

MILIND A. KANE
ADVOCATE
Mob. 9822360457

Resi./Office
Shop No. 1, Pavan Pushpa Aptt.
Rautwadi, Mohite Plot, Akola.

FORMAT-A

To,
Maha RERA

LEGAL TITLE REPORT.

Sub :- Title clearance certificate with respect to plot no. Kasbe Akola Nazul plot no.1/192 nazul sheet no.86-B.

Situated at tq. and Dist. Akola.(herein after referred as the said plot

1) I have investigated the title of the said plot on the request of Mr. Pramod Rakrishna Tayde r/o.Akola.

Description of property

That, the piece and parcel of the land situated at mouje Umarkhed tq. & Dist. Akola within the limits of Akola Municipal Corporation, the area popularly known Mohite plot Akola. layout plot no.11 out of field sr. no.2/2 bearing nazul plot no.1/192 sheet no.86(B)

Measurement of Plot

To the East – West- 75 ft.(22.06 sq. meters)

To the North–South-73.00 ft.(22.25 sq. meters)

Total measurement of plot.5475 sq.ft.i.e.511.629 sq. meters.

Bounded as under:-

To the East – Service lane and plot no.10

To the West – 20.00 ft. road.

To the North– Place of Kuswant Vihar.

To the South – Govt.Road.

Search report for thirty years from 1991 to 2022.

2) On the perusal of the above mentioned documents and all other relevant documents relating to the title of the said property. I am of the opinion that the property in question is mortgaged with Bank Of Maharashtra br. Jathar peth Akola for Rs. 1Core Fifty Lacks . Title of the following owner /promoter/developer is clear marketable and when he will produced encumbrance certificate.

Owners of land.

sr.no	Owners of land.	Description of property.
1	Mr.Pramod Ramkrishna Tayde r/o Akola.	layout plot no.11 out of field sr. no.2/2 bearing nazul plot no.1/192 sheet no.86(B)

3)Qualifying Opinion/remarks if any---
ncl:- Format-A


Milind Kane
ADVOCATE
(Milind A. Kane Advocate)
Mob. 9822360457
Regi. No. MAH/460/2001

FORMAT-A**Flow of Title****6) Trace of Title/ History of Passing of title. Details of antecedent title deeds**

(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

1) When I gone through with the Ferfar, Namuna D, registard sale deed dated 24.03.2021 of the property in question and I have personally visited the subregister office Akola on dated 29.08.2022. I found that, initially before more than 30 years, nazul plot no 1/192 of mouje Akola, admeasuring 5475 sq.ft.i.e.511.629 sq. meters.owned and possessed by St Anusyabai Rajaram Bhanghe she had purchased the said property by registard sale deed on dated 27.02.1972 vide document sr. no.1150. The said transaction duly mutated in nazul record.

2) Thereafter Mr.Sharad Rajaram Bhanghe has inherited the property in question, by way of will deed made by his mother i.e. Smt.Anusayabai Rajaram Bhanghe in his favour on dated 10.04.1998. The said transaction duly mutated in nazul record.

3)Thereafter, Mr. Sharad Bhanghe r/o Akola sought the permission for the construction of Ground+First+Second+Third+Four floor residential –cum-commercial scheme over the plot in question from A.M.C. Akola in case no.14/41/2021 and same was sanctioned on dated 16.02.2021.

4) Thereafter on dated 24.03.2021 Mr.Sharad Rajaram Bhanghe sold out nazul plot no 1/192 of mouje Akola, admeasuring 5475 sq.ft.i.e.511.629 sq. meters by registered sale deed to Mr. Pramod Ramkrishna Tayde r/o Akola. Vide document sr.no.1813/2021.The said transaction duly mutated in nazul record.

5)Thereafter Mr. Pramod Ramkrishna Tayde r/o Akola had executed the registered Deed of Declaration on dated 14.10.2021vide document sr. no. 5732/2021executed before the sub-Registrar Akola and the scheme 'Anuraj Parkr' residential-cum-commercial apartment scheme has been declared, which consist Ground+First, Second,Third and forth floor. The said scheme consist eight family units and seven shops.

Thereafter on dated 04.02.2022 Mr. Pramod Tayde mortgage the said plot with Bank of Maharashtra by registard mortgage deed and availed the loan facility of Rs. 1 corore fifty lacks.Vide doc. sr.no.670/2022.

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As such the entire link in the flow of title of property has been duly establish and all the legal formalities have been duly complied with

I have not found any court litigation

- 1)Property card issued by nazul department on dated 21.09.2021.
- 2)Mutation entry no.1/2021
- 3)Search report for thirty years from 1991 to 2022.
- 4)Any other relevant documents layout order and map.

Date:- 29.07.2022.

Place: -Akola.


Milind Kane
ADVOCATE
Signature & Seal of Advocate
Regi. No. MAH/460/2001