

FORMAT- A

To
Maha RERA
Mumbai

Date 01.01.2023

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no. CTS/C.S. No Survey No. 10/2 situated at **Nalwadi Taluka & District- Wardha** (Hereinafter referred as the said plot "**SARA NAGARI-II**")

1. I have investigated the title of the said plot on the request of **Shri. Uday Mansaram Nitnaware** Promoter of **SARA NAGARI - II** i.e

1) **Description of Property:-**As per application filed by Shri. Uday Mansaram Nitnaware. **SDO WARDHA** passed the order in case No. case No.03 / NAP-34 / 2022 Mauja Nalwadi, Tah & Dist- Wardha- dt. 18.10.2022 as per land revenue code 1966 u/s 44(1) converted into Non-agricultural land for the purpose of Residential use for Survey No.10/2 situated at Nalwadi Taluka & District – Wardha. Total area of land is 1.21 HR converted into 60 plots including amenity plot with total plotted area 7620.10 Sq.mt including amenity plot.

2) The Documents of allotment of Plot.

3) 7/12 Extract & 8A or ~~Property~~ card issued by Talathi VIDE mutation entry. 50.

4) Search report of 30 years from 1993 till Dec 2022

Necessary fee of Rs.750/- vide receipt no., GRN - MH012358498202223E dated 19-12-2022 at the original copy of 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. Uday Mansaram Nitnaware** Promoter of **SARA NAGARI - II** is clear, marketable and without any encumbrances.

Owners of the land

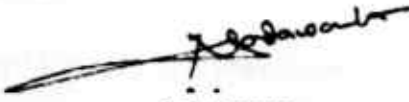
- 1) Uday Mansaram Nitnaware CTS/Survey .No. 10/2 situated at Mauza Nalwadi Taluka & District - Wardha which is bounded as under-

Towards East : Survey No. 10/3
Towards West : Survey No. 12/2
Towards North : Survey No. 8/2-3A & 3B
Towards South : Survey No. 10/1/A

- 2) Qualifying comments/remarks if any **NIL Property is clear and marketable**

3. The report reflecting the flow of the title of the(owner/ promoter/ developer/company) on the said land is enclosed herewithas annexure.

Enclosure: Annexure
Date: 01.01.2023


Advocate

Adv. A. A. Sadawarte
Darshan', Laxmi nagar, Wardha
Cell No. : 9372911555

Annexure

Report reflecting the flow of the title of the Owner on the said Land

1. For the purpose of index verification, I pursued the following documents-
 - # Copy of Sale Deed date 10/3/1972 executed by BahuraoTalwekar, Krushna BahuraoTalwekar, Balram BahuraoTalwekar in favour of MansaramDyeshwar Nitnaware of Field No, 61, area 11.9 acre (4.82 H.R.) of MouzaNalwadi, Tah& Distt. Wardha, duly registered at the office of Sub Registrar, Wardha at Serial No. 823 of Book No. 1.
 - # Copy of Partition Deed 31-1-1990 executed by MansaramjiDyeshwar Nitnaware in favour of himself and his son and daughter namely Uday Nitnaware and Renu Nitnaware of Field No. 10, (Old No. 61) area 4.82 H.R. of Mouza Nalwadi, Tah&Distt- Wardha.
 - # FerfarPatrak
 - # 7/12 extract of Survey No. 10/2 of, MouzaNalwadi, Tah&Dist- Wardha.
 - # N.A. Order in Revenue case No. 03/NAP/34/2022 in respect of F.S. No. 10/2 of MouzaNalwadi, Tah&Distt- Wardha, passed by SDO Wardha on 18-10-2022.
2. For the purpose of index verification, I pursued the copies of Sale Deed, Partition Deed, relinquishment Deed referred above and N.A. Order and other relevant documents.
3. I have taken the search & survey number 10/2 of MauzaNalwadi, Tah&Dist - Wardha from the office of Sub- Registrar in respect of above said property from the year 1993 till December 2022 for 30 years by paying the requisite fee of Rs. 750/- vide receipt no., GRN - MH012358498202223E dated 19-12-2022 at Wardha Sub- Registrar Office.

The title history of the above mentioned Survey No. 10/2, area 1.21 H.R. of, Mauza Nalwadi, Tah & Dist- Wardha till this date shows the following chain of transaction.

4. That field survey number 10 (New), 61 (Old), area (11.9 Acres) 4.82 H.R., Occupant - class I, of Mauza Nalwadi, Tah & District- Wardha was Purchased by Mansaram Dyneshwar Nitnaware from Bahurao Talwekar, Krushna Bahurao Talwekar, Balram Bahurao Talwekar on dated 10/3/1972. Sale Deed is duly registered at the office of the Sub - Registrar, Wardha at Serial No. 823 of Book No. 1.

That Mansaramji Dyneshwar Nitnaware has partitioned the said land in between himself and his son and daughter. That on 31-1-1990 Mansaramji Dyneshwar Nitnaware executed partitioned deed in favour of himself and his son and daughter namely Uday Nitnaware and Renu Nitnaware of field No. 10, (Old No. 61) area 4.82 H.R. of Mauza Nalwadi, Tah & Dist- Wardha, As per said Partition Deed Mansaram Nitnaware divided F.S. No. East - West and Northern Portion admeasuring 2.40 H.R. and was kept by him for himself. That he divided remaining land North - South and given 1.21 H.R. land of Western side to his son Uday Nitnaware and Eastern side land admeasuring 1.21 H.R. to his daughter Renu Mansaramji Nitnaware.

That after partition the area in share of Mansaramji was given new No. as 10/1. Area which was allotted to the Uday Nitnaware was given new No. 10 /2 and area which was allotted to Renu was given No. 10 /3.

5. That Uday Mansaramji Nitnaware had applied to Sub Divisional Office, Wardha for conversion of said land F.S. No. 10/2 area 1.21 H.R. of mouza Nalwadi, Tah & Dist - Wardha in to Non Agricultural purposes as he was intending to develop the residential layout therein.
6. That Sub Divisional Officer Wardha, passed the order of N.A on 18-10-2022 in Revenue Case No. 03/NAP/34/2022, Mauza- Nalwadi, Tah & Dist -Wardha and converted that land in to residential layout. That total **60 plots** including amenity were carved out in that filed property. Total area if the said layout is admeasuring **7620.99 Sq.mt** including amenity plot accordingly SDO directed to concern revenue officer to

prepare 7/12 extracts of plots of the said layout in favour of applicant Uday Mansaramji Nitnaware.

7. As such as on today Uday Mansaramji Nitnaware R/o Laxmi Nagar, Wardha, Tah & Distt. Wardha is exclusive owner and possessor of Layout carved out in Field Survey No. 10/2, area 1.21 H.R. of Mouza Nalwadi, Tah&Dist- Wardha.
8. The Links in the chain of title have been properly established. All the transactions have been duly verified from the relevant record of the Register office, Wardha and as well as Revenue record.
9. On the basis of search made by me and the documents placed before me, I certify that the property referred above i.e. Layout carved out in Filed survey No .10/2, area 1.21 H.R. if Mauza Nalwadi, Tah & Dist- Wardha is owned and possess by Uday Mansaramji Nitnaware R/o. Laxmi Nagar, Wardha, Tah & Distt. Wardha, and is free from all encumbrances, charges, liens and mortgages or any other claims and not involved in any court litigation. I also certify that all relevant documents are duly stamped wherever the stamp duty is payable in these documents in accordance with the provisions of Bombay Stamp Act, 1958, Indian Stamp Act, 1959 as amended up to date. Similarly the relevant documents have been registered, attested, where ever these documents required registration and attestation.

In the result, I state that the property in question is free from all types of encumbrances and it has clear and marketable title and there is no any impediment.

Hence this report.

Wardha

Date - 1-1-2023



ADVOCATE

Adv. A. A. Sadawarte
'Darshan', Laxmi nagar, Wardha
Cell No. : 9372911555