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Near Dhantoli Square, Bachelor Road, WARDHA – 442 001

FORMAT – A
(Circular No – 28/2021)

TO,
MahaRERA,
Maharashtra..

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect to plots carved out of F.S.No.58/1 of Mouza Masala, Tah. and District – Wardha owned by Pankaj Panditrao Kachole and Pravin Panditrao Kachole, R/o., Wardha.

I have investigated the title of the said layout on the request of Pankaj Panditrao Kachole and Pravin Panditrao Kachole and following documents -

1) Layout Plot No.1 to 64 carved out of F.S. No. 58/1 of Mouza Masala, Tah. Distt. – Wardha. The said plots have been duly converted for residential purpose as per the order of SDO, Wardha in revenue case no.31/NAP-34/2019-2020 dt.24.12.2021. The total area of plot no.1 to 64 along with amenity plot is 17,124.69 sq.meter.

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ADVOCATE

2) The documents of allotment of plot –
    1) Xerox copy of partition deed dt.08.05.1975 registered at sr.no.1622 registered in the office of Sub-registrar, Wardha.
    2) Xerox copy of pherphar panji bearing no.4198 and 5400 of Mouza Masala of dt.08.10.2013 and 11.06.2019 respectively.
    3) Xerox copy of 7/12 extract of F.S.No.58/1 of dt.04.01.2022.
    4) Xerox copy of N.A. order along with sanction layout map of dt.24.12.2021.

3) 7/12 extract or property card issued by Talathi of dt.04.01.2022 vide mutation entry no.5400.

4) Search report is for last 30 years i.e. from 01.01.1992 to 20.06.2022 vide receipt no.GRN MH003627005202223E of dt.20.06.2022.

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 Pankaj Panditrao Kachole and Pravin Panditrao Kachole is clear, marketable and without any encumbrances.

1) Owner of land - Pankaj Panditrao Kachole and Pravin Panditrao Kachole, Layout Plot No.1 to 64 carved out of F.S. No. 58/1 of
Mouza Masala, Tah. Distt. – Wardha..

2) Qualifying comment / remark if any – Nil.

3) The report reflecting the flow of title of Pankaj Panditrao Kachole and Pravin Panditrao Kachole on the said land is enclosed herewith as annexure –

(R.R.Rathi)
Advocate, Wardha.

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Encl. – As above.

Dt. 01/07/2023

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Wardha.

FLOW OF THE TITLE OF THE SAID LAND

1. **7/12 extract / P.R. Card as on the date of application for registration** –
2. **Mutation Entry No.** – Mutation Entry Number is 5400.
3. **Search report for 30 years from taken from Sub-registrar office at Wardha. with challan no. MH003627005202223E**

NARRATION OF FLOW OF TITLE

From the documents placed before me it reveals that Pandit Mahadeorao Kachole was the owner of F.S.No.58/1 since 1975. After the death of Pandit Mahadeorao Kachole on 11.10.2011, the names of his legal heirs namely Pravin Panditrao Kachole, Pankaj Panditrao Kachole, Vaishali Ajay Wanode and Kundabai Panditrao Kachole came to be mutated as the owners of F.S.No.58/1 as can be seen from Pherphar Panji bearing no.4198. Thereafter, Vaishali Ajay Wanode and Kundabai Panditrao Kachole relinquished their right and share from F.S.No.58/1 in favour of Pravin Panditrao Kachole and Pankaj Panditrao Kachole. The said relinquishment deed is registered on 10.05.2019 registered at sr.no.1203 registered in the office of Sub-registrar, Wardha and as such Pravin Panditrao Kachole and Pankaj Panditrao Kachole became the owner of F.S.No.58/1. Pravin Panditrao Kachole and Pankaj Panditrao Kachole applied to SDO, Wardha for conversion of F.S.No.58/1 for the use of non-agriculture purpose. SDO, Wardha in revenue case no.31/NAP-34/2019-2020 ordered to convert the said field for the use of non-agriculture purpose vide order dt.24.12.2021.

4. **Any other relevant title** – Nil.
5. **Litigations if any** – Nil.

(R.R. Rathi)
Advocate, Wardha.

Roshan R. Rathi
B.Com, LL.B.
ADVOCATE

Date :- 01/07/2023