ADVOCATE

KAUSTUBH K. KATHESARKAR
Advocate

Office No.3, Gayke Plaza, near Saraswat Bank, Gole colony,
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FORMAT - A
(Circular No. 28/2021)

To,
The Maha RERA,

LEGAL TITLE REPORT
(last 30 years, 1993 to 2023)

1/- Subject - Title Clearance Certificate with respect to **Plot No. 40**, having its area adm. **284.00 Sq. Mtrs.** of revenue **Survey No. 40/2/A** situated at revenue village **Khadaki B",** Tal and District **Akola** (hereinafter referred as the said plot)

Sir,

I have investigated the title of the said plot on the request of Chaitra Builders Proprietary Firm and following documents -

1] Description of the property :

SCHEDULE - I
(OF THE LAND)

All that piece and parcel of Non Agriculture land, bearing **Plot No. 40**, having its area adm. **284.00 Sq. Mtrs.** of revenue **Survey No. 40/2/A** situated at revenue village **Khadaki B",** Tal and District **Akola** within the local limits of Akola Municipal Corporation of Akola & registration and sub registration District of Akola, as bounded as per approved Layout plan, which bounded as follows :-

On or towards East :- Adjacent Plot No. 41.
On or towards West :- Adjacent Road.
On or towards South :- Layout of Adjacent land.
On or towards North :- Adjacent layout road.

2] The Documents of allotment of plot

- All the relevant 7/12 extract & mutation entries for the last 30 years.
- Xerox copy of Sale Deed, Sub Registrar, Akola-3, Sr.No. 1751/2022, dtd. 13/05/2022.
- Order of Sub Divisional Officer, Akola, Order No. N.A.P. - 34 / KHADAKI B"/ 47 / 2002 - 2003, dtd. 17/01/2005.
- Layout Plan of Sub Divisional Officer, Akola, Letter No. N.A.P. - 34 / KHADAKI B"/ 47 / 2002 - 2003, dtd. 17/01/2005.

3) Search Report for 30 years from 1993 till 2023.

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 **Chaitra Builders Proprietary Firm through its Proprietor - Sau. Chaitra Santosh Hudlikar** is clear, marketable and without any encumbrances.

Owners & Developer of the land : Chaitra Builders Proprietary Firm through Prop.- Sau. Chaitra Santosh Hudlikar.

Qualifying Comments / Remarks if any - No.

3/- The Report reflecting the flow of the title of the Chaitra Builders Proprietary Firm through its Proprietor - Sau. Chaitra Santosh Hudlikar on the said land is enclosed herewith as annexure.

Encl :

1) Title Report
2) Certificate of Title.

Place : Nashik.
Date : 22/02/2023.

KAUSTUBH K. KATHESARKAR
Advocate
Kaustubh K. Kathe-Sarkar
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FORMAT - A
(Circular No.:- 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.
1) 7 /12 extract as on date of application for registration.
2) Mutation Entry No.
3) Search report for 30 years from Taken from Sub-Registrar office at Akola
4) Any other relevant title. - No
5) Litigations if any - No

Place : Nashik.
Date : 22/02/2023

KAUSTUBH K. KATHESARKAR
Advocate

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FORMAT - A
(Circular No. 28/2021)

To,
The Maha RERA,

LEGAL TITLE REPORT
(last 30 years, 1993 to 2023)

Subject - Title Clearance Certificate with respect to **Plot No. 40**, having its area adm. **284.00 Sq. Mtrs.** of revenue **Survey No. 40/2/A** situated at revenue village **Khadaki B",** Tal and District **Akola** (hereinafter referred as the said plot)

Sir,

I have investigated the title of the said plot on the request of Chaitra Builders Proprietary Firm and following documents -

1] Description of the property :

SCHEDULE - I
(OF THE LAND)

All that piece and parcel of Non Agriculture land, bearing **Plot No. 40**, having its area adm. **284.00 Sq. Mtrs.** of revenue **Survey No. 40/2/A** situated at revenue village **Khadaki B",** Tal and District **Akola** within the local limits of Akola Municipal Corporation of Akola & registration and sub registration District of Akola, as bounded as per approved Layout plan, which bounded as follows :-

On or towards East	:-	Adjacent Plot No. 41.
On or towards West	:-	Adjacent Road.
On or towards South	:-	Layout of Adjacent land.
On or towards North	:-	Adjacent layout road.

2] The Documents of allotment of plot

- All the relevant 7/12 extract & mutation entries for the last 30 years.
- Xerox copy of Sale Deed, Sub Registrar, Akola-3, Sr.No. 1751/2022, dtd. 13/05/2022.
- Order of Sub Divisional Officer, Akola, Order No. N.A.P. - 34 / KHADAKI B"/ 47 / 2002 - 2003, dtd. 17/01/2005.
- Layout Plan of Sub Divisional Officer, Akola, Letter No. N.A.P. - 34 / KHADAKI B"/ 47 / 2002 - 2003, dtd. 17/01/2005.

3) Owners & Developer of the land : Chaitra Builders Proprietary Firm through Prop.- Sau. Chaitra Santosh Hudlikar.

4) Search Report for 30 years from 1992 till 2022.

Qualifying Comments / Remarks if any - No.

5/- The Report reflecting the flow of the title of the Chaitra Builders Proprietary Firm through its Proprietor - Sau. Chaitra Santosh Hudlikar on the said land is enclosed herewith as annexure.

Encl :
1) Title Report
2) Certificate of Title.

6] Brief History& Findings:

After the Perusal of original documents of above listed documents & after the inspection of above mentioned records I found that,

It appears from the records that, from the Order of the Sub Divisional Officer, Akola, Order No. N.A.P. - 34 / KHADAKI B"/ 47 / 2002 - 2003, dtd. 17/01/2005, layout plan has been sanctioned of Survey No. 40/2/A, hence the land divided into 82 other plots + public amenity plot, accordingly Plot No. 40 which is more particularly described in Sch. I has been come into exist & recorded seperately to the record of right.

It appears from the record that, Chaitra Builders through its Proprietor Sau. Chaitra Santosh Hudlikar purchased the said plot from Mr. Dilipraj Niranjankumar Goyanka, by Sale Deed, duly registered in the office of Sub Registrar, Akola-3, at Sr.No. 1751/2022, dtd. 13/05/2022, hence the name of purchaser Chaitra Builders through its Proprietor Sau. Chaitra Santosh Hudlikar appeared to the possession column of record of right of Plot No. 40 ^& accordingly **M.E. No. 27987** is certified on dtd. 11/06/2022.

7] Opinion : after the perusal of the above mentioned papers & deeds & documents and after the perusal of all the above mentioned records and after the discussion above. I am of the opinion that, Chaitra Builders through its Proprietor Sau. Chaitra Santosh Hudlikar is the exclusive owner & having clear & good marketable title, right & interest over the Plot No. 40 having its area adm. 284.00 Sq.Mtrs. of Survey No. 40/2/A & has clear & good marketable title, right &

interest to construct or promote the said land which is more particularly described in Schedule I hereinabove for Residential Purpose only.

The report reflecting the flow of the title of the **Chaitra Builders Proprietary firm through its Proprietor - Sau. Chaitra Santosh Hudlikar** on the said land is annex as hereinabove.

Place : Nashik.
Date : 22/02/2023.

Hence this is Title report.

KAUSTUBH K. KATHESARKAR
Advocate

Kaustubh K. Kathe-Sarkar
Advocate
Anant Gaurav Chambers
Near Collector Office
Meher Signal, Nashik
Mob.: 9881949818

ADVOCATE

KAUSTUBH K. KATHESARKAR
Advocate

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Certificate of Title & No Encumbrance

Description of the property : All that piece and parcel of Non Agriculture land, bearing **Plot No. 40**, having its area adm. **284.00 Sq. Mtrs.** of revenue **Survey No. 40/2/A** situated at revenue village **Khadaki B",** Tal and District **Akola** within the local limits of Akola Municipal Corporation of Akola & registration and sub registration District of Akola, as bounded as per approved Layout plan, which bounded as follows :-

On or towards East	:-	Adjacent Plot No. 41.
On or towards West	:-	Adjacent Road.
On or towards South	:-	Layout of Adjacent land.
On or towards North	:-	Adjacent layout road.

I have examined the original title deeds and documents relating to the said plot. I have taken the search with the Sub-Registrar of assurances & online @ igrmaharashtra.gov.in, the official web site of Department of Registration & Stamps, Government of Maharashtra, of record of rights for last 30 years.

I have also taken the search with the registers of filing suit of Akola District & Session Court & Civil Court Senior & Junior Division of Assurances & online @ http://services.ecourt.gov.in, the official web site of District & Session Court, Government of Maharashtra, of records for last 30 years.

After the perusal of the above mentioned records and after the discussion, I am satisfied & confirm that, said land is free from all encumbrances, which is neither acquired nor required by any State/ Central Govt. or Local Self Govt. or any Public Body nor subjected to any statutory claim or attachment from any competent court. The owners & possessors have not created any encumbrances nor any kind thereof by way of gift, lien, lease, leave and license, permission, possession, sale, mortgage, exchange, agreement to sale, trust, easement, charges, inheritance or any other encumbrances whatsoever. There are no statutory claims, demands, attachments or prohibitory order made and issued by the taxation authority or revenue authority, NMC, or any Govt. or local bodies or authorities concerning or affecting the said property or any part thereof.

I am satisfied & confirm that, owners **Chaitra Builders Proprietary firm through its Proprietor - Sau. Chaitra Santosh Hudlikar** have clear & good marketable title, right & interest to promote & transfer constructive portions on said land which is more particularly described in Schedule I hereinabove.

Place : Nashik.
Date : 22/02/2023

Hence this is Certificate.

KAUSTUBH K. KATHESARKAR
Advocate

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Anant Gaurav Chambers
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