FAIZ A. KHAN,
ADVOCATE,

NEAR NOORI MASJID, STATION FAIL,
WARDHA, 442001
Mo. 9764579392
Email- faizkhan.khan39@gmail.com

Reference-

Date: 04/03/2021
Format A
(Circular No. 28/2021)

To,
The MahaRERA, Wardha.

LEGAL TITLE REPORT

Subject:- **Title Clearance Certificate With Respect To Plot No. CTS/C.S./F.S. NO. 75/1/75/4/a, Situated At Mauza- Umari (Meghe), Taluka/ District- Wardha** (Hereinafter referred as the "said Plot/ Field").

1/- I have investigated the title of the said field on the request of **Shri. Manoj S/o Ghanshyam Vora, R/o Wardha, Tah. & Dist. Wardha** (Name of owner/ promoter/ developer/company) and following documents i.e. :-

1. Sale Deed No. WRD-3812/2020 Dt. 29th December 2020.
2. 7/12 Extract, Dt. 02/02/2021,
3. 8A Extract, Dt. 02/02/2021,
4. Mutation extract. Dt. 02/02/2021.

1) Description of the property.

- F. S. No. 75/1/75/4/a, at Mauza- Umari (Meghe), M. No. 18, P. H. No. 45, Tah. & Dist. Wardha, Area- 01.43 H.R. Revenue- Rs. 1.90/-, Right- Class-I.

Bounded as under:-

East- F. S. No. 75/3,
West- National Highway,
North- F. S. No. 75/1 & 75/4,
South- F. S. No. 77.

2) The documents of allotment of plot.

- Not Applicable.

3) 7/12 extract or property card issued by, Talati of Mouza- Sindi (Meghe), Dt. 02/02/2021, mutation entry no. 8050 Dt. 24/01/2021.

4) Search report for 30 years from 1992 till 2021.

- Necessary search fee of Rs. 750/- paid vide e-Challan no. IK0AZZPVB8, Dt. 03/03/2020. The original e-Challan is enclosed herewith.

Adv. F. A. Khan Enl. No. MAH A314/2007 Wardha

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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 (following owner/promoter/ developer/company) **Shri. Manoj S/o Ghanshyam Vora, R/o Wardha, Tah. & Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1. CTS/C.S75/1/75/4/a, at Mauza- Umari (Meghe), M. No. 18, P. H. No. 45, Tah. & Dist. Wardha.
2. Qualifying comments/remarks if any-
   - Property is clear and marketable.

3/- The report reflecting the flow of the title of the (owner/ promoter/ developer/ company) **Shri. Manoj S/o Ghanshyam Vora, R/o Wardha, Tah. & Dist. Wardha** on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha
Date: 04/02/2021.

F. A. KHAN Advocate

F. A. Khan, Advocate.
Wardha.

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[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

- That, the Field Survey No. 75/1/75/4/a at Mauza- Umari (Meghe), M. No. 18, P. H. No. 45 Tah. & Dist. Wardha is owned and possessed by the present owner- **Shri. Manoj S/o Ghanshyam Vora, R/o Wardha, Tah. & Dist. Wardha** by sale deed vide no. WRD-3812/2020 Dt. 29th December 2020 from Shri. Shasundar S/o Badrinarayan Vora & Shri. Sushil W/o Shamsundar Vora, R/o Anmolnagar, Wardha for a consideration of Rs. 3,25,96,000/- and the same has been mutated in his name accordingly in revenue record of mouza- Umari (Meghe), Tah- & Dist- Wardha on khata entry no. 11009. Hence the present transferor the exclusive owner & possessor of the property as described above.

Sr.No.

1) 7 /12 extract / P.R. Card as on date of application for registration are in the name of present owner **Shri. Manoj S/o Ghanshyam Vora, R/o Wardha, Tah. & Dist. Wardha.**

2) Mutation Entry No. 8050, Dt. 24/01/2021.

3) Search report for 30 years from Taken from Sub-Registrar' office at Wardha vied e-Challan No. IK0AZZPVB8, Dt. 03/03/2020.

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.

F. A. KHAN Advocate

Place: Wardha.
Date: 04/03/2021

F. A. Khan, Advocate.
Wardha.

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