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Reference-

Format A

(Circular No. 28/2021)

To,
The MahaRERA, Wardha.

LEGAL TITLE REPORT

(Instant report is in continuation of my previous Search & LTR Dt. 09/12/2021)

Subject:- Title Clearance Certificate With Respect To The Field Survey No. 27, Situated At Mauza- Pawnar, Taluka- & District- Wardha (Hereinafter referred as the "said Field").

1/- I have investigated the title of the said field on the request of **Gurukrupa Land Developers, Through its Partners 1. Shri. Anil S/o Rajaramji Gulhane, 2. Shri. Pramod S/o Vasantrao Shrirao, both R/o Alodi, Tah. Dist. Wardha** and following documents i.e. :-

1. Sale Deed No. WRD-2662/2021 Dt. 07th July 2021.
2. 7/12 Extract, Dt. 23/08/2021,
3. 8A Extract, Dt. 23/08/2021,
4. Mutation Extract, Dt. 23/08/2021,
5. Talathi Map,

1) Description of the property.

- The F. S. No. 27, at Mauza- Pawnar, M. No. 83, P. H. No. 23, Tah. & Dist. Wardha, Area- 01.15 H.R., Revenue- Rs. 05.90/-, Right- Class-I.

Bounded as under [as per sale deed]:-

East- Part of F. S. No. 29,

West- F. S. No. 25,

North- F. S. No. 28,

South- F. S. No. 26.

2) The documents of allotment of plot.

- Sale Deed No. WRD-2662/2021 Dt. 07th July 2021.

3) 7/12 extract or property card issued by, Talati of Mouza- Pawnar, Dt. 23/08/2021, mutation entry no. 3727 Dt. 03/08/2021.

4) Search report for further 2 years from 2021 till 2022.

- Necessary search fee of Rs. 50/- paid vide e-Challan No. 4886711878225, Dt. 31/12/2022. 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 **Gurukrupa Land Developers, Through its Partners 1. Shri. Anil S/o Rajaramji Gulhane, 2. Shri. Pramod S/o Vasantrao Shrirao, both R/o Alodi, Tah. Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention):

Owners of the land:

1. **Gurukrupa Land Developers, Through its Partners 1. Shri. Anil S/o Rajaramji Gulhane, 2. Shri. Pramod S/o Vasantrao Shirao, both R/o Alodi, Tah. Dist. Wardha** is the owner of the **F. S. No. 265/2**, 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 **Gurukrupa Land Developers, Through its Partners 1. Shri. Anil S/o Rajaramji Gulhane, 2. Shri. Pramod S/o Vasantrao Shirao, both R/o Alodi, Tah. Dist. Wardha** on the said land is enclosed herewith as annexure.
Encl : Annexure on separate sheet.

Place: Wardha

Date: 31/12/2022.



A handwritten signature in blue ink, appearing to read 'F. A. Khan'.

F. A. Khan,
Advocate, Wardha.

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

➤ That, the Field Survey No. 27, at Mauza- Pawner, M. No. 83, P. H. No. 23, Tah. & Dist. Wardha was jointly owned by 1. Shri. Manohar, 2. Namdeo both S/o Mahadeorao Watgule, R/o Pawnar.

That, the Manohar Watgule reported to be died on 09/07/2015 and his heirs namely 1. Shri. Vikki S/o Manohar Watgule, 2. Ku. Dipali D/o Manohar Watgule & 3. Smt. Rekhabai Wd/o Mahohar Watgule inherited the property after his death and same was mutated in their name at mutation entry no. 2313 Dt. 09/09/2015 and thus the said heirs of Mahonar became the joint owners along with Namdeo and thus, they jointly sold the said F. S. No. 27 to the present owner- **Gurukrupa Land Developers, Through its Partners 1. Shri. Anil S/o Rajaramji Gulhane, 2. Shri. Pramod S/o Vasantrao Shrirao, both R/o Alodi, Tah. Dist. Wardha** by sale deed vide no. WRD-2662/2021 Dt. 07th July 2021 and for a consideration of Rs. 70,50,000/- and 1. Shri. Dipak, 2. Shri. Ganesh, 3. Shri. Pravin all S/o Namdeorao Watgule, 4. Ku. Mamta D/o Namdeorao Watgule, 5. Sau. Durga W/o Namdeorao Watgule, & 6. Smt. Vimal D/o Mahadeorao Watgule all R/o Pawnar joined to the above said sale deed as consenter and the same has been accordingly mutated in his name in revenue record of mouza- Pawnar, Tah- & Dist- Wardha on khata entry no. 10663.

Hence the present transferor 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(s); **Gurukrupa Land Developers, Through its Partners 1. Shri. Anil S/o Rajaramji Gulhane, 2. Shri. Pramod S/o Vasantrao Shrirao, both R/o Alodi, Tah. Dist. Wardha.**
- 2) Mutation Entry No. 3727, Dt. 03/08/2021.
- 3) Search report for further 2 years taken from Sub-Registrar' office at Wardha vied e-Challan No. 4886711878225, Dt. 31/12/2022.
- 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: 31/12/2022



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