

FORMAT- A

(Circular Number: 28/2021)

To,
MahaRERA
Maharashtra Real Estate Regulatory Authority
Administrative Building No.1, 1st Floor,
Adjacent to Udyog Bhavan, Civil Line, Nagpur – 440001.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to the plot no 26 of survey no. 374/1/1-B of Village Nachangaon, Tehsil: Deoli, District: Wardha, admeasuring total area 468.01 square meters. (hereinafter referred as “the said plot”)

I have investigated the title of the said plot on the request of **M/s Chintamani Homes Builders and Developers**, Address- Sukh karta Nagari, Sawangi Meghe, Tahsil and Dist-Wardha and the following document i.e.:-

1. Description Of The Property:

The plot or premises bearing plot 26 of survey no. 374/1/1/B of Village Nachangaon of Tehsil Deoli and District Wardha is admeasuring total area 468.01 square Meters.

It is bounded:-

On East- by the layout of another field survey no. 378,

On West- by the inside 9 meter Road of the lay out,

On north- by the plot no. 25 of the same lay out and

On South-by the 12 meter road of the same layout and beyond that, the Nagpur-Aurangabad Highway.

2. The Documents of Allotment of Plot:

Sale deed dated 12th October, 2020. That Sale Deed is registered in Pulgaon Sub-registrar office at serial no. 1787/2020.

3. 7/12 extract issued by the Talathi, Nachangaon, tahsil-Deoli, Dist- Wardha dated 08-12-2020, mutation entry number 10600.

4. Search report no. 542 for 13 years from the year 2009 till 2021 and Search report no 1330 for 18 years from the year 1990 till 2008. Thus in total search is about 31 years from the year 1990 till 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 **M/s Chintamani Homes Builders and Developers R/o Sawangi (Meghe), Tahsil & Dist- Wardha** is clear, marketable and without any encumbrances.

Owner Of The Land:

M/s Chintamani Homes Builders and Developers is the owner of plot no. 26 of survey no. 374/1/1/B of Village Nachangaon of Tehsil Deoli and District Wardha.

3. The report, reflecting the flow of the title of the owner **M/s Chintamani Homes Builders and Developers R/o Sawangi (Meghe), Tahsil & Dist- Wardha** on the said plot no. 26 is enclosed herewith as annexure.

Encl:- Annexure

Date: 31st March, 2021


(Adv. Dinesh G. Sharma)

Adv. Dinesh G. Sharma (Stamp)
Churi Mohalla, PULGAON
Dist. Wardha (M.S.)

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FLOW OF THE TITLE OF THE SAID LAND

Flow of the title of the **plot no 26 of survey no. 374/1/1-B of Village Nachangaon, Tehsil: Deoli, District: Wardha**, owned by **M/s Chintamani Homes Builders and Developers** Address- Sukh karta Nagari, Sawangi Meghe, Tahsil and Dist-Wardha

Before 1990	Before the year 1990, one Smt. Harkabai Janbandhu was the owner and occupier of the field S.N. 374 of Mouja Nachangaon, Tahsil: Deoli, Dist- Wardha. The whole area of field S.N. 374 was 11.80 HR., having Right-Class-I. Smt. Harka Bai Janbandhu died on 28-11-2000. In her lifetime, she had bequeathed this entire field to her daughter-in-laws Smt. Suajata Jitendra Janbandhu and her grandson Pranit Jitendra Janbandhu by way of registered will deed.
11-05-2001	The field S.N. 374 was mutated in Revenue records on the name of Smt. Suajata Jitendra Janbandhu and her son Pranit Jitendra Janbandhu, as per the registered will-deed of late Smt. Harka Bai Janbandhu, after her death. Ref: Change Entry no. 3104 dated 11-05-2001
2002-2014.	In the year 2003, by way of two sale deeds, dated 04-02-2003 and 16-12-2002, area of 1.62 HR portion was sold to two buyers and accordingly mutation entries were taken in the revenue records of the said field. Ref: Change Entry no. 4488 dated 10-02-2003 Ref: Change Entry no. 4566 dated 12-05-2003 Some portion was acquired by the State Government for construction of Nagpur-Aurangabad Highway. Accordingly the entire field S.N. 374 was divided in three parts, 374/1, 374/2 and 374/3. Thereafter again the Field survey no. 374/1 was divided in three parts, 374/1/1, 374/1/2 and 374/1/3. Again thereafter the field S.N. 374/1/1 was subdivided in S.N. 374/1/1-A and S.N. 374/1/1-B.

11-04-2014	Shri Anil Amarchand Nahta, Shri Sunil Amarchand Nahta, Shri Pravin Rameshrao Lokhande, Shri Prashant Ramesh Jain, Shri Sham Girdhar Taori and Shri Naval Laxminarayan Rathi, purchased the field S.N. 374/1/1-B, admeasuring 0.81 HR from Smt. Suajata Jitendra Janbandhu and her son Pranit Jitendra Janbandhu, by way of sale deed dated 11/04/2014 bearing no. 668/2014. Ref: Change Entry no. 8072 dated 25-04-2014
30-03-2015	After purchasing the said field, they decided to convert it for residential use and hence submitted an application to the Sub-Divisional Officer, Wardha in matter no. NAP-34/Nachangaon-61/2014-15. By way of order dated 30-03-2015, The Sub Divisional Officer, Wardha allowed the change in the use of land. In the said change of use, in all, there were 26 plots laid out in the said field survey no. 374/1/1-B. Accordingly this change was mutated in the 7/12 abstract of the field. The plot no. 26 is admeasuring 468.01 square meter.
15-11-2016	The plot no. 26 was purchased by one Sharad Mishra from the layout owner Shri Anil Amarchand Nahta and others by way of a sale deed dated 15-11-2016, bearing serial no. 3841/2016. Accordingly his name was mutated in all the revenue as well as Gram Panchayat Record as owner and possessor of the plot no. 26 of Field survey no. 374/1/1-B. Ref: Change Entry no. 9543 dated 27-04-2018
12-10-2020	From Shri Sharad Mishra, M/s Chintamani Homes Builders and Developers purchased the said plot no. 26 by way of sale deed dated 12th October, 2020, having registration number 1787/2020. Now the said plot is mutated in all the revenue records on the name of its present owner M/s Chintamani Homes Builders and Developers. Ref: Change Entry no. 10600

Serial Number

1. **7/12 extract as on date of application for registration:** The latest 7/12 extract dated 08-12-2020 is on the name of present owner

M/s Chintamani Homes Builders and Developers for the plot no. 26 of field S.N. 374/1/1-B.

2. **Mutation entry number:** 10600

3. **Search report for 30 years from 1990 taken from sub registrar office at Pulgaon District Wardha:** Search report no. 542 for 13 years from the year 2009 till 2021 and Search report no 1330 for 18 years from the year 1990 till 2008. Thus in total search is about 31 years from the year 1990 till 2021.

4. **Any other relevant title:** No

5. **Litigation if any:** At this date, as per collected information, no litigation is pending in any court of Wardha District.

Date: 31st March, 2021



(Adv. Dinesh G. Sharma)

Adv. Dinesh G. Sharma (Stamp)
Churi Mohalla, PULGAON
Dist. Wardha (M.S.)