



VAIBHAV V. THAKARE

ADVOCATE

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To,
MahaRERA,
Mumbai

LEGAL TITLE REPORT

Sub. :- Title clearance certificate with respect to Layout plot No. 42 adm. 150.00 Sq. Mtrs. and Layout plot No. 43 adm. 150.00 Sq. Mtrs, both plots totally adm. 300.00 Sq. Mtrs. (Now amalgamated Plot No. 42 & 43) out of Survey/ Gat No. 10/2, situated at Mouje Shergpur, Tq. Karanja (Lad), Dist. Washim within the Municipal Council limits of Karanja (Lad) Registration Sub-Register – Karanja (Lad), Dist. Washim (hereinafter referred to as "the said plots").

1) I have investigated the title of the said plot on request of Mr. Prakash Govindrao Parlikar having its office at documents i.e. Karanja and following document i.e.

1) Description of the property

Layout plot No. 42 adm. 150.00 Sq. Mtrs. and Layout plot No. 43 adm. 150.00 Sq. Mtrs, both plots totally adm. 300.00 Sq. Mtrs (Now amalgamated Plot No. 42 & 43) out of Survey/ Gat No. 10/2, situated at mouje Shergpur, Tq. Karanja (Lad), Dist. Washim within the Municipal Council limits of Karanja (Lad) Registration Sub-Register – Karanja (Lad), Dist. Washim and collectively bounded as under.

East :- Plot No 44
West :- Plot No 41
North :- Plot No. 32 & 33
South :- Colony Road

2) Documents of allotment of plot i. e. sale deed

- A) Original Registered Sale deed dt. 01/04/2000, Reg. No. 2825/2000.
- B) Original Registered Sale deed dt. 01/04/2000, Reg. No. 2826/2000.
- C) Online 7/12 Extract
- 3) Photocopy of N.A. orders dt. 31/07/2000
- 4) Photocopy of sanctioned layout map
- 5) Amalgamation order dt. 11/01/2023.
- 6) Building Permission dt. 29/03/2023.
- 7) Search Report for 30 years from year 1994 to year 2023.


Adv. Vaibhav V. Thakare
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- 3) 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 the present owners Mr. Prakash Govindrao Parlikar a partnership firm is clear, marketable.

Owners of the land

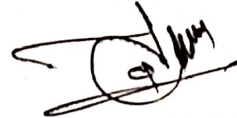
(1) Owners, Mr. Prakash Govindrao Parlikar resident At Po. Karanja (Lad), Tq. Karanja (Lad), Dist. Washim Layout plot No. 42 adm. 150.00 Sq. Mtrs. and Layout plot No. 43 adm. 150.00 Sq. Mtrs, both plots totally adm. 300.00 Sq. Mtrs. (Now amalgamated Plot No. 42 & 43) out of Survey/ Gat No. 10/2, at mouje Sherpur, Tq. Karanja (Lad), Dist. Washim within the Municipal Council limits of Karanja (Lad) Registration Sub-Register – Karanja (Lad), Dist. Washim.

(2) Qualifying Comments/Remarks if any. The land does not bear CTS/CS No. As it is a land converted for non agricultural use of residential purpose which was previously agricultural land.

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

Encl. Annexure

Date, 24/05/2023

 Advocate

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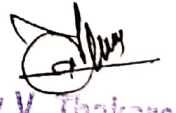
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ANNEXURE
FLOW OF TITLE OF THE SAID LAND

- Basically Mr. Pundalik Narayan Karhe was owner of Survey/ Gat No. 10/2, Admeasuring 2.85 HR land, Situated At. Mou. Sherpur, Tq. Karanja (Lad), Dist. Washim. Since Long.
- There after Mr. Pundalik Narayan Karhe applied before the Tahsildar, Karanja (Lad) to convert his 1.21 HR. land out of 2.85 HR land from survey no. 10/2, Mouze Sherpur for Non – Agriculture land for residential used. That the Tahsildar, Karanja by his order dated 31/07/2000 pass in Rev. Case No. NAP-34/Sherpur/1/1999-2000 converted the above land for Non – Agriculture residential use per the Layout sanction map.
- Thereafter Mr. Pundalik Narayan Karhe sold plot no. 42 adm. 150.00 Sq. Mtrs. to Mr. Satish Ramkrushna Nirgunkar, by register Sale Deed no. 2826/2000 on dated 01/04/2000, for the consideration amount 6,500/- and same day Mr. Pundalik Narayan Karhe sold plot no. 43 adm. 150.00 Sq. Mtrs. to Mr. Satish Ramkrushna Nirgunkar, by register Sale Deed no. 2825/2000 on dated 01/04/2000, for the consideration amount 6,500/- he became the absolute owner of said property.
- Thereafter Mr. Satish Ramkrushna Nirgunkar sold plot no. 42 adm. 150.00 Sq. Mtrs. to Mr. Prakash Govindrao Paralikar, by register Sale Deed no. 2350/2001 on dated 11/06/2001, for the consideration amount 7,250/- and same day Mr. Satish Ramkrushna Nirgunkar sold plot no. 43 adm. 150.00 Sq. Mtrs. to Mr. Prakash Govindrao Paralikar, by register Sale Deed no. 2350/2001 on dated 11/06/2001, for the consideration amount 7,250/- he became the absolute owner of said property.
- Thereafter Mr. Prakash Govindrao Paralikar had mortgaged the plot no. 43 adm. 150.00 Sq. Mtrs. with The Akola Urban Co- op Bank Ltd, Akola Branch Karanja (Lad) by Reg. Mortgage Deed Doc. No. KRA/783/2019 before Sub Registered No. Karanja (Lad) on dated 22/02/2019, for the loan amount of Rs. 25,00,000/- (Twenty Five Lack Rs. Only).
- Thereafter The Akola Urban Co- op Bank Ltd, Akola Branch Karanja (Lad) through Branch Manager Mr. Bhimrao Narayanrao Kolakal execute release deed Doc. No. 1901/2020, dated 16/06/2020 in favor of Mr. Prakash Govindrao Paralikar.


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- Thereafter Mr. Prakash Govindrao Paralikar has applied before the Municipal Council, Karanja (Lad) for consolidation of these two Plots No.42 and 43 and vide Outward/Construction/4493/2023 of dated 11.01.2023 the said permission came to be granted to him with terms and conditions for consolidation of these two plots No.42 and 43 and to make it one Plot of 300 Sq. Mtrs. (2628 Sq.Feet).
- Thereafter Mr. Prakash Govindrao Paralikar has obtained the permission for the constructions over these two Plots No.42 and 43 which was consolidated as above from Municipal Council, Karanja and proposed the constructions over the same of 9 Units of Residential Apartments and accordingly the permission came to be granted to him for the said constructions of 9 Units of Residential Apartments vide Building Permit No. 175606 CBWKM/B/2023/APL/00665 of dated 29-3-2023 in the name of Janki Towers for constructions over Ground Floor, Typical First Floor, Second and third Floor.
- Search Report for last 30 years

I have taken searches regarding the subject property ie. Layout plot No. 42 adm. 150.00 Sq. Mtrs. and Layout plot No. 43 adm. 150.00 Sq. Mtrs, both plots totally adm. 300.00 Sq. Mtrs. (Now amalgamated Plot No. 42 & 43) out of Survey/ Gat No. 10/2, situated at Mouje Sherpur, Tq. Karanja (Lad), Dist. Washim within the Municipal Council limits of Karanja (Lad) Registration Sub-Register – Karanja (Lad), Dist. Washim (hereinafter referred to as "the said plots").

The right, title and interest of promoter/builder viz. Mr. Prakash Govindrao Paralikar to the subject property is clear and marketable.

Searches in respect of the subject property have been carried out for the last 30 years in the office of concerned Sub-Registrar, by making necessary charges. No entry of any mortgage, lien charge or encumbrances was found recorded during the searches.

- Any other relevant title , Nil
- Litigation if any , Nil

Date: 24/05/2023

ADVOCATE

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