

Subodh M. Shah

B.Sc.(Hons.),LL.B.

Advocate

Off. : 1/2, Ground Floor, Abhishikt Appt., Vise Mala, Off. College Road, Nashik - 422005.
Tel. : +91-0253-2312638. Email : adv.smsah@gmail.com

FORMAT - A
(Circular No. 28/2021)

To,

MahaRERA
MUMBAI.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect property Nazul Sheet No. 22A of Plot NO. 7, 8, 9/1A total admeasuring 1713.84 Sq. Mtrs. situated at Village Khamgaon, Taluka Khamgaon and District Buldhana, within City Council limits (hereinafter referred as the said "Land property")

I have investigated the tile of the said property on the request of MAULI GROUP, A PARTNERSHIP FIRM and following documents i.e. :-

1) DESCRIPTION OF THE PROPERTY :

All that piece and parcel of the property situated at Village Khamgaon, Taluka Khamgaon and District Buldhana, within City Council limits and bearing Sheet No., Plot No. area and bounded as follows :-

A] Land admeasuring 1136.54 Sq. Mtrs. out of Nazul Sheet NO. 22A, Plot NO. 7 total admeasuring 2015.50 Sq. Mtrs.

B] Nazul Sheet NO. 22A, Plot NO. 8 total admeasuring 25.30 Sq. Mtrs.

C] Land admeasuring 552.00 Sq. Mtrs. out of Nazul Sheet NO. 22A, Plot NO. 9/1A total admeasuring 1100.000 Sq. Mtrs.

2) The documents of allotment of plot -

That aforesaid holder Mauli Group purchased land admeasuring 1136.54 Sq. Mtrs. out of 1359.50 Sq. Mtrs. out of Nazul Sheet NO. 22A of Plot NO. 7 from Raju alias Rajiv Shrikirshna Anekar and Sanjeev Shrikirshna Anekar by Sale Deed dated 21/4/2023 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 1400/2023 on 21/4/2023.

That aforesaid holder Mauli Group purchased Nazul Sheet NO. 22A of Plot NO. 8 admeasuring 25.30 Sq. Mtrs. from Raju alias Rajiv Shrikirshna Anekar and Sanjeev Shrikirshna Anekar by Sale Deed dated 21/4/2023 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 1400/2023 on 21/4/2023.

That aforesaid holder Mauli Grou[purchased land admeasuring 552.00 Sq. Mtrs. out of Plot NO. 9/1A of Nazul Sheet No. 22A from Raju alias Rajiv Shrikirshna Anekar and Sanjeev Shrikirshna Anekar by Sale Deed dated 21/4/2023 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 1400/2023 on 21/4/2023.

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3) CTS extract or property card issued by Dy. Superintendent of Land Records, Khamgaon.

4) Search report for 30 years from 1994 till 2024.

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 MAULI GROUP, A PARTNERSHIP FIRM is clear, negotiable and marketable and without any charge, encumbrance.

Owners of the land -

MAULI GROUP, A PARTNERSHIP FIRM owners of Nazul Sheet No. 22A of Plot NO. 7, 8, 9/1A total admeasuring 1713.84 Sq. Mtrs. situated at Village Khamgaon, Taluka Khamgaon and District Buldhana,

Qualifying comments/remark if any - Property is clear, negotiable and marketable and without any charge, encumbrance.

3/- The report reflecting the flow of the title of the owner MAULI GROUP, A PARTNERSHIP FIRM on the said land is enclosed herewith as annexure.

Encl: Annexure

Date - 28/06/2024


Advocate
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FLOW OF THE TITLE OF THE SAID LAND

I have perused 7/12 extract and mutation entries for the last 30 years and the search for 30 years of the Index II from the office of Sub Registrar, Nashik and my observation as under ;

It appears from the Nazul/City Survey extract Nazul Sheet No. 22A was owned by Rajaram Ramchandra Kale and others since prior to 1986.

Nazul Sheet No. 22A - Plot NO. 7 total admeasuring 2015.50 Sq. Mtrs. Plot NO. 7 was owned by Rajarani Ramchandra Kale & others since prior to 1990.

That Dattatray Ramchandra Papalkar purchased certain area out of Nazul Sheet NO. 22A from the Rajaram Ramchandra Kale and others by Sale Deed registered at Sr. NO. 6543/1986 on 24/4/1986 and as such name of the said purchaser is mutated in the owners column of the records of rights on 24/4/1986.

One of the owner Rajaram Ramchandra Kale died on 14/7/1990 and as such names of his legal heirs namely Shantaba (alias Ramabai) Govindrao Anekar is mutated in the records of rights on 27/12/1990. As per the Will of the deceased dated 27/3/1990.

One of the owner Parashram Mairal Dongre died and as such names of his legal heirs namely Ramchandra Parashram Dongre, Arvind Parashram Dongre are mutated in the records of right on 19/5/1992.

One of the owner Mahadev Jayram Karaskar died and as such names of his legal heirs namely Prabhatai Mahadevrao Karaskar, Kumari Priya Mahadevrao Karaska and Kumari Priti Mahadevrao Karaskar are mutated in the records of rights on 12/6/1993.

One of the owner Shantabai alias Ramabai J.Govindrao Anekar died on 1/5/1993 and as per her Will dated 12/11/1990 her share is given to Sudha J.Shrikrishna Anekar and as such name of Shantabai alias Ramabai J.Govindrao Anekar was deleted from the record of rights on 12/8/1993.

That Jaykumar Shaligram Chandak purchased 2400.00 Sq. ft. from Ramchandra Parashram Dongre and Arvind Parashram Dongre by Sale deed registered at Sr. NO. 3998/1996 on 30/12/1996 and as such name of said purchaser is mutated in the records of rights and names of Ramchandra Parashram Dongre and Arvind Parashram Dongre are deleted from the records of rights on 16/3/1996.

That Laxmi Manohar Sonune purchased 2400.00 Sq. ft. from by Sale deed 28/9/1998 and as such name of said purchaser is mutated in the records of rights on 13/9/1996.

That Dattatray Govind Kulkarni died on 29/1/2000 and as such names of his legal heirs namely Nirmal Dattatray Kulkarni, Anjali Gajanan Deshpande,

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Anil Dattatray Kulkarni, Atul Dattatray Kulkarni and Amol Dattatray Kulkarni are mutated in the records of rights on 29/10/2001.

That Jaykumar Shaligram Chandak purchased 140.33 Sq. Mtrs. alongwith construction thereon 740.00 Sq. ft. by Sale Deed registered at Sr. NO. 3814/2001 on 31/8/2001 and as such names of the said purchaser is mutated in the records of rights on 29/10/2001.

That Deepak Manohar Kulkarni purchased 92.89 Sq. Mtrs. by Sale Deed registered at Sr. NO. 3484/1997 on 19/9/1997 and as such name of the said purchaser is mutated in the records of rights on 3/5/2002.

That Anilkumar Shivkisasandas Rathi purchased 656.00 Sq. Mtrs. by Sale Deed registered at Sr. NO. 1111/2002 on 28/2/2002 and as such name of the said purchaser is mutated in the records of rights on 3/5/2002.

That Sanjay Madhukarrao Dange purchased 222.96 Sq. Mtrs. by Sale Deed registered at Sr. NO. 604/1988 on 7/7/1988 and as such name of the said purchaser is mutated in the records of rights on 20/5/2003.

That Ganpat Pandhari Bopale purchased Plot NO. 7 admeasuring 740.00 Sq. ft. by Sale Deed registered at Sr. NO. 2592/2004 on 19/5/2004 and as such name of the said purchaser is mutated in the records of rights on 22/6/2004.

That Satish Ramrao Deshmukh purchased 92.89 Sq. Mtrs. by Sale Deed registered at Sr. NO. 4588/2009 on 6/11/2009 and as such name of the said purchaser is mutated in the records of rights on 9/12/2009.

That One of the owner Sudhatai Shrikrishna Anekar died on 17/6/12 and as such names her legal heirs namely Rajiv Shrikrishna Anekar and Sanjeev Shrikrishna Anekar are mutated in the records of rights for the land admeasuring 1359.50 Sq. Mtrs. on 30/8/2016 and name of the Sudhatai Shrikrishna Anekar is deleted from the records of rights.

That charge of State Bank of India is mutated in the records of rights for Vishal Paper Convertor Khamgaon.

That aforesaid holder Mauli Grou[purchased land admeasuring 1136.54 Sq. Mtrs. out of 1359.50 Sq. Mtrs. out of Nazul Sheet NO. 22A of Plot NO. 7 from Raju alias Rajiv Shrikrishna Anekar and Sanjeev Shrikrishna Anekar by Sale Deed dated 21/4/2023 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 1400/2023 on 21/4/2023 and as such name of the present holder is mutated in the records of rights on 7/6/2023.

Nazul Sheet No. 22A - Plot NO. 8

It appears from the Nazul/City Survey extract Nazul Sheet No. 22A of Plot NO. 8 was owned by Shrikrishna Govind Anekar since prior to 1991.

That Shrikrishna Govind Anekar died and as per his Will dated 7/4/2003 Plot NO. 8 is given to Sudhatai Shrikrishna Anekar and her name is mutated in the records of rights on 23/5/20013.

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That Sudhatai Shrikrishna Anekar died 17/6/2016 and as per her Will Plot NO. 8 is given to Rajiv Shrikrishna Anekar and Sanjeev Shrikrishna Anekar and their names are mutated in the records of rights on 30/8/2016.

That aforesaid holder Mauli Grou[purchased Nazul Sheet NO. 22A of Plot NO. 7 admeasuring 25.30 Sq. Mtrs. from Raju alias Rajiv Shrikrishna Anekar and Sanjeev Shrikrishna Anekar by Sale Deed dated 21/4/2023 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 1400/2023 on 21/4/2023 and as such name of the present holder is mutated in the records of rights on 7/6/2023.

Nazul Sheet No. 22A - Plot NO. 9/1A

It appears from the Nazul/City Survey extract Nazul Sheet No. 22A of Plot NO. 9/1A was owned by Shrikrishna Govind Anekar since prior to 1990.

That Anilkumar Shivkisasandas Rathi purchased admeasuring 547.19 Sq. Mtrs. out of Nazul Sheet No. 22A from previous owners by Sale Deed registered at Sr. No. 1112/2002 on 28/2/2002.

That Shrikrishna Govind Anekar died and as per his Will dated 7/4/2003 land admeasuring 552.00 Sq. Mtrs. is given to Sudhatai Shrikrishna Anekar and her name is mutated in the records of rights on 23/5/20013.

That Sudhatai Shrikrishna Anekar died 17/6/2016 and as per her Will land admeasuring 552.00 Sq. Mtrs. is given to to Rajiv Shrikrishna Anekar and Sanjeev Shrikrishna Anekar and their names are mutated in the records of rights on 30/8/2016.

That aforesaid holder Mauli Grou[purchased land admeasuring 552.00 Sq. Mtrs. out of Plot NO. 9/1A of Nazul Sheet No. 22A from Raju alias Rajiv Shrikrishna Anekar and Sanjeev Shrikrishna Anekar by Sale Deed dated 21/4/2023 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 1400/2023 on 21/4/2023 and as such name of the present holder is mutated in the records of rights on 7/6/2023.

That the land owners converted the Plot NO. 7 and 8 into Non Agricultural use under order from Chief Officer of Nagar Council, Khamgaon under their order dated 11/11/2002.

That land owners amalgamated Plot No. 7, 8 and 9 which is duly sanction from Khamgaon Municial Council on 25/11/2022 under No. CCKNK/SA/2002/APL/0027.

3) Search report for 30 years from 1993 taken from Sub Registrar office at Nashik 1 to 6.

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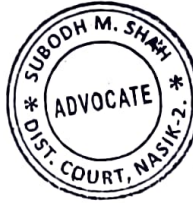


The search of Index II registers is conducted in the office of Sub Registrar, Nashik and the search receipt Ref. No. 2876119286 on 28/06/2024 is attached hereto and no adverse entries is observed during the course of the search.

4) Any other relevant title - Not Applicable

5) Litigation if any - Not Applicable

Date - 28/06/2024




Advocate
Subodh M. Shah



CHALLAN
MTR Form Number-6



GRN	MH004345757202425E	BARCODE	01 1100 1111 10000000 0000 1111 1000000000 1111 1000 000		Date	28/06/2024-12:04:31		Form ID			
Department Inspector General Of Registration					Payer Details						
Search Fee					TAX ID / TAN (If Any)						
Type of Payment Other Items					PAN No.(If Applicable)						
Office Name KHM_KHAMGAON SUB REGISTRAR					Full Name		Adv S M Shah				
Location BULDHANA											
Year 2024-2025 One Time					Flat/Block No.		CTS No. 22A				
Account Head Details				Amount In Rs.	Premises/Building						
0030072201 SEARCH FEE				750.00	Road/Street		Kamgaon				
					Area/Locality		Buldhana				
					Town/City/District						
					PIN		444303				
					Remarks (If Any)						
					30 Years						
					Amount In		Seven Hundred Fifty Rupees Only				
Total				750.00	Words						
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	69103332024062813812		2876119286		
Cheque/DD No.					Bank Date	RBI Date	28/06/2024-12:05:33		Not Verified with RBI		
Name of Bank					Bank-Branch		IDBI BANK				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
खदर चलन "दइप ऑफ पेमेंट" गध्ये नगुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.