Adv. Ajit A Sadawarte
M.Com, LL.M

'Darshan', Laxmi Nagar, Wardha.
Mo. 9372911555
Email- ajitsadawarte@gmail.com

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. 10/1/A situated at Nalwadi Taluka & District- Wardha.

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

   1) **Description of Property**:-As per application filedby Shri. Uday Mansaramji Nitnaware, **SDO WARDHA** passed the order in case No.04/NAP–34/2022MaujaNalwadi, Tah&Dist- Wardha- dt.18.10.2022as per land revenue code 1966 u/s 44(1) converted into Non-agricultural land for the purpose of Residential use for Survey No.10/1/A situated at NalwadiTaluka& District – Wardha.

   2) The Documents of allotment of Plot
   3) 7/12 Extract & 8A ~~or Property card~~ issued by Talathi VIDE mutation entry.9320 dated 25.04.2022
   4) Search report of 30 years from year 1993 till Dec 2022 Necessary Search fee of Rs.750/- vide Government receipt no. MH012374805202223E dated 19-12-2022 the original copy of E Challan is enclosed herewith.

2. On perusal of the above mentioned documents and all other relevantdocuments relating to title of the said property I am of the opinion that the titleof **Shri. Uday Mansaramji Nitnaware** Promoter of **SARA NAGARI - I**is clear, marketable andwithout any encumbrances.
   Owners of the land

   1) CTS/Survey .No. 10/1/A situated at MauzaNalwadiTaluka& District - Wardha

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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

FLOW OF THE TITLE OF THE SAID LAND.

1. For the purpose of index verificaton, I persued the following document

Copy of sale Deed dated 10/3/1972 executed by BahuraoTalwekar. Krushna Bhaurao Talwekar Balram Bhaurao Talwekar in favour of Mansaram Dnyeneshwar Nitnaware of field No. 61 area 11.9 acre (4.82 HR) of Mauza Nalwadi, Tah. And Ditt. 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 Mansaramji Dyneshwar Nitnaware in favour of himself and his son and daughter namely UdayNitnaware and Renu Nitnaware of field NO.10 (old No. 61) AREA 4.82 H.R of Mauza Nalwadi Tah.and Distt. Wardha,

Copy of Sale Deed dated 20-7-2004 executed by Mansaram Dyneshwar Nitnaware in favour of Sau Manisha Pankaj Naredi of field Survey No. 10/1 of Mauza Nalwadi Tah.Dist.-Wardha, area 2.40 H.R. duly registered at the office of Sub Registrar, Wardha at Serial No. 4089/2004.

Copy of Relinquishment Deed dated 17-5-2018 executed by Renu Mansaram Nitnaware (Sau. Renu Rajesh Dakhane) in favour of Asha Mansaram Nitnaware and Uday Mansaram Nitnaware in respect of her right in Filed Survey No- 10/1/A, area 1.19 H.R. of MauzaNalwadi, Tah& Dist.-Wardha, duly registered at the office of Sub Registrar, Wardha at Serial No. 1297/2018.

Copy of Relinquishment Deed dated 4-4-2022 executed by Asha Mansaram Nitnaware in favour of Uday Mansaram Nitnaware in respect of her right in field Survey No. 10/1/A, area 1.19 H.R. of Mouza Nalwadi Tah. &Dist-Wardha, duly registered at the office of Sub Registrar, Wardha at Serial No. 1555/2022.

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7/12 extract of survey number 10/1/A of Mauza, Nalwadi, Tah&Dist- Wardha.

N.A. Order in Revenue Case No. 04/NAP/34/2022 in respect of F.S. No.10/1/A of Mouza Nalwadi, Tah & Dist- Wardha, passed by SDO Wardha on 18-10-2022.

2. For the purpose of index verification, I persued 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 of survey number 10/1/A o fMouza Nalwadi, 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 requisite fee of Rs.750/- vide receipt no.GRN - MH012374805-202223E dated 19-12-2022 at Wardha Sub - Registrar Office.
The tittle history of the above mentioned Survey No. 10/1/A, area 1.19 H.R. of Mouza Nalwadi, Tah & Dist- Wardha till this date shows the following chain of transactions:

4. That field survey no. 10 (New), 61 (Old), area (11.9 Acres) 4.82 H.R., occupant class I, of mauza Nalwadi, Tahsil& District - Wardha was Purchased by Mansaram Dyneshwar Nitnaware from Bahurao Talwekar, Krushna Bahurao Talwekar, Balram BahuraoTalwekar on dated 10-03-1972. Sale Deed is duly registered at the office of Sub Registrar, Wardha at Serial No. 823 of Book No.1.

That Mansaramji Dyneshwar Nitnaware had 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 Mouza Nalwadi, Tah& Dist. Wardha, As per said Partitioned Deed Mansaram Nitnaware divided F.S. No. East - West and Northern Portion admeasuring 2.40 H.R. land 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 Masaramji Nitnaware.

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

That Mansaram Dyneshwar Nitnaware sold 1.21 H.R. area of Eastern side by dividing field Survey No. 10/1 North-South, in favour of Sau. Manisha Pankaj Naredi on 20-07- 2004 by registered sale deed which is duly registered at the office of Sub Registrar, Wardha at Serial No. 4089/2004. After sale of 1.21 H.R. land to Manisha Naredi the remaining land was given new No. 10/1/A area 1.19 H.R. and same was remain in the name of Mansaramji Nitnaware till his death. After death of Mansaramji Nitnaware the name of his legal representative namely Asha Mansaram Nitnaware and Uday Mansaram Nitnaware, Renu Mansaram Nitnaware (Sau. Renu Rajesh Dakhane) were duly mutated on the 7/12 extract of the F.S. 10/1/A.

That on 17-5-2018 RenuMansaramNitnaware (Sau. Renu Rajesh Dakhane) executed the Relinquishment Deed in favour of Asha MansaramNitnaware and UdayMansaram Nitnaware in respect of her right in Filed Survey No. 10/1/A, area 1.19 H.R. of Mouza Nalwadi, Tah&Dist- Wardha, which is duly registered at the office of Sub Registrar, Wardha at Serial No. 1297/2018.

That on 4-4-2022 Asha Mansaram Nitnaware executed Relinquishment Deed in favour of Uday Mansaram Nitnaware in respect of her right in Field Survey No. 10/1/A, area 1.19 H.R. of Mouza Nalwadi, Tah&Dist- Wardha, duly registered at the office of Sub Registrar, Wardha at Serial No. 1555/2022. That after execution of both the relinquishment deed entire F.S. No. 10/1/A area 1.19 H.R. of mouza Nalwadi Tah & Dist- Wardha become exclusively property of Uday Nitnaware. That mutation of his sole name was done in revenue record of he said filed survey.

5. That Uday Mansaramji Nitnaware had applied to Sub Divisional Office, Wardha for conversion of said land F.S. No. 10/1/A area 1.19 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. 04/NAP/34/2022, Mouza Nlawadi, Tah&Dist- Wardha and converted that land in to residential layout. That total **57 Plots were** carved out in that field property. 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 & Dist - Wardha is exclusive owner and possessor of Layout carved out in Filed Survey Mo. 10/1/A, area 1.19 H.R. of Mouza Nalwadi, Tah&Dist- Wardha. The Links in the chain o 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 the Revenue record.

8. On the basis of search made by me and the documents placed before me, I certify that the property referred in above i.e. Layout Carved out in filed Survey No. 10/1/A, of MouzaNalwadi, 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, wherever these documents required registration and attestation.

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

Wardha
Date – 01.01.2023

Adv. A. A. Sadawarte
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