

SAURABH S. SARDA Adv.

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FORMAT - A

(Circular No. /2022)

To,

MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Layout plot no. 1 & 2 now bearing Nazul Sheet No. 90, Nazul Plot No. 1-2/8 and Nazul Plot No. 1-2/9, respectively situated at Mouje Umri, Tq. & Dist. Akola out of F.S. No. 49/1 which is converted to Non-Agricultural use vide order passed by Hon'ble S.D.O. in Rev. Case No. NAP-34/Umri/6/1983-84 dt. 01/11/1983 (hereinafter referred as the said plots)

1. I have investigated the title of the said plot on the request of Solid Foundation Group through its Partner - Mr. Sushil Ratanlal Khawal, Mr. Shabbir Hussain Saifuddin Talwala and Mr. Mushtak Firoz Wagh and following documents i.e. :-

- 1) Description of the property
- 2) All that piece and parcel of the land situated at Mouje Umri Tq. & Dist. Akola, within the limits of Akola Municipal Corporation, bearing Layout Plot No. 1 and 2 out of F.S. No. 49/1, which land was converted to non-agricultural use vide order passed

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SOLID FOUNDATIONS Search Report

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by SDO, Akola in Rev. Case No. NAP-

34/Umri/6/1983-84 dt. 01/11/1983, now bearing
Nazul Sheet no. 90, Nazul Plot No. 1-2/8 and Nazul
Plot No. 1-2/9, respectively admeasuring 364.40 sq.
mtrs. (3920.94 sq. fts.) and 371.00 sq. mtrs. (3991.96
sq. fts.), respectively, which plots are surrounded
from -

Boundaries of Layout plot no. 1 -

East - Layout plot no. 2
West - 12 Mtrs. Wide Layout Road,
North - Layout Plot No. 8
South - 9 Mtrs. wide Layout road

Boundaries of Layout plot no. 2 -

East - Layout plot no. 3
West - Layout Plot No. 1
North - Layout Plot No. 7
South - 9 Mtrs. wide Layout road

(hereinafter referred to as 'Said Land')

- 3) Regd. Sale Deed dt. 19/11/1983 bearing Regd. Doc. No.
7783/1983
- 4) Regd. Sale Deed dt. 19/11/1983 bearing Regd. Doc. No.
7786/1983
- 5) Regd. Sale deed dt. 02/08/1996 bearing Regd. Doc. No.
3236/1996

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- 6) Regd. Sale deeds dt. 02/08/1996 bearing Regd. Doc. No. 3248/1996
- 7) Regd. Sale deed dt. 19/11/1983 bearing Regd. Doc. No. 7784 of 1983
- 8) Regd. Sale deed dt. 19/11/1983 bearing Regd. Doc. No. 7785 of 1983
- 9) Regd. sale deed dt. 02/08/1996 bearing Regd. Doc. No. 3235 of 1996
- 10) Regd. sale deed dt. 02/08/1996 bearing Regd. Doc. No. 3247 of 1996
- 11) Regd. sale deed dt. 21/12/2020 bearing Regd. Doc. No. 5020/2020
- 12) Regd. Sale deed dt. 21/12/2020 bearing Regd. Doc. No. 5011/2020
- 13) Regd. Sale deed dt. 27/09/2023 bearing Regd. Doc. No. 5157/2023
- 14) N.A. order passed in Rev. Case No. NAP-34/umri/6/1983-84 dt. 01/11/1983
- 15) Property Card of Layout Plot No. 1 showing ownership of Solid Foundations Group
- 16) Property Card of Layout Plot No. 2 showing ownership of Solid Foundations Group
- 17) Search report for 30 years from dt. 22/03/1994 till 22/03/2024.

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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 Solid Foundations Group through its Partners - Mr. Sushil Ratanlal Khawal, Mr. Shabbir Hussain Saifuddin Talwala and Mr. Mushtak Firoz Wagh is clear, marketable and without any encumbrance.

Owner of the land -

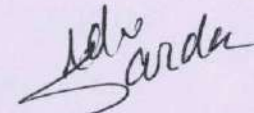
- (1) Solid Foundations Group through its Partners - Mr. Sushil Ratanlal Khawal, Mr. Shabbir Hussain Saifuddin Talwala and Mr. Mushtak Firoz Wagh

- (2) Qualifying comments/remarks if any.

- (3) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as ANNEXURE-I with its enclosures.

Encl. ANNEXURE-I

Date: 22/03/2024


Adv. Saurabh S. Sarda

(Stamp) - **Adv. S. S. Sarda**
MAH/4435/2010

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(Circular No.:- /2022)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 2) Search report for 30 years from 22/03/1994 till 22/03/2024 taken from Sub-Registrar office at Akola, Tq. & Dist. Akola
- 3) Any other relevant title.
- 4) Litigations, if any - NA (as on date & as per knowledge and information provided)

Date: 22/03/2024

Adv. Saurabh S. Sarda
(Stamp) - Adv. S. S. Sarda
MAH/4435/2010

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Ref. No. *ga* /2024

Date:- 22/03/2024

FLOW OF TITLE

Having been engaged by Solid Foundation Group through its Partner - Mr. Sushil Ratanlal Khowal, Mr. Shabbir Hussain Saifuddin Talwala and Mr. Mushtak Firoz Wagh for preparing the title verification and search report in respect of the immoveable property which is specifically described hereunder. I am issuing the present title verification & search report as per my findings and documents found by me and made available to me -

DESCRIPTION OF PROPERTY -

All that piece and parcel of the land situated at Mouje Umri Tq. & Dist. Akola, within the limits of Akola Municipal Corporation, bearing Layout Plot No. 1 and 2 out of F.S. No. 49/1, which land was converted to non-agricultural use vide order passed by SDO, Akola in Rev. Case No. NAP-34/Umri/6/1983-84 dt. 01/11/1983, now bearing Nazul Sheet no. 90, Nazul Plot No. 1-2/8 and Nazul Plot No. 1-2/9, respectively admeasuring 364.40 sq. mtrs. (3920.94 sq. fts.) and 371.00 sq. mtrs. (3991.96 sq. fts.), respectively, which plots are surrounded from -

Boundaries of Layout plot no. 1 -

- | | |
|-----------|----------------------------|
| East - | Layout plot no. 2 |
| ✓ West - | 12 Mtrs. Wide Layout Road, |
| ✓ North - | Layout Plot No. 8 |
| ✓ South - | 9 Mtrs. wide Layout road |

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Boundaries of Layout plot no. 2 -

- (East - Layout plot no. 3
- West - Layout Plot No. 1
- North- Layout Plot No. 7
- South - 9 Mtrs. wide Layout road

(hereinafter referred to as 'Said Land')

1. As per the documents & information supplied and made available to me i.e. Ferfars, Sale Deed, Property Card, sanctioned map, etc. and search taken in respect of the above described immoveable property and on the verification of Index-II Register in the office of Sub-Registrar, Akola & Revenue Record, the record in on-line portal of web site of Department of Registration and Stamp, Maharashtra and also by obtaining appropriate certified copies of documents, I found the following chain of transactions in respect of the above described immoveable property i.e., the said land -

As to Layout Plot No. 1 (now bearing Nazul Plot No. 1-2/8)

2. Originally, the said layout plot no. 1 was owned by Niyojit Dattatray Housing Society. That said Society through Mr. Anilkumar Ramvilas Shravgi sold part of the land situated towards Eastern side by North-South division admeasuring

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182.20 sq. mtrs. by Regd. Sale Deed Dt. 19/11/1983 bearing Regd. Doc. No. 7783/1983 favour of Mr. Ashok Bhikamdas Rathi and sold remining part of the admeasuring 182.20 Sq. mtr. land situated towards western side by north-south division in favour of Sau. Ratnabai Bhikamdas Rathi vide Regd. Sale Deed. Dt. 19/11/1983 Bearing Regd. Doc. No. 7786/1983. Accordingly, their names are duly mutated in the record of right of the said plot. The photostat copy of Sale Deeds dt. 19/11/1983 bearing Regd. Doc. No. 7783 and 7786 of 1983 are annexed herewith as ANNEXURE-I & II.

3. Thereafter Mr. Ashok Bhikamdas Rathi sold his share of land to Mr. Suresh Uttamrao Dhawale and Sau. Veena Sureshrao Dhawale vide Regd. Sale Deed. Dt. 02/08/1996 bearing regd. Doc. No. 3236/1996 and Mrs. Ratanabai Bhikamdas Rathi sold her share of land to Mr. Suresh Uttamrao Dhawale and Sau. Veena Sureshrao Dhawale vide Regd. Sale Deed. Dt. 02/08/1996 bearing regd. Doc. No. 3248/1996. Accordingly, their names are duly recorded in the record of right of the said layout plot no. 2. The photostat copy of Sale deeds dt. 02/08/1996 bearing Regd. Doc. No. 3236 and 3248 of 1996 are annexed herewith as ANNEXURE-III & IV.

As to Layout Plot No. 2 (now bearing Nazul Plot No. 1-2/9)

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4. Originally, the said layout plot no. 2 was owned by Niyojit Dattatray Housing Society. That said Society through Mr. Anilkumar Ramvilas Shravgi sold part of the land situated towards Eastern side by North-South division admeasuring 185.50 sq. mtrs. by Regd. Sale Deed Dt. 19/11/1983 bearing Regd. Doc. No. 7784/1983 favour of Mr. Bhikamdas Teksidas Rathi and sold remining part of the admeasuring 185.50 Sq. mtr. land situated towards western side by north-south division in favour of Sau. Lalitadevi Dineshkumar Rathi vide. Regd. Sale Deed. Dt. 19/11/1983 Bearing Regd. Doc. No. 7785/1983. Accordingly their names are duly mutated in the record of right of the said plot. The photostat copy of sale deed dt. 19/11/1983 bearing Regd. Doc. No. 7784 and 7785 of 1983 are annexed herewith as ANNEXURE-V AND VI.

5. Thereafter Mr. Bhikamdas T. Rathi demised on dt. 21/01/1995 and as per his last Will dt. 04/07/1990 his share of land had fallen to the share of Mrs. Aruna Ashok Rathi. Accordingly share name was duly mutated in the record of right. Thereafter, Mrs. Aruna Ashok Rathi alienated the said plot no. 2, to the extent of her share to Mr. Suresh Uttamrao Dhawale and Sau. Veena Sureshrao Dhawale vide Regd. Sale Deed dt. 02/08/1996 bearing regd. Doc. No. 3235/1996

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and Mrs. Lalitadevi D. Rathi sold her share of land to Mr. Suresh Uttamrao Dhawale and Sau. Veena Sureshrao Dhawale vide Regd. Sale Deed dt. 02/08/1996 bearing regd. Doc. No. 3247/1996. Accordingly, their names are duly recorded in the record of right of the said layout plot no. 2. The photostat copy of sale deeds dt. 02/08/1996 bearing Regd. Doc. No. 3235 and 3247 of 1996 are enclosed herewith as ANNEXURE-VII & VIII.

6. Thereafter Mr. Suresh Uttamrao Dhawale and Mrs. Veena Suresh Dhawale Mortgaged the said plot no. 1 and 2 for the loan obtained by M/s Dhawale Automobiles with the Chikhali Urban Co-op Bank Limited, Chikhali vide regd. Mortgaged Deed dt. 08/02/2017 bearing Regd. Doc No. 428. Accordingly, the name of The Chikhali Urban Co-op Bank Limited, Chikhali is duly mutated in the record of right.

7. Later, as M/s Dhawale Automobile and Mr. Suresh Uttamrao Dhawale & Mrs. Veena Suresh Dhawale could not repay the loan amount of the Chikhali Urban Co-op Bank Limited Chikhali, the said Bank initiated action under the provisions of SARFAESI ACT, 2002 and vide regd. Sale deed dt. 21/12/2020 the bearing regd. Doc. No 5020/2020 sold the said plot no. 1 and vide regd. Sale deed dt. 21/12/2020 the bearing regd. Doc. No 5011/2020 sold the said plot no. 2

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to the M/s Himalaya Cars through its partner Mr. Kishor Devidas Gopalani. Accordingly, name of M/s Himalaya Cars through its partner Mr. Kishor Devidas Gopalani is duly mutated in the record of right of both the above described plots. The photostat copies of sale deeds dt. 21/12/2020 bearing Regd. Doc. No. 5020/2020 and 5011/2020 are enclosed herewith as ANNEXURE-IX & X.

8. Thereafter M/s Himalaya Cars through its partner Mr. Kishor Devidas Gopalani sold the said plot no 1 & 2 to solid Foundations Group through its partners - Mr. Sushil Ratanlal Khowal, Mr. Shabbir Hussain Saifuddin Talwala and Mr. Mushtak Firoz Wagh vide regd. Sale deed dt. 27/09/2023 bearing regd. Doc. No 5157/2023. Accordingly, name of Solid Foundations Group through its partners is duly recorded in the record of right of the said plots no. 1 and 2. The photostat copies of sale deed dt. 27/09/2023 bearing Regd. Doc. No. 5157/2023 is enclosed herewith as ANNEXURE-XI.
9. The photostat copy of N.A. order passed in Rev. Case No. NAP-34/umri/6/1983-84 dt. 01/11/1983 and copy of Property Card of both the plots i.e. Layout Plot No. 1 (Nazul Plot No. 1-2/8) and Layout Plot No. 2 (Nazul Plot

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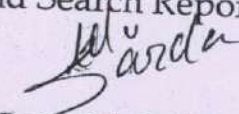
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No. 1-2/9) are enclosed herewith as ANNEXURE-XII TO XIV.

10. I have also taken search of INDEX-II Register from the office of Sub-Register, Akola and also from online portal in respect of entries by paying necessary fees of Rs. 750/- Vide Challan No. MH017925150202324E, the original receipt dt. 22/03/2024 is enclosed herewith as ANNEXURE-XV. I have gone through the document placed before me and the record available for inspection and verification. In my opinion the title of Solid Foundations Group through its Partners - Mr. Sushil Ratanlal Khowal, Mr. Shabbir Hussain Saifuddin Talwala and Mr. Mushtak Firoz Wagh is clear and marketable and without any encumbrance.

Hence this Title Verification and Search Report.


Adv. Saurabh S. Sarda
Adv. S. S. Sarda
MAH/4435/2010