

Raju M. Kasar.

Advocate.

Office: Mate Complex, Mothi Umri, Akola-444005.

Resi.:- Vitthal Nagar, Mothi Umri, Akola-444005.

M-9850390252. Mail: kasarraju118@gmail.com

FORMAT - A

(Circular No.: 28/2021)

To

MahaRERA

Mumbai (MH)

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Plot no. 1 admeasuring 105837 Sq.Ft = 9832 58 Sq. Mt CTS/C.S. No 79/1/1 situated at Mouje Umari Pragane, Taluka & District Akola (hereinafter referred as the said plot "Pawan Park").

1. I have investigated the title of the said plot on the request of Shri Sunil Shriram Hatekar(Promoter) and following documents i.e.:-

- 1) Description of the property: Plot no.1 admeasuring 105837 Sq.Ft = 9832, 58 Sq. Mt CTS/C.S. No 79/1/1 situated at Mouje Umari Pragane, Taluka & District Akola
- 2) The documents of allotment of plot: Purchase Deed of land 00H 81R situated on southern side of East-West division acquired by Shri Sunil Shriram Hatekar vide registered Doc. Sr. No. 687/2010 Dt. 16.02.2010 & Purchase Deed of land 00H 82R situated on northern side of East-West division acquired by Shri Sunil Shriram Hatekar vide registered Doc. Sr. No. 5144/2010 Dt. 23.12.2010.
- 3) 7/12 extract or property card issued by Maharashtra Land Revenue Code Rules, 1971 dated 15.09.2020, mutation entry no 9177 Dt. 27.12.2010
- 4) Search report for 30 years from 1990 till 2020.

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 Shri Sunil Shriram Hatekar (Promoter) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)



- 1) Owners of the land - Details of flow of the title of the said land is annexed herewith in separate sheet. Please refer Annexure 1.

- (1) ----- CTS/C.S. No.
(2) ----- CTS/C.S. No.
(3) ----- CTS/C.S. No.
(4) Qualifying comments/remarks if any.....

3. The report reflecting the flow of the title of the Shri Sunil Shriram Hatekar (Promotor) on the said land is enclosed herewith as annexure.

Date: 23/11/21

Encl : Annexure.


R. M. Kasar 23/11/21
Advocate
Regd.(Stamp) 1/1-85/08
AKOLA, M.C. 530301/252

Raju M. Kasar.
Advocate.

Office: Mate Complex, Mothi Umri, Akola-444005.
Resi.:- Vitthal Nagar, Mothi Umri, Akola-444005.
M-9850390252, Mail: kasarraju118@gmail.com

FORMAT – A
(Circular No.:- 28/2021)

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. 9177 Dt. 27.12.2010.
3. Search report for 30 years from 04.05.1990 Taken from Sub-Registrar' office at Akola. 
4. Any other relevant title –Copy of Land Purchase Deed & Sanctioned Map of Plots.
5. Litigations if any. – No Litigation.

Date: 23/11/21


R. M. Kasar
Advocate
Regd. No. MAH/3465/06
AKOLA (Stamp) 9850390252



Raju M. Kasar.

Advocate.

Office: Mate Complex, Mothi Umri, Akola-444005.

Resl.- Vitthal Nagar, Mothi Umri, Akola-444005.

M-9850390252. Mail: kasarrajul18@gmail.com

Ref:

Date: 10/09/2021.

To Whom It May Concern,

Subject: Title verification and search report in respect of property standing in the name of Shri. Sunil Shriram Hatekar.

Sir/Madam,

As per request and demand from Shri. Sunil Shriram Hatekar, I hereby submitting Title Verification And Search Report of the property standing in the name of Shri. Sunil Shriram Hatekar as under.

A) List of Documents Submitted for Inspection:

1. Original Copy of Sale Deed Doc. Sr. No. 687/2010 Dtd. 16.02.2010.

2. Original Copy of Sale Deed Doc. Sr. No. 5144/2010 Dtd. 23.12.2010.

3. Photo/Xerox Copy of Sale Deed Doc. Sr. No. 3626/1967 Dtd. 19.06.1967.

4. Photo/Xerox Copy Of Relinquishment Deed Doc. Sr. No. 2778/2005 Dtd. 02.09.2005.

5. Photo Copy/Xerox Copy of 7/12 Extract.

6. Certified Copy of N.A Order Dtd. 01.08.2012 along with Lay-Out Map.

7. Certified Copy of mutation entry Dtd. 01.07.2011, 04.02.2011, 28.10.2014, 23.05.2011.

8. Photo/ Xerox Copy of Lease Deed executed between Sunil Shriram Hatekar and Maharashtra State Electricity Distribution Company Ltd., vide registered deed Doc. Sr. No. 3559/2020, Dtd. 08.12.2020.

9. Photo/Xerox Copy of No Due Certificate issued by Catholic Syrian Bank Ltd., Branch Akola, dated 01.11.2018.

B) TITLE VERIFICATION AND SEARCH REPORT.

1. Description of the property:-

Description of Plot No. 1: A property situated within the local limits of Municipal Corporation, Akola (earlier within the local limits of Grampanchayat Umri) in, the area popularly known as Mouje Umri, Pragane Akola, Tq. and Dist. Akola, having F. S. No. 79/1, which is converted into residential use as per order of SDO, Akola vide Rev. Case No. NAP-34/Umri Pr. Akola/43/2010-2011 of Dtd. 01/08/2012, said **Residential** plot no. 01 admeasuring 105837 Sq.Fts. = 9832.58 Sq.Mtrs., bounded as under,

Towards East: Remaining portion of Olambe's Field,

Towards West: Field of Sadique,
Towards North: Field of Patond,
Towards South: Layout Road.

2. Name of present Owner and Possessor:- Shri. Sunil Shriram Hatekar.

3. Nature of Tenure/Class:- Occupant Class-1

4. Whether N.A./Agricultural:- Non- Agricultural.

5. Whether there is any type of restriction under any law:- No.

6. Whether there is any right, interest of third party or minor, widow, lunatic in the said property:- Sunil Shriram Hatekar lease out 75 Sq.Mtrs of land out of total land of plot no.1 to MSEDCL Ltd., for construction of D.T.C for the purposes of supply of electricity.

7. Whether there is any charge, encumbrances over the said property:- NO.

8. Whether the said property belongs to H.U.F:- No.

9. Devolution of title:- Initially the property in question is an agricultural land admeasuring 2 Acres which was owned and possessed by Phatmabi and 2 Acres owned and possessed by Mohd. Tahsim Mohd. Yasin.

Thereafter Phatmabi had been sold out his share to Khudmajabi W/o. Mohd. Yasin on Dtd. 04.05.1939. And accordingly Khudmajabi W/o. Mohd. Yasin became owner and possessor of 2 Acres Land. That name of Khudmajabi W/o. Mohd. Yasin had been mutated accordingly in record of rights.

Thereafter Khudmajabi W/o. Mohd. Yasin had been sold out his share to Motiram Bhagaji Patond in the year 1955. And accordingly Motiram Bhagaji Patond became owner and possessor of 2 Acres Land. That name of Motiram Bhagaji Patond had been mutated accordingly in record of rights.

Thereafter Mohd. Tahsim Mohd. Yasin had been sold out his share to Motiram Bhagaji Patond vide registered Doc. Sr. No. 3626/1967 Dtd. 19.06.1967. And accordingly Motiram Bhagaji Patond became owner and possessor of 2 Acres Land. That name of Motiram Bhagaji Patond had been mutated accordingly in record of rights.

Thereafter Motiram Bhagaji Patond demised on 14.05.1984. After his death, property owned by him inherited and succeeded by his legal heirs i.e Kashiram Motiram Patond, Shriram Motiram Patond, and married daughters Leelabai Sakharan Diwnale, Annapurnabai Namdev Yadav and Yamunabai Shriram Bodade. That name of all those persons had been mutated as per mutation entry no. 698 Dt. 29.07.1986.





Raju M. Kasar.

Advocate.

Office: Mate Complex, Mothi Umri, Akola-444005.

Resi.:- Vitthal Nagar, Mothi Umri, Akola-444005.

M-9850390252. Mail: kasaraju118@gmail.com

Thereafter Leelabai Sakharam Diwnale, Annapurnabai Namdev Yadav and Yamunabai Shriram Bodade had executed registered relinquishment deed dated 02.09.2005 at serial no. 2778/2005, in favour of Kashiram Motiram Patond and Shriram Motiram Patond. That name of Kashiram Motiram Patond and Shriram Motiram Patond had been mutated accordingly.

Thereafter Kashiram Motiram Patond and Shriram Motiram Patond had sold out 00H 81R land situated on southern side of East-West division to Sunil Shriram Hatekar vide registered Doc. Sr. No. 687/2010 Dtd. 16.02.2010. And accordingly Sunil Shriram Hatekar became owner and possessor of 00H 81R land situated on southern side of East-West division. That name of Sunil Shriram Hatekar had been mutated as per mutation entry no. 8692 Dt. 08.03.2010.

Thereafter Kashiram Motiram Patond and Shriram Motiram Patond had sold out 00H 82R land situated on northern side of East-West division to Sunil Shriram Hatekar vide registered Doc. Sr. No. 5144/2010 Dtd. 23.12.2010. That Tulsiram Kashiram Patond, Gajanan Kashiram Patond, Sanjay Kashiram patond, Ratnaprabha Kashiram Patond after marriage Ratnaprabha Bhagwan Sabe, Durgabai Kashiram Patond after marriage Durgabai Uttamrao Konde, Varsha Shriram Patond after marriage Varsha Prabhudas Nage, Santosh Shriram Patond, Nilesh Shriram Patond, Madhuri Shriram Patond and Sunita Shriram Patond after marriage Sunita Pramod Nage had given consent for the above sale deed. And accordingly Sunil Shriram Hatekar became owner and possessor of 00H 82R land situated on northern side of East-West division. That name of Sunil Shriram Hatekar had been mutated as per mutation entry no. 9177 Dt. 27.12.2010.

Thereafter Sunil Shriram Hatekar applied before Hon'ble S.D.O for getting permission for conversion of agricultural land having gut no. 79/1 into non-agricultural land purpose vide Rev. Case No. NAP-34/Umri Pr. Akola/43/2010-2011 passed on 01.08.2012. Thereby layout plot no. 1 to 4 had been laid down for residential purpose in said layout and plot no. 5 reserved for Public Amenity, is presently owned and possessed by Sunil Shriram Hatekar.

That layout plot no. 1 to 4 has been mortgaged with Catholic Syrian Bank Ltd., Branch Akola for an amount of Rs. 3,00,00,000/-. That Sunil Shriram Hatekar has repaid the said loan of the said bank and obtained No Due Certificate accordingly on dated 01.11.2018.

That Sunil Shriram Hatekar lease out 75 Sq.Mtrs of land out of total land of plot no.1 to MSEDCL Ltd., for construction of D.T.C for the purposes of supply of electricity vide registered lease deed Doc. Sr. No. 3559/2020 Dated 08.12.2020.

That the devolution of title for the last 30 years is well established as per supra after verifying the records which is placed before me.

10. Legal Opinion:- That, I personally carried out the search at Sub-Registrar Office, Akola on computer where records has been stored, for 30 years and inspected the entries of Index-II maintained in the computer by the office. That I also perused all the documents mentioned in para no. A of this report, which were brought and placed before me by Sunil Shriram Hatekar.

That I also visited to the office of Revenue Authority and inspected the documents and Ferfhar.

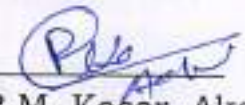
However the charge, encumbrances or third party right or interest created by unregistered document in respect of the property in question cannot be ascertained or discovered from the Public and Govt. records. Hence it is always advisable by way of abundant precaution, an undertaking-cum-declaration on affidavit is to be taken from the owner of property stating that he has not created charge, encumbrances, third party right or interest of what so ever nature over the property in question.

Further it is also advisable to get clear Property Taxes of Govt. Department and Local Body Authority from the owner of the property.

I hereby certify that the title of Sunil Shriram Hatekar regarding the property specifically mentioned in para no. B1 of this report i.e plot no. 1 i.e plot no. 79/1/1 is perfect, valid and marketable. All the documents brought and placed before me are seen, verified and returned for the same.

Akola

Date: 10/09/2021


Adv. R M. Kasar, Akola
R. M. Kasar
Advocate
Regd. No. MAH/3485/06
AKOLA Mob. 9850390252

Enclosures:-

1. Search receipt GRN No. MH006064385202122E dtd. 09.09.2021 for the period of thirty years.

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन वटवुल अधिकार अभिलेख ध्यानि नोंदवह्या (तयार करणे व सुविनीत ठेवणे) नियम, १९७१ यातील नियम ३.५.१ ध्यानि ७]

गाव :- उमरी प्रमणे अकोला (530164)

तालुका :- अकोला

जिल्हा :- अकोला

धुमापन क्रमांक व उपविभाग : 79/1/1

धुमापन पध्दती :

भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

शेत, एकक व आकारणी	खार्च क्र.	भोगवटादाराचे नाव	शेत	आकार	पो.ख.	फो.फा.	कुळ, खंड व इतर अधिकार
शेताचे एकक अनुचित जिन माली आकारणी	आर.चौ.मी शेत 0.98.32 983.25	2135 सुनिल श्रीराम दातेकर	0.98.32	983.25		(1)	कुळचे पाव व इतर इतर अधिकार अनुचित वापर - एविस (राजवडालाकडुलीस) रामाई एनएसी 34/43/2010-11 दि 1/8/12 (10284) अनधिकृत शेतादार : नाही. शेतादाराचे वारसादारांचा नाव :- व विभाग :- सौम्य आणि धुमापन विभाग :-

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अधिका कायदेशीर बाबीसाठी वापरता येणार नाही.

गाव नमुना बारा (पिकांची नोंदवह्या)

[महाराष्ट्र जमीन वटवुल अधिकार अभिलेख ध्यानि नोंदवह्या (तयार करणे व सुविनीत ठेवणे) नियम, १९७१ यातील नियम २.१]

गाव :- उमरी प्रमणे अकोला (530164)

तालुका :- अकोला

जिल्हा :- अकोला

धुमापन क्रमांक व उपविभाग : 79/1/1

		पिकांसाठी शेताचा तपशील									सावावडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकांसाठी क्षेत्र						निर्मेल पिकांसाठी क्षेत्र						
					अदक पिके व प्रत्येकासाठी क्षेत्र									
वर्ष	हंगाम	मिश्रपिका संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अधिका कायदेशीर बाबीसाठी वापरता येणार नाही.