitra Subhashrao Daigavhane, are clear, marketable and without any encumbrances.

1) Owner of land - Vitthal Ramkrushna Kachole, Ishwar Ramkrushna Kachole, Manda Sureshrao Zade, Maya Laxmanrao Sontakke, Chitra Subhashrao Daigavhane, Layout Plot No.1 to 105 (including Amenity Plot No.106 and 107) carved out of F.S. No. 59/1 of Mouza Masala, Tah. Distt. – Wardha.

2) Qualifying comment / remark if any – Nil.

3) The report reflecting the flow of title of Vitthal Ramkrushna Kachole, Ishwar Ramkrushna Kachole, Manda Sureshrao Zade, Maya Laxmanrao Sontakke, Chitra Subhashrao Daigavhane, on the said land is enclosed herewith as annexure –

(R.R. Rathi)
Advocate, Wardha.

Encl. – As above.

Dt. 30/06/2023

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TO,
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Wardha.

FLOW OF THE TITLE OF THE SAID LAND

1. **7/12 extract / P.R. Card as on the date of application for registration –**
2. **Mutation Entry No. –** Mutation Entry Number is 5438.
3. **Search report for 30 years is taken from Sub-registrar office at Wardha.**

NARRATION OF FLOW OF TITLE

From the documents placed before me it reveals that F.S.No.27/2K (Old), 59 (New) of Mouza Masala came in to the share of Ramkrushna Mahadeorao Kachole as can be seen from Xerox copy of partition deed dt.08.05.1975 registered at sr.no.1622 registered in the office of Sub-registrar, Wardha. Ramkrushna Mahadeorao Kachole died on 06.06.2019 and therefore names of his legal heirs namely Vitthal Ramkrushna Kachole, Ishwar Ramkrushna Kachole, Manda Sureshrao Zade, Maya Laxmanrao Sontakke, Chitra Subhashrao Daigavhane, Kamala Ramkrushna Kachole came to be mutated on the 7/12 extract of F.S.No.59/1 as can be seen from pherphar panji bearing no.5438 of Mouza Masala. Kamala Ramkrushna Kachole died and therefore her name is deleted from the 7/12 extract and the names of other legal heirs are maintained as the owner of the F.S.No.59/1. Before the death of Ramkrushna Mahadeorao Kachole, he applied for conversion of F.S.No.59/1 to the extent of 3.16 H.R. for the use of non-agriculture purpose. SDO, Wardha in revenue case no.16/NAP-34/2019-2020 ordered to convert the said field for the use of non-agriculture purpose vide order dt.14.10.2021. However, till this date the 7/12 extracts of plots are yet to be prepared.

4. **Any other relevant title** – Nil.
5. **Litigations if any** – Nil.

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ADVOCATE

Date :- 30/06/2023

(R.R. Rathi)
Advocate, Wardha.