

**FAIZ A. KHAN,
ADVOCATE,**

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

Reference-

Format A
(Circular No. 28/2021)

To,
The MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Subject:- Title Clearance Certificate With Respect To Plot No. A & B in Survey NO. 39/3, 41/1, 41/2, 42/2 & 42/3 , Situated At 2HIG, Mauza- Pipari [Me.], Taluka/ District- Wardha (Hereinafter referred as the "said Plot").

1/- I have investigated the title of the said field on the request of **Shri. Harshad S/o Rajendra Misal, R/o Pipari [Me.], Wardha, Tah. & Dist. Wardha** and following documents i.e. :-

1. The Sale deed vide No. WRD2-1119/2016 Dt. 07th May 2016 of Plot No. A.
2. The Sale deed vide No. WRD-1879/2017 Dt. 23rd June 2017 of Plot No. B.
3. The Deed of assignment vide no. WRD-2-195/2018 Dt. 15/01/2018,
4. The Deed of assignment vide no. WRD-2-3154/2017 Dt. 26/12/2017,
5. The Deed of Declaration vide No. WRD-2-767/2020 Dt. 18/03/2020.
6. The Correction deed vide No. WRD-2-1488/2020 Dt. 29/07/2020.
7. The Development Agreement vide No. WRD-2-765/2020 Dt. 18/03/2020,
8. The Correction deed vide No. WRD-2-1489/2020 Dt. 29/07/2020.
9. Permission of Amalgamation of Plot No.A&B Dt.05/10/2018 (SDO, WRD).
10. The Construction Permission Dt. 26/04/2019 (SDO, Wrd).

1) Description of the property.

- **The House No. 1174/2 on Plot No. A & B in Survey NO. 39/3, 41/1, 41/2, 42/2 & 42/3 , Situated At 2HIG, Mauza- Pipari [Me.] Mauza No. 87, P. H. No. 21, Tah. & Dist.- Wardha.**

Bounded as under:-

East- Road,
West- Plot No. 1, 2 & 3,
North- Road,
South- Road.

2) The documents of allotment of said Filed.

- Sale deed vide No. WRD2-1119/2016 Dt. 07th May 2016 of Plot No. A,
➤ Sale deed vide No. WRD-1879/2017 Dt. 23rd June 2017 of Plot No. B.

- 3) The property mutated in the record of MHADA and Grampnchayat Pipari (Me.) in the name of present owner.
- 4) Search report for 30 years from 1993 till 2022.
- Necessary search fee of Rs. 750/- paid vide e-Challan no. IKoBSBXDY8, Dt. 31/05/2022, 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; **Shri. Harshad S/o Rajendra Misal, R/o Pipari [Me.], Wardha, Tah. & Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Encumbrances:-

That, The aforesaid plot No. A is shown under the equitable mortgage of the Arvind Sahakari Bank Limited, Katol by filing No. 542 Dt. 22/06/2017 for Rs. 30,00,000/- and same needs to be cleared.

Owners of the land:-

1. **Shri. Harshad S/o Rajendra Misal, R/o Pipari [Me.], Wardha, Tah. & Dist. Wardha**, is the owner of **The House No. 1174/2 on Plot No. A & B in Survey NO. 39/3, 41/1, 41/2, 42/2 & 42/3 , Situated At 2HIG, Mauza- Pipari [Me.] Mauza No. 87, P. H. No. 21, Tah. & Dist.- Wardha.**
2. Qualifying comments/remarks if any-
- Property is clear and marketable. **Subject to clearance of the equitable mortgage of the Arvind Sahakari Bank Limited, Katol by filing No. 542 Dt. 22/06/2017 for Rs. 30,00,000/- as shown on Plot No. A.**

3/- The report reflecting the flow of the title of; **Shri. Harshad S/o Rajendra Misal, R/o Pipari [Me.], Wardha, Tah. & Dist. Wardha** on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha
Date: 30/05/2022.

 

F. A. Khan, Advocate.
Wardha.

Reference-

Format A

(Circular No. 28/2021)

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

Of Plot No. A.

That, the **Plot No. A in Survey NO. 39/3, 41/1, 41/2, 42/2 & 42/3 ,**
Situated At 2HIG, Mauza- Pipari [Me.] Mauza No. 87, P. H. No. 21, Tah.
& Dist.- Wardha was owned by Maharashtra Housing & Area Development Board, Nagpur and same was allotted to Shri. Utpal S/o Sureshrao Hunge, R/o Nagpur by allotment letter No. N.M./7277/Mi.V.V. Dt. 26/08/2004 who sold it to Sau. Sandhya W/o Gajanan Deollikar, R/o Wardha by obtaining required permission from MHADA by registered sale deed vide No. WRD4199/2006 Dt. 30/06/2006 and she sold it to the present owners- **Shri. Harshad S/o Rajendra Misal, R/o Pipari [Me.], Wardha, Tah. & Dist. Wardha** by the Sale deed vide No. WRD2-1119/2016 Dt. 07th May 2016 and by deed of assignment vide no. WRD-2-195/2018 Dt. 15/01/2018 and for a consideration of Rs. 50,00,000/- and the same has been mutated in his name accordingly in record of MHADA & Grampanchayat of Mouza- Pipari (Me.), Tah- & Dist- Wardha as House No. 1174/2 in Ward No. 2.

Of Plot No. B

That, the **Plot No. B in Survey NO. 39/3, 41/1, 41/2, 42/2 & 42/3 ,**
Situated At 2HIG, Mauza- Pipari [Me.] Mauza No. 87, P. H. No. 21, Tah.
& Dist.- Wardha was owned by Maharashtra Housing & Area Development Board, Nagpur and same was allotted by the allotment letter No. N.M./7278/Mi.V.V. Dt. 26/08/2004 to Sau. Sandhya W/o Gajanan Deollikar, R/o Wardha registered sale deed vide No. WRD4838/2005 Dt. 24/08/2005 and she sold it to the present owners- **Shri. Harshad S/o Rajendra Misal, R/o Pipari [Me.], Wardha, Tah. & Dist. Wardha** by the Sale deed vide No. WRD-1879/2017 Dt. 23rd June 2017 and by deed of assignment vide no. WRD-2-3154/2017 Dt. 26/12/2017 and for a consideration of Rs. 30,00,000/- and the same has been mutated in his name accordingly in record of MHADA & Grampanchayat of Mouza- Pipari (Me.), Tah- & Dist- Wardha as House No. 1174/2 in Ward No. 2.

Hence the present transferor is the exclusive owner & possessor of the Plot No. A & B as described above.

That, the present owner decided to develop said plots as commercial complex and thus he amalgamated the plot no. 1 and 2 by the order passed in Case No. 211/MRC-80/2018-19 Dt. 05/10/2018 of S. D. O. Wardha along with the permission vide outward No. 6166/2018 Dt. 20/06/2018 of MHADA, Nagpur.

That, the present owner has obtained the sanction for construction vide letter vide No. 3/const./SDO/KV/SR-151/2019 Dt. 26/04/2019 of S. D.O. Wardha along with permissions from Town Planning office vide letter Dt.18/04/2019, of Grampanchayat Pipari(Me.) vide letter Dt. 03/08/2019 and the letter Dt. 11/09/2019.

That, therefore the present owner has entered into deed of declaration vide Dt. WRD-767/2020 Dt. 18/03/2020 and correction deed of said deed of Declaration vide No. WRD-2- 1488/2020.

That for development of said plot no. A and B the present owner entered into an development agreement vide No. WRD-2-765/2020 Dt. 18/03/2020 and and correction deed of Development Agreement vide No. WRD-2- 1488/2020 & WRD-2- 1489/2020 Dt. 29/07/2020 with The Balaji Buildcon A partnership firm Through it's partners Shri. Harshad Misal, & 3 others.

However, The aforesaid plot No. A is shown under the equitable mortgage of the Arvind Sahakari Bank Limited, Katol by filing No. 542 Dt. 22/06/2017 for Rs. 30,00,000/- and same needs to be cleared.

Sr.No.

- 1) The ownership extracts as on date of application for registration are in the name of present owner; **Shri. Harshad S/o Rajendra Misal, R/o Pipari [Me.], Wardha, Tah. & Dist. Wardha.**
- 2) Mutation Entry- Not Applicable.
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Wardha vied e-Challan No. IKoBSBXDY8, Dt. 31/05/2022.
- 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: 31/05/2022



**F. A. Khan, Advocate.
Wardha.**