VIJAY S. CHORE
B.COM, LL. B.
ADVOCATE,

NEW MHADA COLONY,
DUPLEX BUNGLOW NO.
M-32 WARDHA.

Mobile No. 9960137677
Ph. No. 07152-295364.

To,

Maharashtra RERA

Sub:- Title clearance Certificate with respect to plot No. CTS/C.S. No. 71 situated at Paunar Taluka/District Wardha (hereinafter referred as the said plot "plot").

I have investigated the title of the said plot on the request of (Vastu Land Developers and Builders through its partners) and following documents i.e. :-

1) Description of the property,
2) The documents of allotment of plot.
3) 7/12 extract or property card issued by concerned talathi dated 24/2/2019 mutation entry no.3243.
4) Search report for 30 years from 1992 to 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 Vastu Land Developers and Builders through its partners is clear, marketable and without any encumbrances.

Owners of the land

1) 181 CTS/C.S. No.
2) _____ CTS/C.S. No.
3) _____ CTS/C.S. No.
4) Qualifying comments /remarks if any _____

3/- The report reflecting the flow of the title of the Vastu Land Developers and Builders through its partners on the said land is enclosed herewith as annexure.

विजय एस. चोरे
ॲ ड व्हो के ट
Reg. No. - MAH/2920/1995
न्यु म्हाडा कॉलनी, डूप्लेक्स, एम-३२, वर्धा
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Date :- 27/04/2021

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 extract / P. R. Card as on date of application for registration.
2) Mutation Entry No. 3243 .
3) Search report for 30 years from 2006 to 2020 taken from Sub-Registrar Office at Wardha .
4) Any other relevant title.
5) Litigations if any .

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TO WHOM IT MAY BE CONCERN,

SEARCH CUM TITLE VERIFICATION REPORT.

Having been engaged by transferee Vastu Land Developers and builders through its partners No. 1) Ashish Sharadrao Dhande r/o Nagpur 2) Shri Ganesh Parshuramji Atkar r/o Wardha 3) Shri Mohan Pundalikrao Manmode r/o Wardha 4) Shri Sanjay Pundalikrao Manmode r/o Wardha, 5) Sharad Rangnath Gaikwad for preparation of title verification cum search report in respect of the field property belonging to him and on the basis of documents provided before me, I, Vijay S. Chore, Advocate do hereby submit my search cum title verification report as follows :-

Description of the Property owns and possess by transferee.

The Non-agricultural field property duly diverted for residential purpose as per Order passed by N. T. Wardha in its rev. case No. NAP-81/2017-18 Mouza Paunar as per order passed on 29/12/2018 with sanctioned TPO layout map. Situate at Mouza Paunar, mouza No. 83, p.h./T.S.No. 23 Tq. & Dist. Wardha , within R.D. Wardha and R. S. D. Wardha.

Sr. No.	Field Svy. No.	Area	L. R.	Right
1	181	1.78	9.25	Class-1(Bhuswami)

Boundaries of the field is as under :-

Field svy. No. 181:- East - Svy. No. 178 field, West -Pandhan, North-remaining portion of S. No. 181 & then S.No. 177 field, South-Svy .No. 180 & 182 field (Measurement and boundaries as per regd. Sale deed dt. 22/01/2019 at sr. no. 142)

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Sr. No.	Field Svy. No.	Area	L. R.	Right
1	181	1.78	9.55	Class-1(Bhuswami)

Boundaries of the field is as under :-

Field svy. No. 181:-

Eas - Svy. No. 178 Shri Arun Rajendra Khare & others

West - Pandhan Rasta

North- Svy. No. 177 Sumati Arun Lele & others

South- remaining portion of field Svy .No. 181 & 182 field Svy. No. Shri Rajendra Dnyaneshwar Kapde & others

(Measurement and boundaries as per regd. Sale deed dt. 29/01/2019 at sr. no. 337)

Part No. 1 Details / Description of the Documents / Scrutinized /Verified/ Documents to be collected for verification :-

Sr. No.	Date of Document	Name of the Document & Type	Whether Original/ certified true copy To be taken for Verification.
1	Current yrs	7/12 extract	photo copy
2	04/05/2020	Ferfar panji for entry no. 3023	certified copy
3		Revenue Tax receipt	Original
4	29/01/2019	Regd. Sale deed at sr. no. 142	Original
5	31/12/2019	N. A. Order of N.T Wardha	Certified Copy
6	/ /2016	TPO sanctioned Layout map	Photo Copy

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Part – 2 Title Flwo chart (Title Tree) (Chain of title)

Smt.Panchafulabai Natthuji Wanjari, Chandrakala Harish Suryawanshi, Sudhir Kawduji Wanjari, Shobha Krushna Ramteke, Sumanbai Kawduji Wanjari, Rekha Sanjay Bhele, and Sujit Kawduji Wanjari (being absolute owner of their each shares in above fields)

Vastu Land Developers and Builders through its partners.

(purchaser of said field no. 181 by regd. Sale deed and being transferee also) (The above chain of title established in revenue dept. and record of office of Sub Registrar Wardha)

Part – 2 Title Flwo chart (Title Tree) (Chain of title)

Shri Harish Marotrao Suryavanshi, Shital Narendra Ubhate, (being absolute owner of their each shares in above fields) Vastu Land Developers and Builders through its partners.

(purchaser of said field no. 181 by regd. Sale deed and being transferee also) (The above chain of title established in revenue dept. and record of office of Sub Registrar Wardha)

Part -3 Brief history of the Property:

(Special importance to area of the Property and Legal heirs)

Thus title history for last 15 yrs from this date on the basis of documents provided to me is established the links of chain in title as under :-

That during my searches I have found originally the field svy no. 181 total area 1.78 HR. situated at mouza Paunar, were jointly owned and possessed by Smt.Panchafulabai Natthuji Wanjari, Chandrakala Harish Suryawanshi, Sudhir Kawduji Wanjari, Shobha Krushna Ramteke, Sumanbai Kawduji Wanjari, Rekha Sanjay Bhele, and Sujit Kawduji Wanjari. The remaining portion of Svy. No. 181 area 0.99 H. R. were jointly owned and possessed by Shri Harish Marotrao Suryavanshi & Shital Narendra Ubhate. Thereafter all the owner has sold the said field svy. No. 181 of an area 1.78 H. R. by registered sale deed dated

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22/01/2019 at doc. No. 142 for Rs. 49,00,000/- and field svy. No. 181 and area 1.78 out of 0.99 H. R. by registered sale deed dated 29/1/2019 at doc, No. 337 of Rs. 63,00,000/- to Vastu Land Developers through its partners above name . The ferfar also effected in the name of above vendees in revenue records viz. 7/12 extract vide mutation entry no. 3023 dated 04/05/2020 . Since then the above Vastu Land Developers is become absolute owner of said field no. 181 as per revenue records. Thereafter above Vastu Land Developers through its partners have jointly applied before N. T. Wardha vide their application for conversion of above entire field svy. No. 181 into Non agricultural use. Accordingly the N. T. Wardha after due enquiry in its Rev. case no. NAP – 81 Paunar-2017-18 passed an Order on dated 29/12/2018 thereby converted the above field property into its residential purpose. Thus the said field is duly diverted for N. A. purpose and layout demanded in said field also duly sanctioned form TPO Wardha and Layout TPO Map also showing plots no. 1 to ___ i.e. total ___ plots demarcated in said both fields with reserved open space plots . Thus the ferfar in change in user of lands for residential purposes also mutated in the name of above layout owners in 7/12 extract of each plots no. 1 to 71 by concerned talathi vide mutation entry no. 3243 on dated ___/__/2019 .

That the above owner /transferee has produced before me all relevant revenue records and photo copy of said regd. Sale deed along with all revenue records listed herein above for my perusal issued by concerned talathi. Since the title acquired by aforesaid sanctioned layout over said field by transferee as per current revenue records of each plots and as such no original title deed for each plot is available with the transferee.

Thus the aforesaid field svy. No. 181 is free from encumbrances and transferee has clear and marketable title subject to paper publication regarding objection if any over the said layout of said field from public at large. My search cum title verification report is based on documents submitted before me. So far as other encumbrances are concerned it is necessary to obtain the affidavit of transferee stating that the field in question is free from all types of encumbrances i.e. will deed, gift deed, relinquishment deed , power of attorney, regd.

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