

SAURABH S. SARDA *Adv.*

Mob. 94236-50505/90116-50505E-mail :adv.sssarda@gmail.com
S.S. Towers, 1st Floor, ITI Lane, Opp. Students Gallery, Behind Sarda's Career
Point, Necklace Road, Akola

FORMAT - A

(Circular No. /2022)

To,

MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 19 situated at Mouje Umri, Tq. & Dist. Akola out of F.S. No. 39/1 and 51/1 which is converted to Non-Agricultural use vide order passed by Hon'ble S.D.O. in Rev. Case No. 7/2/1965-66 dt. 27/05/1966. (hereinafter referred as the said plot)

1. I have investigated the title of the said plot on the request of Mr. Dinesh Krushnarao Dhage and following documents i.e. :-

- 1) Description of the property

All that piece and parcel of the land situated at Mouje Umri, Tq. & Dist. Akola, R.S.D. R.D. Akola (Pin Code - 444005), situated within the limits of Municipal Corporation Akola bearing F.S. No. 39/1 and 51/1 which is converted to Non-Agricultural use vide order passed by Hon'ble S.D.O. in Rev. Case No. 7/2/1965-66 dt. 27/05/1966. Out of the passed layout, layout plot no. 19 (Survey No. and Sub-division 39/1/51/1/19), Occupant class - 1, total admeasuring 897.44 sq. mtrs. (9660.00 sq. ft.) which is surrounded from -

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East -	Service Lane
West -	40 ft. wide Road
North-	Layout Plot no. 18
South-	Layout Road

- 2) Regd. Sale Deed bearing no. 257/1989 dt. 30/03/1989
- 3) Regd. Sale Deed bearing no. 258/1989 dt. 30/03/1989
- 4) Regd. Sale Deed bearing no. 4359/1991 dt. 31/12/1991
- 5) Document bearing mutation entry no. 6745 dt. 21/06/2005
- 6) Regd. Sale Deed bearing no. 4651/2019 dt. 13/09/2019
- 7) Regd. Sale Deed bearing no. 4580/2022 dt. 26/09/2022
- 8) Regd. Sale Deed bearing no. 318/2019 dt. 21/01/2019
- 9) Regd. Sale Deed bearing no. 4884/2004 dt. 29/11/2004
- 10) Regd. Sale Deed bearing no. 4339/2019 dt. 21/08/2019
- 11) Order passed by Civil Court in MJC No. 152/2019 dt. 13/08/2009
- 12) Regd. Sale Deed bearing no. 4652/2019 dt. 13/09/2019
- 13) Search report for 30 years from dt. 02/11/1992 till 02/11/2022
- 14) Property Card dt. 14/10/2022 vide Ferfar No. 14956
- 15) Search Report for 30 years from 02/11/2002 till 02/11/2022

2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the

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opinion that the title of Mr. Dinesh Krushnarao Dhage is clear, marketable and without any encumbrances.

Owner of the land -

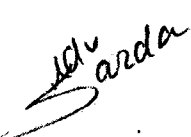
(1) Mr. Dinesh Krushnarao Dhage

(2) Qualifying comments/remarks if any.

(3) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as ANNEXURE-I.

Encl. ANNEXURE-I

Date: 07/11/2022


Adv. Saurabh S. Sarda

Adv. S. S. Sarda
MAH/4435/2010

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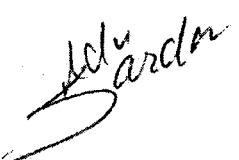
(Circular No.:- /2022)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/ 12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 14956
- 3) Search report for 30 years from 02/11/2022 Taken from Sub-Registrar office at Akola, Tq. & Dist. Akola
- 4) Any other relevant title.
- 5) Litigations if any.

Date:07/11/2022


Adv. Saurabh S. Sarda
(Stamp)

Adv. S. S. Sarda
MAH/4435/2010

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Ref. No. Nov/51/2022

Date:- 07/11/2022

TO WHOMSOEVER IT MAY CONCERN TITLE VERIFICATION & SEARCH REPORT

Respected Sir/Madam,

Having been engaged by Mr. Dinesh Krushnarao Dhage for preparing the title verification and search report in respect of the immovable property which is specifically described hereunder. I am issuing the present title verification & search report as per my findings and documents found by me and made available to me -

DESCRIPTION OF PROPERTY -

All that piece and parcel of the land situated at Mouje Umri, Tq. & Dist. Akola, R.S.D. R.D. Akola (Pin Code - 444005), situated within the limits of Municipal Corporation Akola bearing F.S. No. 39/1 and 51/1 which is converted to Non-Agricultural use vide order passed by Hon'ble S.D.O. in Rev. Case No. 7/2/1965-66 dt. 27/05/1966. Out of the passed layout, layout plot no. 19 (Survey No. and Sub-division 39/1/51/1/19), Occupant class - 1, total admeasuring 897.44 sq. mtrs. (9660.00 sq. ft.) which is surrounded from -

East -	Service Lane
West -	40 ft. wide Road
North-	Layout Plot no. 18
South-	Layout Road

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(hereinafter referred to as 'Said Plot')

1. As per the documents & information supplied and made available to me i.e. Sale Deed, 7/12, Ferfar, etc. search taken in respect of the above described immoveable property and on the verification of Index-II Register in the office of Sub-Registrar, Akola & Revenue Record, the record in on-line portal of web site of Department of Registration and Stamp, Maharashtra and also appropriate of which certified copies are obtained, I found the following chain of transactions in respect of the above described immoveable property i.e., the said land -
2. That initially the said plot was purchased by Mr. Milfiram Pehlumal Lalwani, Mr. Gurudasmal Thavardas Lalwani, Mr. Chetandas Gopumal Lalwani, Mr. Ghanshyamdas Sadarangmal Lalwani, Mr. Shyamlal Tekchand Lalwani, Mr. Omprakash Arjundas Lalwani, Mr. Ratanlal Sadarangmal Lalwani, Mr. Ishwar Chetandas Bhagwani vide two different Regd. Sale Deed bearing no. 6285/1985 dt. 25/09/1985 and bearing no. 6422/1985 dt. 09/10/1985. Accordingly, the names of Mr. Milfiram Pehlumal Lalwani, Mr. Gurudasmal Dhavardas Lalwani, Mr. Chetandas Gopumal Lalwani, Mr. Ghanshyamdas Sadarangmal Lalwani, Mr. Shyamlal Tekchand Lalwani, Mr. Omprakash Arjundas Lalwani, Mr. Ratanlal Sadarangmal Lalwani, and Mr. Ishwar Chetandas Bhagwani were duly mutated in the record of right.

S. Sarda

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3. Later the said land was jointly purchased by Mr. Ratankishor Radhakisan Agrawal, Mr. Jugalkishor Radhakisan Agrawal, Mr. Sham Anant Ingle and Mr. Sakharam Vithoba Patil from Mr. Milfiram Pehlumal Lalwani, Mr. Gurudasmal Dhavardas Lalwani, Mr. Chetandas Gopumal Lalwani, Mr. Ghanshyamdas Sadarangmal Lalwani, Mr. Shyamlal Tekchand Lalwani, Mr. Omprakash Arjundas Lalwani, Mr. Ratanlal Sadarangmal Lalwani, and Mr. Ishwar Chetandas Bhagwani family vide two different Regd. Sale Deeds bearing no. 257/1989 and 258/1989, both dt. 30/03/1989. Accordingly, Mr. Ratankishor Radhakisan Agrawal, Mr. Jugalkishor Radhakisan Agrawal, Mr. Sham Anant Ingle and Mr. Sakharam Vithoba Patil each became owners of 1/4th land admeasuring 2415 sq. fts. total admeasuring 2415 sq. fts. and accordingly, they were duly mutated in the record of right. For kindly perusal the copy of regd. Sale deed dt. 30/03/1989 bearing Regd. Doc. No. 257/1989 and 258/1989 are annexed herewith as ANNEXURE-I & II.
4. Later, Mrs. Sheela Wankhade purchased the undivided joint share of said the said plot from Mr. Ratankishor Agrawal admeasuring 1200 sq. ft. and from Mr. Jugalkisor Agrawal admeasuring 1200 sq. ft. vide Regd. Sale Deed bearing no. 4359/1991 dt. 31/12/1991. Accordingly, the name of Mrs. Sheela Wankhade was duly mutated in the record of right. The copy of sale deed ANNEXURE-III.

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5. Later, Mr. Anant Narayan Ingle purchased the undivided joint share of Mrs. Sheela Wankhade admeasuring 2400 sq. ft. vide Regd. Sale Deed bearing no. 4673/2004 dt. 29/11/2004. Accordingly vide mutation entry no. 6745, the name of Mr. Anant Narayan Ingle was duly mutated in the record of right. Enclosed herewith is the copy of mutation entry as ANNEXURE- IV.
6. Later, Mr. Dinesh Krushnarao Dhage purchased the undivided joint share of the said plot of Mr. Anant Ingle admeasuring 2400 sq. ft. vide regd. Sale Deed bearing no. 4651/2019 dt. 13/09/2019. Accordingly, the name of Mr. Dinesh Krushnarao Dhage was duly mutated in the record of right. Copy of Sale Deed is enclosed herewith as ANNEXURE-V.
7. Later, Mr. Dinesh Krushnarao Dhage purchased the undivided joint share of the said plot of Mr. Ratankishor Agrawal admeasuring 1215 sq. ft. vide regd. Sale Deed bearing no. 4580/2022 dt. 26/09/2022. Accordingly, the name of Mr. Dinesh Krushnarao Dhage was duly mutated in the record of right. Copy of Sale Deed is enclosed herewith as ANNEXURE-VI.
8. Later, Mr. Dinesh Krushnarao Dhage purchased the undivided joint share of the said plot of Mr. Jugalkishor Agrawal

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admeasuring 1215 sq. ft. vide regd. Sale Deed bearing no. 318/2019 dt. 21/01/2019. Accordingly, the name of Mr. Dinesh Krushnarao Dhage was duly mutated in the record of right. Copy of Sale Deed is enclosed herewith as ANNEXURE-VII.

9. Later, Mr. Sunil Anant Ingle and Mr. Ram Anant Ingle purchased the undivided joint share of Mr. Sakharam Vithoba Patil admeasuring 2415 sq. ft. vide regd. Sale Deed bearing no. 4884/2004 dt. 29/11/2004. Accordingly, the names of Mr. Sunil Anant Ingle and Mr. Ram Anant Ingle were duly mutated in the record of right. Copy of Sale Deed is enclosed herewith as ANNEXURE-VIII.

10. Later, Mr. Dinesh Krushnarao Dhage purchased the said undivided joint share of Mr. Sunil Ingale, admeasuring 1207.5 sq. ft. vide regd. Sale Deed bearing no. 4339/2019 dt. 21/08/2019. Accordingly, the name of Mr. Dinesh Krushnarao Dhage was duly mutated in the record of right. Copy of Sale Deed is enclosed herewith as ANNEXURE-IX.

11. Later, Mr. Ram Anant Ingle demised on dt. 27/05/2007. Accordingly, the names of Smt. Kiran Ramkrushna Ingle, Ms. Dhanashree Ramkrushna Ingle and Mr. Ajinkya Ramkrushna Ingle were duly mutated in the record of right as the legal heirs of Mr. Ram Anand Ingle vide order passed by Hon'ble 3rd Jt. Civil Judge Sr. Div., Akola MJC No. 152/2009 dt. 13/08/2009.

S. S. Sarda

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Copy of Order passed by Civil Court is enclosed herewith as
ANNEXURE-X.

12. Later, Mr. Dinesh Krushnarao Dhage purchased the undivided portion of said plot of Smt. Kiran Ingle, Ms. Dhanashree Ingle, and Mr. Ajinkya Ingle admeasuring 1207.5 sq. ft. vide regd. Sale Deed bearing no. 4652/2019 dt. 13/09/2019. Accordingly, the name of Mr. Dinesh Krushnarao Dhage was duly mutated in the record of right. Copy of Sale Deed is enclosed herewith as **ANNEXURE-XI**

13. Later, Mr. Dinesh Krushnarao Dhage purchased the undivided joint share of the said plot of Mr. Sham Ingle admeasuring 2415 sq. ft. vide regd. Sale Deed bearing no. 4307/2022 dt. 09/09/2022. Accordingly, the name of Mr. Dinesh Krushnarao Dhage was duly mutated in the record of right. Copy of Sale Deed is enclosed herewith as **ANNEXURE-XII.** Also copy of Property Card showing the absolutely ownership of Mr. Dinesh Dhage over entire plot no. 19 is enclosed herewith as **ANNEXURE-XIII.** Accordingly, Mr. Dinesh Krushnarao Dhage became the absolute owner of plot no. 19, total admeasuring 9660 sq. ft.

14. I have also taken search of INDEX-II Register from the office of Sub-Register, Akola and also from online portal in respect of entries by paying necessary fees of Rs. 750/- Vide Challan No.

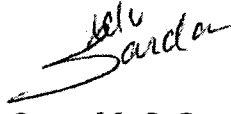
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MH010203048202223E, the original receipt is enclosed herewith
as ANNEXURE-XIV. I have gone through the document placed
before me and the record available for inspection and
verification. In my opinion the title of Mr. Dinesh Krushnarao
Dhage is clear, marketable and without any encumbrance.

Hence this Title Verification and Search Report.


Adv. Saurabh S. Sarda
Adv. S. S. Sarda
MAH/4435/2010