FAIZ A. KHAN,
ADVOCATE,

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

Reference-

Date: 02/02/2021
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. 105, Situated At Mauza- Sindi (Meghe), Taluka/ District- Wardha** (Hereinafter referred as the "said Plot/ Field").

1/- I have investigated the title of the said plot on the request of **Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Nalwadi, Tah. & Dist. Wardha** (Name of owner/ promoter/ developer/company) and following documents i.e' :-

1. Sale Deed No. WRD-4/2021 Dt. 01st January 2021.
2. 7/12 Extract, Dt.29/01/2021,
3. 8A Extract, Dt. 29/01/2021,
4. Mutation extract. Dt.29/01/2021.

1) Description of the property.

- F. S. No. 105, at Mauza- Sindi (Meghe), M. No. 143, P. H. No. 19, Tah. & Dist. Wardha, Area- 2.50 H.R. Revenue- Rs. 6.70/-, Right- Class-I.

Bounded as under:- [as per Map]
East- F. S. No. 106, 104 & 103,
West- Shiv,
North- Shiv,
South- Shiv.

[Aa per sale deed]
East- Field of Ajabrao Wanjari,
West- Shiv & Field of Namdeo Lakade,
North-Shiv & Field of Baldeo Vaidya,
South-Field of Shamrao Marghade.

2) The documents of allotment of plot.

- Not Applicable.

3) 7 /12 extract or property card issued by, Talati of Mouza- Sindi (Meghe), Dt. 29/01/2021, mutation entry no 23415 Dt. 28/01/2021.

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

- Necessary search fee of Rs. 750/- paid vide e-Challan no. IK0AYJVJD8 Dt. 30/01/2021. 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 (following owner/promoter/ developer/company) **Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Nalwadi, 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.S./ F. S. No. 105, at Mauza- Sindi (Meghe), M. No. 143, P. H. No. 19, 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) on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha
Date: 01/02/2021.

F. A. KHAN Advocate

F. A. Khan, Advocate.
Wardha.

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FLOW OF THE TITLE OF THE SAID LAND

- That, the Field Survey No. 105, at Mauza- Sindi (Meghe), M. No. 143, P. H. No. 19 Tah. & Dist. Wardha is owned and possessed by the present owner- **Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Nalwadi, Tah. & Dist. Wardha** by sale deed vide no. WRD-4/2021 Dt. 01st January 2021 from Shri. Suresh S/o Keshavrao Vaidya, R/o Padegaon, Tah. & Dist. Wardha and the same have been mutated in his name accordingly in revenue record of mouza– Sindi (Meghe), Tah- & Dist- Wardha on khata entry no. 9074. 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. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Nalwadi, Tah. & Dist. Wardha.**

2) Mutation Entry No 23415, Dt.28/01/2021.

3) Search report for 30 years from Taken from Sub-Registrar' office at Wardha vied e-Challan No. IK0AYJVJD8 Dt. 30/01/2021.

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: 01/02/2021

F. A. Khan, Advocate.
Wardha.

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