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FORMAT – A
(Circular No. 28/2021)

To,
Maha RERA

LEGAL TITLE REPORT

Sub : Title Clearance certificate with respect to the plot no. 21,22,23,and 24 out of the diverted and sanctioned lay-out of the field survey no. 422 situated at mouza Sawangi (Meghe) Taluka and Disst. Wardha (hereinafter referred as said plots).

I have investigated the title of the said plots on the request of Pawansut builders, a registered partnership firm and the following documents i.e. :

1. Description of property :
2. The document of the allotment of the plot
3. 7/12 extract issued by Talathi Sawangi (Meghe) dated 02/11/2020
mutation entry no. Not available
4. Search report for 30 years from 1991 till 23/04/2021.

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 the following owner is clear, marketable and without any encumbrances. (if any encumbrances please mention in separate sheet)

Owner of the land:

1. Shri Ganeshlal S/o Motilalji Sahu plot no.21, 22, 23 and 24 out of diverted and sanctioned lay out of the field survey no. 422 of Mouza Sawangi (Meghe)
2. -----



3/- the report reflecting the flow of the title of the (Owner / promoter/ developer/company) on the said land is enclosed herewith as annexure.

Date : 23/04/2021



Cy Law
Advocate

Annexure

Subject: Title verification and search report regarding the property bearing plot no. 21,22,23 and 24 out of diverted and sanction lay-out of the field Sr. No. 422 situated at Mouza Sawangi (Meghe), Tah. & Distt.- Wardha, belonging to Shri. Ganeshlal S/o Motilalji Sahu.

Sir,

Having been engaged on the above subject and on the basis of the following documents placed before me I, M.D. Taori, Advocate do here by Submit my report as under:

1. **DISCRIPTION OF THE DOCUMENTS :**

- i.) Registered partition deed dated 26/05/1956
- ii) Order passed in revenue case no. 34 /43/1984-85
- iii) Layout map sanctioned by the town planner Wardha
- iv) Receipts regarding the payment of revenue tax
- v) 7/12 extracts of the plot no. 21,22,23, and 24 out of the diverted and sanction lay out of the field survey no 422.
- VI) Order dated 22/06/2020 passed by sub divisional officer, Wardha in case no. 80/ Misc./ 19-2020 regarding amalgamation of plots.
- VII) Agreement to sale dated 24/12/2020
- VIII) Renumbering purchha

2. **DETAIL DESCRIPTION OF THE PROPERTY :-**

All that piece and parcel of the amalgamated / consolidated plot no. 21,22,23 and 24 referred herein out of the diverted and sanctioned lay-out of the field survey no. 422 is situated at Mouza Sawangi (Meghe) with in Taluka and District Wardha, with in the area of sub registrar Wardha and is admeasures and bounded as under:

Admeasurements :-

East – West : 43.88 Mts.
 North – South : 15.24 Mts.
 Total Area : 669.16 Sq. Mts (7200.00 Sq. Feet)

Boundaries :-

To the East :- Plot no. 25
 To the West :- Plot no. 19 and 20
 To the North :- Survey no. 421



To the South :- Lay out road

3. To verify the title history of the property referred hereunder I have perused the documents placed before me and found that above said Ganeshlal S/o Motilalji Sahu besides the other immovable property received the Old field survey no. 74/1 and 84/2 in the family partition amongst his brother and mother. I have perused the partition deed dated 26/05/1956 which is registered on 20/06/56. Needless to state that the said partition deed is 30 years old and hence it carries the evidentiary value and as per the provisions of the Evidence Act is the conclusive evidence of the facts. Thus it is clear that the said Ganeshlal Sahu become the owner, title holder and the possessor of the field survey no. 74/1 and 84/2. I further found that in pursuance of the said partition deed dated 26/05/1956 the said field survey no. 422 old field survey no 74/1 and 84/2 is duly mutated in the name of Ganeshlal Sahu R/o Wardha. However, since the record of mutation is very old and in torn condition at the concern revenue office, the copy thereof is not available.

4 It further reveals from the revenue record that in the process of the reassessment of the lands in year 1989-90 of Mouza Sawangi (Meghe) the said field survey no. 74/1 and 84/2 is given the one consolidated number 422.. I have perused the renumbering purcha issued by the TILR, Wardha. from the contents of the said renumbering purcha it is clear that the old field survey no. 74/1, 84/2. is renumbered as field survey no. 422. Thus the change in field survey number is duly established.

5. It further reflects from the revenue record that thereafter said Ganeshlal Sahu moved an application vide Revenue case no. NAP/ 34/43/1984-85 before the Tahsildar Wardha who vide order dated 20/3/1985 pleased to allow said application after following due process of law and as such got the said field survey no. 422 diverted and sanctioned lay out for residential purpose. The plan of the lay out in field survey no. 74/1 and 84/2 is also approved by then concern authority. As such as per the revenue record said Ganeshlalji Sahu is the lay-out owner of the said diverted and sanctioned lay out of the field survey no. 422 and being so he is the owner of the plot no. 21,22,23,and 24 referred herein.

6. It further reflects from the revenue record that the said Ganeshlalji Sahu moved an application before the Sub Divisional Officer, Wardha for the consolidation/ amalgamation of those plot nos. 21,22,23,and 24 of his sanctioned lay-out of the F.S. no. 422 vide Rev. Case. No. 80/ Misc./ 2019-2020 of Mouza Sawangi (Meghe). The Sub Divisional Officer, after

following due process of law pleased to allow said application vide order dated 22/06/2020 and in pursuance of the said order plot no. 21,22,23, and 24 are consolidated. The mutation to the effect of amalgamation is also recorded in the revenue record.

7. That the said layout owner Mr. Ganeshlal Sahu intended to construct multi-storied building over the said amalgamated plot no 21,22,23, and 24. It reflects that the sub-divisional officer Wardha being the competent authority already granted sanction for the proposed constructions vide order dater 8-04-2021. The map of the proposed construction of the multi-storied building is also approved by the competent authority.

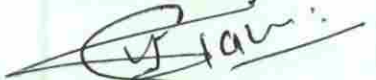
8. I have got taken the search of record regarding the property in question from the office of Sub- Registrar, Wardha through online payment of requisite search fee vide Challan No. GRN MH000 664072 202122M for last 31 years i.e. from the year 1991 to 2021.(Original Challan enclosed). During search of record in the office of sub-registrar, Wardha, I came across the document bearing no. WRD3700/2020 executed between said Ganeshlal Sahu and Pawansut Builders. It reflects that the said Ganeshlal Sahu already entered into Agreement to Sale the said plot no. 21, 22 , 23 and 24 to said Pawansut Builders. Besides the said transaction, I do not found any other transaction much less any adverse transaction in respect of the said plot no. 21,22,23 and 24 affecting the title of the said Ganeshlal Sahu to the said plot no 21, 22, 23 and 24. And the said plot no. 21,22,23 and 24 are free from all types of encumbrance, and there is no charge against the said property.

9. So, on the strength of the record of Sub- registrar Wardha, the revenue record, and the record of the mutation, and from the documents placed before me, I have no hesitation to state and opine that Shri. Ganeshlal S/o Motilalji Sahu R/o Wardha, is the title holder, possessor and owner of the plot no. 21, 22 , 23, 24 described herein above and the title acquired by him is transferable, heritable and marketable and being so the said Ganeshlal Sahu is legally competent to transfer the said plot no. 21, 22 , 23 and 24 (amalgamated)

Hence submitted.



Yours Faithfully


[Mahesh D. Taori, Adv.]