Adv. Chitra Prasad Acharya

(B.Com., LL.B., DLL & LW)

ॲड.सौ. चित्रा प्रसाद आचार्य

(बी.कॉम., एलएल.बी., डीएलएल ॲन्ड एलडब्ल्यू)

फ्लॅट नं. १, साईकृपा अपार्टमेंट, सहकार नगर, भुसावळ, जि. जळगाव

मो. ९४२२७७८०३४

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To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Plot No. 88 + 89, S. No. 196/2B/1 to 7,** situated at **Mahesh Nagar**, Taluka **Bhusawal**, District **Jalgaon** (hereinafter referred as the said plot), total area **1905.75** sq. mtr.

I have investigated the title of the said plot on the request of **Raka Constructions** and following documents i.e.:-

1) Description of the property. - **Purchase Deed dt. 01/08/2024**
2) The documents of allotment of plot. - **N.A. Permission dt. 10/07/2019, Amalgamation of Plot No. 88, 89 permission granted by Tahasildar dt. 10/07/2019, Construction Permission dt. 24/10/2024 with sanction map.**
3) 7/12 extract or property card issued by **Local Talathi Office** dated **04/04/18, 30/07/16, 30/07/24, 30/08/24, 30/10/24** Mutation Entry No. **2579, 2701, 2978, 6576, 6780, 18019, 56005, 56006, 35793, 61794, 61861, 73721.**
4) Search report for **13** years from **2011** till **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 **Raka Constructions** is clear, marketable and without any encumbrances.

Owners of the land

(1) **Mr. Rahul Rajesh Raka, Plot No. 88 + 89, S. No. 196/2B/1 to 7.**

(2) Qualifying comments/remarks if any:- **No**

3/- The report reflecting the flow of the title of the **Raka Constructions** on the said land is enclosed herewith as annexure.

Encl: Annexure.

Advocate.

(Stamp)

Date: 01/01/2025

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1. 7/12 extract /P.R. Card as on date of application for registration. **04/04/18, 30/07/16, 30/07/24, 30/08/24, 30/10/24**

2. Mutation Entry No.**2579, 2701,2978,6576,6780,18019,56005,56006,35793,61794, 61861, 73721.**

3. The report reflecting the flow of the tile – Applicant has brought the M.E.No.2701 it shows that, the Tahasildar of Bhusawal order dt.18-12-60 that the S.No.196/2A area 5H 39R, P.K.OH 12R, this land is in possession of Amrut Ramchandra Phalak and S.No.196/2b area 10H 19R, P.K.OH 19R, this land is in possession of Nivrutti Ramchandra Phalak. They are the owner and possessor of the land. According to the order of Tahasildar. The M.E. was passed dt.18-12-60. The certified copy dt.04-04-18 is enclosed herewith.

Applicant has brought the M.E.No.2579 it shown that, Ramchandra Ghansham Phalak was partition the land in between their sons. Accordingly S.No.196/2A area 5H 18R land was in the share of Amrut Ramchandra Phalak and S.No.196/2b area 11H is in the share of Nivrutti Ramchandra Phalak. According he partition deed is regd. dt.27-03-68. The M.E. was passed dt.01-08-68. The certified copy dt.04-04-18 is enclosed herewith.

Applicant has brought the M.E.No.2978 it shows that, The Special Land Acquisition Officer Jalgaon was acquire the land for National Highway and accordingly the area of land was changed. The concern S.No.196/1 area OH 14R and 196/2B area 1H 2R, S.No.196/2A area OH 29R was reduces from the original land area and transfer to the Government for Road work. The M.E.was passed dt.30-06-64. The certified copy dt.04-04-18 is enclosed herewith.

Applicant has bought the M.E.No.6576 it shows that, S.No.196/2B AREA 10 Ekar 19 Gunthe, P.K. OH 19R out of this 1 Ekar 11 Gunthe was transfer to Road Work but actually this land was not transfer. Accordingly the area was again add to the original land and the now the area 4H 23R is shown on 7/12 extract. The M.E.was passed dt. 10-12-78 for correction of area. The certified copy dt.04-04-18 is enclosed herewith.



Applicant has brought the M.E.No.6780 it shows that, Nivrutti Ramchandra Phalak was partition the land in between their sons and daughter. Accordingly they filled an application dt.29-04-79. Nivrutti Ramchandra Phalak share in S.No.196/2B/1 area OH 34R, P.K. OH 1R,

Rajani Nivrutti Phalak share in S.No.196/2B/2 area OH 34R, P.K. OH 2R,

Lalit Nivrutti Phalak share in S.No.196/2B/3 area OH 33R, P.K. OH 04R

Hemant Nivrutti Phalak share in S.No.196/2B/4 area OH 33R, P.K.OH 04R

Milind Nivrutti Phalak share in S.NO.196/2B/5 area OH 33R,P.K. OH 04R,

Jayant Nivrutti Phalak share in S.No.196/2B/6 area OH 33R, P.K. OH 04R,

Nivrutti Ramchandra Phalak share in S.No.196/2B/7 area OH 34R, P.K. OH 01R,

Accordingly Nivrutti Ramchandra Phalak share was 2H 23R according to the partition. The M.E.was passed dt.29-04-79. The certified copy dt.04-04-18 is enclosed herewith.

Applicant has brought the M.E.No.18019 it shows that, according to the partition and measurement of land S.No.196/2/1 to 196/2/7 area was transfer to the individuals names and according that the area also transfer. The M.E. was passed dt.16-04-93. The certified copy dt.04-04-18 is enclosed herewith.

Applicant has brought the M.E.No.35793 it shows that, the above S.No.was in the name of Bhusawal Municipal Council and accordingly the Bhusawal Municipal Council was reserved the land for 40 primary schools, garden and road. Accordingly the Sub Divisional Officer Bhusawal was ordered dt.11-02-05 that S.No.196/2B/1 to 7 was in the name of Bhusawal Municipal Council. The M.E.was passed dt.16-09-05. The certified copy dt.04-04-18 is enclosed herewith.

Applicant has brought the M.E. No.56005 it shows that, the Civil Court, Sr. Div. Bhusawal was filed the R.D.S.No. 141/14 and according to the decision of this case Nivrutti Ramchandra Phalak etc. are the owner and possessor of the land. According to the Court decision the Bhusawal Municipal Councils name was deleted and Nivrutti Ramchandra Phalak name was recorded as a owner on 7/12 extract. According to that the Sub Divisional Officer Bhusawal was order dt.30-10-15. The M.E.was passed dt.31-10-15. The certified copy dt.17-11-15 is enclosed herewith.

Applicant has brought the M.E.No.56006 it shows that, Nivrutti Ramchandra Phalak was expired on 13-02-11. Accordingly their legal heirs were recorded as follows- wife - Rajani, sons-Lalit, Hemant, Milind, Jayant. Accordingly theirs names were recorded for S.No.196/2B/1 to 7. The M.E. was passed dt.31-10-15. The certified copy dt.17-11-15 is enclosed herewith.

Applicant has brought the M.E.No.61861 it shows that, the Tahasildar was order dt.10-07-19 for S.No.196/2B/1 to 7 for the area of Road and accordingly the correction was made. The M.E.was passed dt.06-10-19. The certified copy dt.14-10-19 is enclosed herewith.

Applicant has rought the M.E.No.61794 it shows that, Tahasildar Bhuswal was ordered for the computerized 7/12 extract and correction in 7/12 extract according the concern S.No.196/2B/1

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to 7 Plot No.88 and 89 is also included in this corrected 7/12 extract. It includes the Road, Open Space and total 97 plots. The M.E. was passed dt.27-09-19. The Certified copy dt.24-01-20 is enclosed herewith.

Applicant has brought the M.E.No.73721 it shows that, Jayant Phalak, Milind Phalak, Rajani Phalak, Lalit Phalak, Hemant Phalak for Self and power of attorney sold S.No.196/2B/1 to 7 Plot No.88 area 948.97 Sqm. Open Plot and Plot No.89 area 956.78 Sqm. Plot to Rahul Rajesh Raka for Rs.1,11,00,000/- dt.01-08-24 by reg.no.3874. Accordingly Rahul Rajesh Raka is became the owner and possessor of the above property. The M.E. was passed dt. 01-08-24. The certified copy dt.02-12-24 is enclosed herewith. Applicant has enclosed the copy of Purchase Deed.

I have not found any encumbrances above the said land.

4. Any other relevant tilte .**No**

5. Litigations if any:- **No**

Date:01/01/2025

Mrs. Chitra Achrya ADVOCATE

(Adv. Mrs. Chitra P. Achrya)