

Adv. Nitin M. Gawali

B. Com LL.B.

Mahatma Basveshwar Chowk, Malkapur, Akola

Tq. Dist. Akola. M. 9921978937

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 1 & 2,

CTS/C.S. No. 3/3 situated at Mouje-Malkapur Taluka/

District- Akola (hereinafter referred as the said plot).

(1) I have investigated the title of the said plot on the request of Rudra Construction a partnership firm thr. its partners

1) shrikrushna Sheshrao Baiskar 2) Mangesh Rambhau Kale and following documents i.e. :-

A)Description of the property.

Plot no. 1 & 2 in gat no. 3/3 situated at Mouje-Malkapur, Akola Tq. And Dist. Akola within the local limits of Municipal Corporation Akola in NA Layout passed by Hon'ble S.D.O. Akola vide Revenue Case no. NAP34/Malkapur/5/97-98 order dated 23/10/1997.

The Area of plot no.1 and boundaries are as below given:

East side – 30.00 mt

West Side – 30.70 mt

North Side – 18.50 mt

South Side – 12.00 mt

Total admeasuring area = 457.50.Sq.mt(4924.53 sq.ft.)

Boundaries :-

East side – Plot no.2

West Side – Thakare Sankul

North Side – Plot.no 4 & 6

South Side – Akola-Malkapur Road.

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The Area of plot no.2 and boundaries are as below given:

East side – 30.00 mt

West Side – 30.00 mt

North Side – 15.00 mt

South Side – 15.00 mt

Total admeasuring area = 450.00 Sq.mt(484.8 sq.ft.)

Boundaries :-

East side – Plot no.3

West Side – Plot no. 1

North Side – Plot.no 6

South Side – Akola-Malkapur Road.

B) The documents of allotment of plot.

1) Copy of 7/12 Extract of Plot no. 1 & 2, Survey/Gat no.3/3 at
Mouje-Malkapur, Akola Tq.& Dist. Akola

2) Sale Deed no. 6107/2023 dt. 01/12/2023 of plot no.1 and Sale
Deed no.4487/2023 dated 19/04/2022 of plot no.2

3) 7/12 extract or property card issued by Talathi dated
05/01/2023, mutation entry of plot no.1 is 26856 and
mutation entry of plot no.2 is 26690

4) Search report for 30 years from 1995 to 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 Rudra Construction a partnership firm through its partners 1) Shrikrushna Sheshrao Baiskar 2) Mangesh Rambhau Kale is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

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Owners of the land:-

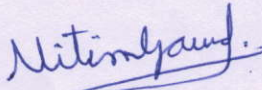
- (1) Rudra Construction a partnership firm thr. its partners
- i) Shrikrushna Sheshrao Baiskar R/o Gurukul Colony, Malkapur, Akola
- ii) Mangesh Rambhau Kale R/o. Keshav Nagar, Akola.

Qualifying Comment/remark :- The owner has purchased the above referred plot no. 1 Vide Registered Sale Deed no.6107 dated 01/12/2023 and plot no. 2 Vide Registered Sale Deed no. 4487 dated 20/10/2023. At Sub registrar office Akola, and got 7/12 extract from talathi Malkapur.

(3)The report reflecting the flow of the title of the Rudra Construction a partnership firm thr. its partners 1) shrikrushna Sheshrao Baiskar 2) Mangesh Rambhau Kale on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 26/07/2024


Advocate.

Adv. Nitin M. Gawali
Reg. No. MAH/2846/2007
Krantichetna, Malkapur
(Stamp)
Tal. & Dist. AKOLA . Pin 444004
Mob. 9921978937

Adv. Nitin M. Gawali

B.Com., LL.B.

Mahatma Basveshwar Chowk, Malkapur, Akola,
Tq. & Dist. Akola. Mob. No. 9921978937

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

Brief History of the Property :-

Upon verification of the revenue record for the period of 30 years, and document provided, it is found that, initially in the year 1994 survey/gat no. 3 was in the name of Ravishankar Rajaram Rajguru was dead before the year 1994. Thereafter his legal heirs such as wife Muktabai R. Rajguru, daughter Kanchan Pradip Pandya, son 1) Kishor R. Rajguru, 2) Suresh R. Rajguru, 3) Dilip R. Rajguru 4) Shashikant R. Rajguru.

Thereafter they became owner of land Survey/Gat no. 3/3 admeasuring 0H.14 R. out of 0.86R. These legal heirs and land owners sold 0H. 14R. to 1) Rahima Hajikadar, 2) Suresh Pranlal Mehta, 3) Prabhu Laxman Yadav, 4) Bhaskar Mahadeorao Patokar all residence of Akola vide regi. Sale deed no. 4486 on dated 25.08.1997.

Further More out of Survey/Gat no. 3/3, having total area 0H.86 R land, admeasuring 0 H.56 R. was in the name of 1) Muktabai Ravishankar Rajguru, 2) Dilip Ravishankar Rajguru, 3) Suresh Ravishankar Rajguru, 4) Shashikant Ravishankar Rajguru all residence of Shivaji Nagar, Old City, Akola, Tq. & Dist. Akola sold 0H.56R to 1) Rahima Haji Kadar, 2) Suresh Pranlal Mehta, 3) Prabhu Laxman Yadav, 4) Bhaskar Mahadeorao Patokar all residence of Akola vide reg. Sale deed no. 4457 on dated 20.08.1997. Thereafter the mutation entry of above selling transaction was taken by Talathi in mutation register at mutation no. 653 and 654 dated 25.08.1997.

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Thereafter 1) Rahima Haji Kadar, 2) Suresh Pranlal Mehta, 3) Prabhu Laxman Yadav, 4) Bhaskar Mahadeorao Patokar all residence of Akola were became the owner of 0H. 70R. land by virtue of above Sale Deed No. 4457 on dated 20.08.1997 and no. 4486 on dated 25.08.1997.

Thereafter this four owner of land applied for permission to convert the agricultural land measuring 0.H 70 R. from field survey no. 3/3 of village Malkapur, Tq. & Dist. Akola for non agricultural purpose i.e. for residential purposes vide rev. case no. NAP-34/Malkapur/5/97-98 before Hon'ble S.D.O., Akola. In such case, Hon'ble S.D.O. allowed application and order was passed by him on dated 23.10.1997.

Flow of The Title of the Said Plot No. 1

After order passed by Hon'ble S.D.O. Akola of NA plot no. 1 from above mentioned layout, was purchased by Haji Faruk Haji Kasam on dated 12.10.1997 vide reg. sale deed no. 5946. The Ferfar of which taken by Talathi in mutation register vide Ferfar No. 2125 on 17.01.1999 thereafter he became the owner of above plot no. 1 and he enjoyed the peaceful possession of the above said plot no. 1.

Thereafter Haji sold the above said plot No. 1 vide reg. sale deed no. 2404 Date. 13.07.2007 to Gajendra Mohanlalji Sarda and vijay Ramnivasji Heda, R/o Akola. The Mutation entry of which taken by talathi on dated 19/09/2007 vide Ferfar no. 8859. The mutation entry was certified by circle officer on dated 19/11/2007. Thereafter above purchaser enjoy the peaceful possession of plot no.1.

Further more above Gajendra M. Sarda and Vijay R Heda sold the plot no. 1 to Mukund Parthsarathi Shukl vide Reg. Sale deed no. 1168 Date 22/03/2010 the mutation entry of which taken by Talathi vide mutation entry register no. 10915. Further more Mukund P. Shukl died on 10.04.2022 but before

H. J. Kasam

dying he registered will deed vide Reg No. 1657 on dated. 08/05/2018. Before Registrar office no. 1 at Akola.

According to that will deed Parthsarathi @Tushar Mukund Shukl was got the property after the death of Mukund P. Shukl. The Mutation entry of which taken by Talathi vide mutation entry No. 24743 on dated 27.09.2022. Such entry was certified by circle office on dated 16.10.2022 and he became the owner of above said plot no. 1.

2. Thereafter Parthsarathi @ Tushar Mukund Shukl sold Plot no. 1 to Rahul Vinodrai Gaglani vide Reg sale deed no. 3804 on at 06.12.2022. The mutation entry of which taken by talathi in mutation register vide entry no. 25126. to such mutation entry circle officer certified on dated 10.01.2023 and The name of Rahul V. Jaglani enter in the 7/12 extract of the plot no. 1 as owner. Thereafter he enjoy the peaceful possession of the above said plot.

Thereafter Rahul V. Gaglani Resident of Malkapur had sold the plot no. 1 to Rudra Construction, A partnership firm, of which Mr. Shrikrishna. S. Baiskar and Mangesh R. Kale were the Partners. Their Name was entered in 7/12 Extract as owner vide mutation entry No. 26856 taken by Talathi in mutation Reg on Dated 08.12.2023. Such entry was certified by circle officer on dated 05.01.2024. From that they were enjoying peaceful possession of plot No. 1.

3. Flow of title of the above described plot No. 2

That owner of Plot No. 2: 1) Rahima Haji Kadar 2) Suresh Pranlal Mehta 3) Prabhu Lakshman Yadav 4) Bhaskar Mahadev Patokar, all R/o Akola Tq. Dist. Akola. Were sold Plot No. 2 to (1) Sunanda Krushnamurari Kabra 2) Sau. Mina Sunil Kumar Bang 3) Sau. Rajeshri Ratankumar Bang Resident of Akola on Dated 03.07.1998 vide Reg. sale deed no. 3557/1998 at registrar office no. 2 at Akola.

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The mutation entry was taken by Talathi in mutation register at Sr. No. 1983 on dated 11.01.1999. They enjoy the peaceful possession of the above said property.

Thereafter (1) Sunanda Krushnamurari Kabra 2) Sau. Mina Sunil Kumar Bang 3) Sau. Rajeshri Ratankumar Bang Resident of Akola sold the above described Plot No. 2 to Shashikala Motilal Khatod vide Reg. sale deed no. 3956 dated 04.12.2006. The mutation entry of which was taken by Talathi in mutation register vide mutation no. 8747 on dated 07/07/2007 and She became the owner of Plot No. 2 there after she enjoying the peaceful possession of plot No.2.

4. Thereafter Shashikala. M. Khatod Sold the above Plot No. 2 to Rudra Construction a partnership firm vide reg No. 4487 Dated 20/10/2023 for a Consideration of Rs. 28,00,000/- (Twenty eight lakh Rs. Only). The mutation entry of which taken by Talathi in Mutation Reg. on mutation No. 26690. The entry was certified by circle officer on dated 11.11.2023. Thereafter Rudra construction a partnership firm became the owner of plot no. 2 were enjoying the peaceful possession.

5. As mentioned above Rudra construction through partners, Shrikrishna Sheshrao Baiskar and Mangesh Rambhau Kale, purchased above Described plot no. 1 and 2 from Survey/Gat No. 3/3 and Plot No. 1 and 2 are near each other, the owner decided to develop the above said Plot No. 1 and 2, therefore according to that they applied before Municipal corporation on dated 08.01.2024 vide application no. DDMCO 202400056 for the Grant of commencement certificate U/s 18/44 of the Mah. Reg and town planning Act. 1966 read with Mah. Municipal Corporation Act. 1949 to carry out development work/building on plot no. 1 and 2, Gat no. 3/3 on dated 04/06/2024 Municipal corporation Granted permission U/s 18/45 of the Said act Subject to conditions mentioned therein.

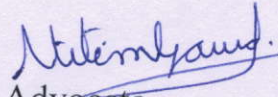
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Search and Title Investigation :-

I have taken search from the records at Sub - Registrar Office Akola from 1995 to 2024. By paying required Government fees vide Challan No. MH005019038202425E Dated 10.07.2024 and receipt No. 5772 dated 15/07/2024. I have verified and tallied the index II Register from the Sub Registrar Office, Akola and the said records were duly searched. That, during Search, It is found that Rudra construction a Partnership firm through its partners, Shrikrishna Sheshrao Baiskar and Mangesh Rambhau Kale were the absolute owner of the property described above.

5) Litigations if any - No.

Date: 26-07-2024


Advocate

Adv. Nitin M. Gawali
Reg. No. MAH/2846/2007
Sant Chowk, Malkapur
Dist. AKOLA Pin 444004
Mob. 9921978937
(Stamp)

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इतर
पावती

Original/Duplicate

Monday, 15 July 2024 3:19 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5772 दिनांक: 15/07/2024

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अकन-0-2024

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **अॅड नितीन गवळी**

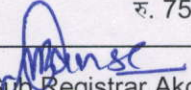
वर्णन अर्ज क्रं 2098 मौजे मलकापुर गट नं 3/3 प्लॉट नं 1 व 2 सन 1995 ते 2024 ची शोध फी

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00


Sub Registrar Akola-1

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005019038202425E दिनांक: 15/07/2024

वँकेचे नाव व पत्ता: