

**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,
Wardha.

LEGAL TITLE REPORT

**Subject:- Title Clearance Certificate With Respect To the Field Survey No. 107/2,
Situating 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 **Shri. Mahesh S/o
Shakar Rao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha**; the proposed
purchasers, and following documents i.e. :-

1. The Sale Deed No. **WRD-3564/2021 Dt. 15th September 2021.**
2. The 7/12 Extract, Dt. 02/09/2022,
3. The 8A Extract, Dt. 02/09/2022,
4. The Mutation Extract, Dt. 18/10/2022,

1) Description of the property.

- The F. S. No. 107/2, 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.	107/2	01-64 H.R.	03=30/-	I

Bounded as under [as per sale deed]:-

East- F. S. No. 107/1 Filed of Mahendra Kawale,

West- F. S. No. 108,

North- Field of Shridhar Falke,

South- Stream.

2) The documents of allotment of plot.

- The Sale Deed No. **WRD-3564/2021 Dt. 15th September 2021.**

3) The 7/12 extract issued by, Talati of Mouza- Umari [Meghe], Dt. 02/09/2022, mutation
entry no. 9098 Dt. 14/06/2022.

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

- Necessary search fee of Rs. 750/- paid vide e-Challan No. IK0BXUHTF7, 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 Shakarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha**, is clear, marketable and without any encumbrances. (If any encumbrances please mention)

Owners of the land

1. **Shri. Mahesh S/o Shakarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** is the owners of the F. S. No. 107/2, at Mauza- Umari (Meghe), M. No. 18, P. H. No. 20, Tah. & Dist. Wardha.

2. Qualifying comments/remarks if any-

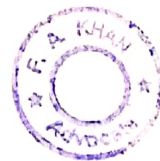
- Property is clear and marketable.

3/- The report reflecting the flow of the title of **Shri. Mahesh S/o Shakarrao 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. 107, having area 03-27 H.R. at Mauza- Umari (Meghe), M. No. 18, P. H. No. 25, Tah. & Dist. Wardha was jointly owned by Shri. Jitendra S/o Suresh Kawale, & Shri. Mahendra S/o Suresh Kawale, both R/o Somnathe Layout, Wardha they partitioned it vide partition deed Dt. 28/02/2007 and after dividing, the said field, North South the Western part having area 01.64 H. R. came to the share of Shri. Jitendra S/o Suresh Kawale, and same was mutated at exhibit no. 810 of Mouza- Umari (Me.) and he sold the same to present owner; **Shri. Mahesh S/o Shakarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** by sale deed vide no. **WRD-3564/2021 Dt. 15th September 2021** and for valuable consideration of Rs. 60,00,000/- and the same has been accordingly mutated in his name in revenue record of mouza- Umari (Me.), Tah- & Dist- Wardha on khata entry no. 10663.

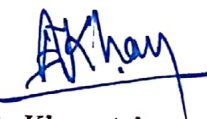
Hence the present transferor the exclusive owner & possessor of the property as described above.

Sr.No.

- 1) The 7 /12 extract as on date of application for registration are in the name of present owner, **Shri. Mahesh S/o Shakarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha.**
- 2) Mutation Entry No. 9098, Dt. 14/06/2022.
- 3) Search report for 30 years taken from Sub-Registrar' office at Wardha vied e-Challan No. IK0BXUHTF7, 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.