Adv Shailesh Shriram Kulkarni
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Office :-
Jain Plaza Complex Near Civil and Criminal Court Motala Tq. Motala Dist.Buldhana.

Ref. No RERA/title/ /2022
To :- Maha RERA

Date :- 17/11/2022

LEGAL TITLE REPORT

Sub:- Title Clearance certificate with respect to layout plot no 1A , situated on Non-agrictural land of Survey No 275/277/1/1/A, situated at Motala Tq. Motala Dist. Buldhana state Maharastra.
(herewith refereed as " the said plot ")

I have investigated the title of the said plot on the request of **MOHAMMAD SHAKIL ABDUL RASHID AND SHEKH MUSTAFA SHEKH MAHEMOOD** and the following documents. i.e

1) Description of Property :-

The Layout plot no. 1 A (275/277/1/1/A) admeasuring 315.57 Sq. Mtr Layout Plot , situated on Non-agrictural land of field gat no. 275/277/1/1/A Layout plot, alongiwth constructed building thereon, situated at Motala Tq. Motala Dist.Buldhana. The said field gat no.275/277/1/1/A had been converted into Non-agrictural land by an **Order of S.D.O Malkapur Tq. Malkapur Dist.Buldhana, passed on dated 20/06/2018 in revenue case no. N.A.P-34/Motala/08/2017-2018. The said plot 1 A alongiwth constructed building thereon is owned and possessed by owners MOHAMAD SHAKIL ABDUL RASHID AND SHEKH MUSTAFA SHEKH MAHEMOOD.**

As per the Regi.Sale Deed dated 13/11/2020 The said plot no. 1 A, admeasuring 315.57 Sq.Mtr Layout plot is bounded by the following four boundaries.

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Toward East	**Plot no 1 B**
Toward West	**The land of Rafikh Kha**
Toward North	**Road**
Toward South	**Plot no. 4**

2) The documents of allotment of plot Property card i.e. 7/12 extract of the said plot, Registered Sale deed, and Mutation Entries and Index II of the current owner.

3) Search Report for 30 year from the year of 1992 to till year 2022.

4) On perusal of the abovmentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of **MOHAMMAD SHAKIL ABDUL RASHID AND SHEKH MUSTAFA SHEKH MAHEMOOD** are clear and Marketable and without any encumbrances

Owner of the land :-

1) MOHAMMAD SHAKIL ABDUL RASHID AND SHEKH MUSTAFA SHEKH MAHEMOOD., Layout plot no. 1 A , admeasuring 315.57 Sq. Mtr layout plot alongiwth constructed building thereon , situated on Non-agricultural land of field gat no. 275/277/1 A Layout plots , situated at Motala Tq. Motala Dist.Buldhana.

2) . The report reflecting the flow of the title of the

(owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl :- Annexure.



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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract Property Card, i.e C.T.S Extract as on date of application for registration.

2) Registered Sale Deed of Current Owner

i) Registered Sale Deed in respect of Said Layout plot no. 1 A (275/277/1/1A) admeasuring 315.57 Sq. Mtr Layout plot along with constructed building thereon. The said Registered Sale Deed is bearing **Registered document no. 1681/2020** and executed at Sub-Registrar office of Motala Tq. Motala Dist.Buldhana **on dated 13/11/2020.**

Mutation Entry:-

i) **Mutation Entry No. 7340 .**

Search Report for 30 year from 1992 to 2022 taken from Sub-Registrar office of Motala Tq. Motala Dist.Buldhana.

Adv.Shailesh Shriram Kulkarni.

Advocate

Adv. Shailesh Shriram Kulkarni

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Ref. No Search/2022

SEARCH REPORT

Re:In respect of property bearing Layout plot no 1 A admeasuring 315.57 Sq. Mtr Layout plot ,situated on Non-agrictural land of field serve no. 275/277/1/1 A at Motala Tq. Motala Dist.Bulddhana.

On carefully inspection of Search in respect of the above mentioned property and I have gone through the available Index-II Register kept in the office of Sub-Registrar of Motala Tq. Motala Dist.Buldhana. for the period of 30 years i.e 1992 to 2022 the following transactions are tranced out.

Note :- The aforesaid search is taken according to available Index-II register in the office of Sub-Registrar Motala Tq. Motala Dist.Buldhana.

Year	Transaction		Year	Transaction		Year	Transaction
1992			2003	2014		--	
1993			2004	2015		**Transacting Regi. Sale Deed dated 17/06/2015 doc. No. 1277/2015i n respect of**	

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						0H.18R land from field gat no. 275 of motala .	
1994			2005	2016		--	
1995			2006	2017		--	
1996			2007	2018		--	
1997			2008	2019		--	
1998			2009	**2020**		**TRASACTION Sale Deed Dated 13/11/2020 Ragi. Doc. No. 1681/2020**	
1999			2010	2021		--	
2000			2011	2022		--	
2001			2012				
2002			**2013**	**Transaction of Registered Sale of agreement in respect of 0H.17R of land of the field gat no. 277 of Motala bearing Ragi.docu.no 856/2013 Dated 30/04/2013.**			

1) TRANSACTION IN THE YEAR OF 2013 :-

Ragi. Sale of Agreement executed in respect of specific 0H.17R land from field gat no. 277.

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The said Register Sale of argent executed at Sub-Registrar office of Motala on dated **30/04/2013, bearing Registered document no. 856/2013.**

The said Regi. Sale of agreement executed by 1) Sk. Usman Sk. Subhan 2) Sk. Aktar. Sk Anwar 3) Shafiyabi Sk. Anwar 4) Sultanabi Sk. Afrsar 5) Shahinabi Sk.Akbar 6) Sk. Akbar. Sk Afsar 7) Bushrabi. Sk Akabar. 8) Sk. Bhikan Sk Umar 9) Sk. Sardar Sk. Umar. 10) Sk.Budan Sk. Umar 11) Sk. Ibrahim Sk. Umar. 12) Khatunabi Sk.Rashid 13) Jaytunabi Sk.Ashif 14) Intarbi. Sk Naym. In favour of **SHEK SAYID. SHEK. HAMID.**

2) TRANSACTION IN THE YEAR OF 2015 :-

The Ragistered Sale Deed has been executed by MOTISING GANANSING NAYIK DHIRBASSI. By the name of SHEK. SAYID SHEK HAMID in respect of specific land of 0H.18R of Non -agricutural land of field Gat no. 275 , situated at Motala Tq. Motala Dist.Buldhana.

3) TRANSACTION FOR THE YEAR OF 2020

(entry found in S.R.O of Motala Tq. Motala Dist. Buldhana.

Registered Sale Deed , executed by SHEKH SAYID SHEKH HAMID at Sub-Registrar office of Motala by the name of SHEKH MUSTAFA SHEKH MAHEMOOD and MOHAMMAD SHAKIL ABDUL RASHID on dated 13/11/2020 bearing Registered document no. 1681/2020 in respect of Layout plot no. 1 A (275/277/1/1A) admeasuring 315.57 Sq. Mtr Layout plot , situated at Motala Tq. Motala Dist.Buldhana.

Nagar Panchayat of Motala sanctioned and issued Building permission and Commencement certificate on dated 29/07/2022, having building permit no. 123207 and Proposal Code NPMOT-22-33610 , in respect of abovmentioned Layout plot no. 1 A (275/277/1/1A) admeasuring 315.57 Sq. mtr Layout plot.

Seller :- **SHEKH SAYID SHEKH HAMID**

Purchaser :- **SHEKH MUSTAFA SHEKH MAHEMOOD and MOHAMMAD SHAKIL ABDUL RASHID on dated 13/11/2020 bearing Registered document no. 1681/2020**

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in respect of Layout plot no. 1 A (275/277/1/1A) admeasuring 315.57 Sq. Mtr Layout plot , situated at Motala Tq. Motala Dist.Buldhana.

Hence this search Report.

Place :- Motala

Date :- 17/11/2022



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