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Date :

Format – A

(Circular No. : 28/2021)

To,
Maha RERA
(M.S.)

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Plot No. 11 / L.S. No. 205 (New), 142/2 (Old) situated at Mauza : Sawangi (Meghe), Taluka / District Wardha (hereinafter referred as the said Plot No. 11)

1) I have investigated the title of the said plot on the request of Vastuvishwas Developers, Prop. Saju Anapara Joseph Verghese and following documents i.e.:-

   1. **Description of the property.**
      Plot No. 11 arising out of field No. 142/2 old new 205 duly diverted vide case no. 18 / Mauza Sawangi (Meghe) / RST – 64 / 2013-14 dt.07/11/2014 of Mauza Sawangi (Meghe) of Mauza no. 411 area 445.01 sq.mt., within the limit of G.P. Sawangi (Meghe) Tah. & Dist. Wardha.
   2. **The documents of purchase of plot.**
      On 05/03/2021 vide doc. no. 835 Shivdas Bapunaji Nagrale executed the regd. Sale deed of plot No. 11 arising out of field No. 142/2 old new 205 duly diverted vide case no. 18 / Mauza Sawangi (Meghe) / RST – 64 /2013 -14 dt.07/11/2014 and of Mauza Sawangi (Meghe) of Mauza no. 411 area 445.01 sq.mt., within the limit of G.P. Sawangi (Meghe) Tah. & Dist. Wardha for Rs. 40,21,000/- in favour of M/s Vastuvishva Developers through Prop. Saju Anapara Joseph Varghese resident of Wardha Tah & Dist. Wardha.
   3. The digital 7/12 extract issued by Revenue / land Records Departments, Govt. of Maharashtra, Dated 17/11/2021 No. 22804, Dt.16/03/2021.
      Also the Patwari, Sawangi (Meghe) issued 7/12 extract Dt.03/12/2021
   4. Search report for 30 years from 1992 till 2021 vide receipt dt.25/11/2021.

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 Vastuvishwa Developers, Prop. Saju Anapara Joseph Verghese is clear, marketable and without any encumbrances.

   (1) Owner of the land of Plot No. 11 / L.S. No. 205 (New), 142/2 (Old) is Vastuvishwas Developers, Prop. Saju Anapara Joseph Verghese.
   (2) Qualifying comments / remarks if any – Nil –
   (3) The report reflcting the flow of the title of Vastuvishwas Developers, Prop. Saju Anapara Joseph Verghese on the said land is enclosed herewith as annexure.

Encl : Annexure.

Dated : 27/12/2021

H. L. Deshmukh
Advocate

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

(Stamp)

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. no.

1) 7/12 extract as on date of application for registration dt.17/11/021 as well as of dt.13/12/2021
2) Mutation entry no. 22804, dt.16/03/2021
3) Search report for 30 years from 1992-2021 taken from Sub-Registrar office at Wardha (M.S.) vide receiptdt.25/11/2021
4) Any other relevant title – N.A.
5) Litigations if any – Nil.

Date : 27/12/2021

H. L. Deshmukh
Advocate

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

(Stamp)