



**FAIZ A. KHAN,
ADVOCATE,**

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Reference-

Format A
(Circular No. 28/2021)

To,

The MahaRERA, Wardha.

LEGAL TITLE REPORT

**Subject:- Title Clearance Certificate With Respect To Plot No. CTS/C.S./F.S.
NO. 148/2, Situated At Mauza- Mhasala, Taluka/ District- Wardha**
(Hereinafter referred as the "said Plot/ Field").

1/- I have investigated the title of the said field on the request of **Shri. Mahesh S/o
Shankarrao Gulhane R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** (Name of
owner/ promoter/ developer/company) and following documents i.e. :-

1. Sale Deed No. WRD2-1763/2021 Dt. 22nd June 2021.
2. 7/12 Extract, Dt. 20/07/2021,
3. 8A Extract, Dt. 20/07/2021,
4. Mutation extract. Dt. 20/07/2021.

1) Description of the property.

- The Field Survey No. 148/2 at Mauza- Mhasala, M. No. 130, P. H. No. 40,
Tah. & Dist. Wardha.

Survey No.	Area	Revenue	Right
148/2	00.81 H.R.	Rs. 02-75/-	Class-I

Bounded as under:-

East- F. S. No. 143 & 161,
West- Field of Makarand Rokade,
North- F. S. No. 148/1,
South- F. S. No. 148/3.

2) The documents of allotment of plot.

- Not Applicable.

3) 7/12 extract or property card issued by, Talathi of Mouza- Mhasala, Dt.
20/07/2021, mutation entry no. 6102 Dt. 20/07/2021.

4) Search report for 30 years from 1992 till 2021.

- Necessary search fee of Rs. 750/- paid vide e-Challan no. IK0BGDHW4, Dt.
25/08/2021, 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 (following owner/promoter/ developer/company) **Shri. Mahesh S/o Shankarrao Gulhane R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1. CTS/C.S. / F. S. No. 148/2 at Mauza- Mhasala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha is own and possesses by **Shri. Mahesh S/o Shankarrao Gulhane R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha**.
2. Qualifying comments/remarks if any-
 - Property is clear and marketable.

3/- The report reflecting the flow of the title of the (owner/ promoter/ developer/ company) **Shri. Mahesh S/o Shankarrao Gulhane R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha
Date: 25/08/2021.



A handwritten signature in blue ink, appearing to read "F. A. Khan", with a horizontal line underneath.

F. A. Khan, Advocate.
Wardha.



FAIZ A. KHAN,
ADVOCATE,

NEAR NOORI MASJID, STATION FAIR,
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[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

- That, the Field Survey No. 148/2 at Mauza- Mhasala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha was owned by Shri. Manohar S/o Shivsingh Dhamane R/o Wardha who died on 20/03/2005 and he bequeathed it by will to Shri. Sanjay S/o Manohar Dhamane R/o Wardha and after his death the above said property mutated in the name his legatee Shri. Sanjay M. Dhamane and he sold it to the present owners- **Shri. Mahesh S/o Shankarrao Gulhane R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** by sale deed vide no. WRD2-1763/2021 Dt. 22nd July 2021, for a consideration of Rs. 89,85,000/- and the same has been mutated in his name accordingly in revenue record of mouza- Mhasala, Tah- & Dist- Wardha on khata entry no. 10920. Hence the present transferors are the exclusive owners & possessors of the property as described above.

Sr.No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration are in the name of present owner **Shri. Mahesh S/o Shankarrao Gulhane R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha.**
- 2) Mutation Entry No. 6102, Dt. 20/07/2021.
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Wardha vied e-Challan No. IK0BGDHW4, Dt. 25/08/2021.
- 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: 25/08/2021



AKhan

F. A. Khan, Advocate.
Wardha.