Rajesh R. Bonde, Advocate, Mob. 9370156939,
Master's Colony, Yashwant Nagar, Hinganghat, and District- Wardha.

To,

The MahaRERA, Wardha,

LEGAL TITLE REPORT

Subject:- Title Clearance Certificate With Respect To Plot no. 4-B, out of Field Survey no. 36/1, of Mouza Samudrapur, Tahsil- Samudrapur, District- Wardha (Hereinafter referred as the "said Plot/Field").

I have investigated the title of said field on the request of Shri Rajendra S/o. Rameshrao Dagwar, aged about 42 years, occupation- Business, R/o. & Post- Subhash Ward, Samudrapur, Tahsil- Samudrapur, District- Wardha, (M.S.), 442305, (Name of owner/promoter/developer/company) and following documents i.e. :-

- 7/12 extract of layout plot no. 4-B, out of field survey no. 36/1, of mouza Samudrapur, Tahsil- Samudrapur,
- Copy of Nagarpanchayat 8 of House no. 2022, ward no. 12, of Mouza Samudrapur,
- Copy of N.A. order in Revenue case no. 144/NAP-36/2009-2010, dated- 22/10/2010. Of SDO Hinganghat,
- Copy of Layout sanction map.
- Copy of Tax receipt of Revenue & Nagarpanchayat Samudrapur,

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- ❖ Copy of Gift-deed no. 6342016, dated- 28/03/2016, executed by Ramesh S/o. Namdeorao Dagwar in favour of Rajendra S/o. Ramesh Dagwar.
- ❖ Copy of mutation entry no. 5371, dated- 18/05/2020, of Mouza Samudrapur,
- ❖ Copy of mutation entry no. 3124, dated- 28/01/2016, of Mouza Samudrapur,
- ❖ Copy of mutation entry no. 4131, dated- 22/04/2016, of Mouza Samudrapur,
- ❖ Copy of N.A. order in Revenue case no. 04/NAP-36/2019-2020, dated- 22/10/2010. Of Tahsildar Samudrapur,
- ❖ Search receipt no. GRN MH010187075202021E, dated- 15/01/2021.

1) Description of property-

Nagarpanchayat house no. 2022, Layout plot no. 4-B, out non-agriculture field survey no. 36/1, total area layout plot no. 4 is 462.90 Sq. Meter, demarcating East-West the Southern side of plot area i.e. plot no. 4-B, area 224.90, admeasuring length East-West both side 17.00 Meter, breadth North-South 13.22 Meter, total area 2419.76 Sq. feet (224.90.00 Sq. meter), Situated at Samudrapur, With in Nagar-panchayat limit of Nagar-panchayat ward no. 15, Samudrapur, Mouza-Samudrapur, Mouza no. 194, P.C. No. 28, Tahsil- Samudrapur, District – Wardha,

Bounded on or toward-

East- Field survey no. 36/2,

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West- Layout road,

North- Layout plot no. 4-A, and

South- Samudrapur to Dahegaon road.

2) The Documents of allotment of plot-

   - Not Applicable

3) 7/12 extract of property card issued by Talathi of Mouza- Samudrapur, Dated- , Copy of mutation entry no. 5371, dated- 18/05/2020, of Mouza Samudrapur.

4) Search report for 13 years from 2008 to 2020.

   - Necessary search fee of Rs. 325/- paid vide E-challan no. MH010187075202021E, dated- 15/01/2021. The original e-Challan is enclosed herewith.

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/promoter/developer/company) Shri Rajendra S/o. Rameshrao Dagwar, aged about 42 years, occupation- Business, R/o. & Post- Subhash Ward, Samudrapur, Tahsil- Samudrapur, District- Wardha, (M.S.), 442305, is clear, marketable and without any encumbrances.

That property in schedule is holding the charge of Wana Nagrik Co-op. Bank Ltd., Hinganghat, Branch at Samudrapur, District- Wardha, (M.S) 442305, Housing loan of Rs. 25, 00, 000/- (Rupees

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Two Lakhs only), vide mortgage deed no. 297/2021, dated-03/02/2021.

Owners of the land

1. CTS/C.S75/1/75/4/a, With in Nagarpanchayat limit of Nagarpanchayat ward no. 15, Samudrapur, Mouza- Samudrapur, Mouza no. 194, P.C. No. 28, Tahsil- Samudrapur, District – Wardha,
2. Qualifying comments/remarks if any-

- Property is clear and marketable subject to condition of repayment of loan amount to Wana Nagrik Co-op. Bank Ltd., Hinganghat, Br. Samudrapur, District Wardha,

The report reflecting the flow of the title of the (owner/promoter/developer/company) **Shri Rajendra S/o. Rameshrao Dagwar, aged about 42 years, occupation- Business, R/o. & Post- Subhash Ward, Samudrapur, Tahsil- Samudrapur, District- Wardha, (M.S.), 442305** on the said land is enclosed herewith as annexure.

Encl: - Annexure on separate sheet.

Place: Samudrapur.

Dated- 26/07/2021.

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Advocate, Hinganghat.

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Master's Colony, Yashwant Nagar, Hinganghat, and District- Wardha.

Reference-

Dated-26/07/2021.
Format A
(Circular No. 28/2021)

[Annexure]
FLOW OF THE TITLE OF THE SAID LAND

- Nagarpanchayat house no. 2022, Layout plot no. 4-B, out non-agriculture field survey no. 36/1, total area layout plot no. 4 is 462.90 Sq. Meter, demarcating East-West the Southern side of plot area i.e. plot no. 4-B, area 224.90, admeasuring length East-West both side 17.00 Meter, breadth North-South 13.22 Meter, total area 2419.76 Sq. feet (224.90.00 Sq. meter), Situated at Samudrapur, With in Nagar-panchayat limit of Nagar-panchayat ward no. 15, Samudrapur, Mouza-Samudrapur, Mouza no. 194, P.C. No. 28, Tahsil- Samudrapur, District – Wardha, is owned and possessed by the present owner- **Shri Rajendra S/o. Rameshrao Dagwar, aged about 42 years, occupation- Business, R/o. & Post- Subhash Ward, Samudrapur, Tahsil- Samudrapur, District- Wardha, (M.S.), 442305,** he got the property as gift deed vide document no. 2411/2015, dated-31/12/2015, from Shri Narayan S/o. Namdeorao Dagwar. And on the basis of gift deed the same is mutated in the name accordingly in revenue and Municipal record of Nagarpanchayat Samudrapur, Tahsil

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Master Colony, Yashwant Nagar,
Hinganghat

– Samudrapur, District- Wardha vide entry no. 4131, fated- 22/04/2016. Hence the present transfer the exclusive owner & possessor of the property as described above.

Sr. No.

1) 7/12 extract/ P.R. card as owner as on date of application for registration are in the name of present owner **Shri Rajendra S/o. Rameshrao Dagwar, aged about 42 years, occupation- Business, R/o. & Post- Subhash Ward, Samudrapur, Tahsil- Samudrapur, District- Wardha, (M.S.), 442305,**

2) Mutation Entry no. 4131, fated- 22/04/2016.

3) Search report for 13 years from Taken from Sub0Registrar Office at Samudrapur, vide e-challan no. MH010187075202021E, dated- 15/01/2021.

4) Any other relevant title.

➢ No.

5) Litigation if any.

➢ Not on record. However, an undertaking from the borrower in this respect be obtained on affidavit.

Place: Samudrapur.

Dated- 26/07/2021.

Rajesh R. Bonde
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En. Roll No. Mah/2815/1995
Advocate, Hinganghat,
Hinganghat