Mahendra S. Dhote
(Advocate)

Ravi Naka,
Mhada Colony
Road, Ward No. 8,
Wardha.
Mobile 9890473011

Date: - 25/01/2023

To,
THE SECRETARY,
MAHARERA,
MUMBAI,
MAHARASHTRA .

LEGAL TITLE REPORT

Subject :- Title clearance certificate with respect to Plot No. 1 to 41, Survey No. 216 and Surveny No. 375 within Mouza-Talegaon, Tah. Ashti, Dist. Wardha.

Sir,

I have investigated the title of said plot on the request of Dr. Iqbal Haroon Kasmani, in the capacity of promoter as well as developer and following documents i.e.

1. **Description of the property :-** All that piece and parcel of the field bearing New Survey No. 216 and Old Survey No. was 153/2 Within the Mouza Talegaon within the jurisdiction of the Sub-Registrar of Assurances, Ashti, Dist. Wardha admeasuring 0.57 H.R. dry land, which is bounded as under:-

1) Description of Property regarding survey no. 216

EAST	:	Survey No. 372,
WEST	:	Pandhan Road,
NORTH	:	Survey No. 217,
SOUTH	:	Survey No. 375 and

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2) Description of Property regarding survey no. 375

All that piece and parcel of the field bearing New Survey No. 375 and Old Survey No. was 154/1C, 156, 159/2 Within the Mouza Talegaon within the jurisdiction of the Sub-Registrar of Assurances, Ashti, Dist. Wardha admeasuring 0.44 H.R. dry land, which is bounded as under:-

EAST	:	Survey No. 372,
WEST	:	Pandhan Road,
NORTH	:	Survey No. 216,
SOUTH	:	Survey No. 402.

2. The Documents of allotment of plots :-

As the said applicant was filed the application for conversion of the agricultural land into non-agricultural land before the Sub-Divisional Office, Arvi for residential purpose. That, the Sub-Divisional Officer, Arvi, Tah. Arvi, Dist. Wardha has passed the order on dated 21/09/2022 in Revenue Case No. 23/NAP-34/2021-2022.

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3A List of documents studied (all photo copies)

FOR SURVEY NO.216

Sr. No.	Date and Number	Nature of the document	Particular	
			From	To
1.	Sale deed dated 16/03/2022 bearing document no. ATV/269/2022	Registered Sale deed	Dilip Pundlikrao Raut	Dr. Iqbal Haroon Kasmani, Arif Haroon Kasmani, Rabubai Haroon Kasmani and Muskan Iqbal Kasmani
2		7/12 extract availed as per Date of Mutation 10/04/2022 and Mutation Entry NO. 797	Revenue Authority, Ashti	Dr. Iqbal Haroon Kasmani, Arif Haroon Kasmani, Rabubai Haroon Kasmani and Muskan Iqbal Kasmani

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For survey no 375

3.	Sale deed dated 16/03/2022 bearing document no. ATV/268/2022	Registered Sale deed	Sangita Diliprao Raut	Dr. Iqbal Haroon Kasmani, Arif Haroon Kasmani, Rabubai Haroon Kasmani and Muskan Iqbal Kasmani
4		7/12 extract availed as per Date of Mutation 10/04/2022 and Mutation Entry NO. 796	Revenue Authority, Ashti	Dr. Iqbal Haroon Kasmani, Arif Haroon Kasmani, Rabubai Haroon Kasmani and Muskan Iqbal Kasmani

3. SEARCH REPORT FOR 30 YEARS FROM 1993 TO 2022 for survey no 216

:-

From the above papers and the search made by me it appears that on the land was originally owned by Mr. Sanjay Devkishan Rathi as revenue record. The said property was sold by the above said owner to the Dilip Pundlikrao Raut vide registered sale deed dated 22/01/2013 and the mutation entry was reflect from the Ferfar Sr. No. 542.

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It is submitted that Mr. Dilip Pundlikrao Raut was sold this property to the Dr. Iqbal Haroon Kasmani, Arif Haroon Kasmani, Rabubai Haroon Kasmani and Muskan Iqbal Kasmani on 16/03/2022 by an registered sale deed dated 16/03/2022. The said entry is mutated on 10/04/2022 vide Ferfar No. 797 in the revenue record of Ashti, Tah. Ashti,

Dist. Wardha. The names of Iqbal Haroon Kasmani, Arif Haroon Kasmani, Rabubai Haroon Kasmani and Muskan Iqbal Kasmani are recorded in 7/12 extract.

SEARCH REPORT FOR 30 YEARS FROM 1993 TO 2022 Details Regarding Survey No. 375 :-

From the above papers and the search made by me it appears that on the land was originally owned by Mr. Devkishan Meghraj Mohta, Laxminarayan Meghraj Mohta, Radhesham Meghraj Mohta as revenue record. It is submitted that Late Laxminarayan Meghraj Mohta was died unmarried. By virtue of inherent rights, the legal heir of Devkishan Meghraj Mohta was mutated in the revenue record 1. Ritesh Devkishan Mohta, 2. Reshma Devkishan Mohta, 3. Priyanka Devkishan Mohta and the wife of Devkishan i.e. Ashabai Devkishan Mohta was appointed as a guardian for the legal heir no. 1, 2 and 3 viz 1. Ritesh Devkishan Mohta, 2. Reshma Devkishan Mohta and 3. Priyanka Devkishan Mohta. The name of Radhesham Meghraj Mohta was remain owner in the said property. The said property was sold by the above said owner to the Sangita Diliprao Raut vide registered sale deed dated 10/03/2014 and the mutation entry was reflect from the Ferfar Sr. No. 576.

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It is submitted that Sau. Sangita Diliprao Raut was sold this property to the Dr. Iqbal Haroon Kasmani, Arif Haroon Kasmani, Rabubai Haroon Kasmani and Muskan Iqbal Kasmani on 16/03/2022 by an registered sale deed dated 16/03/2022. The said entry is

mutated on 10/04/2022 vide Ferfar No. 796 in the revenue record of Ashti, Tah. Ashti, Dist. Wardha. The names of Dr. Iqbal Haroon Kasmani, Arif Haroon Kasmani, Rabubai Haroon Kasmani and Muskan Iqbal Kasmani are recorded in 7/12 extract.

Later on the said Iqbal Haroon Kasmani, Arif Haroon Kasmani, Rabubai Haroon Kasmani and Muskan Iqbal Kasmani were filed an application for the conversion of agricultural land into non-agricultural land before Sub-Divisional Officer, Arvi vide Case no. 23/NAP-34/2021-2022 Mouza-Talegaon. The said Sub-Divisinal officer has passed the order on 02/09/2022 and thereby the said agricultural land converted into non-agricultural land.

I have taken the search in the office of the Sub-Registrar of Assurance at Ashti for the period 1993 to till date i. e. for 30 years and has paid necessary fees vide receipt no. MH002877798202223E and MH002878059202223E on 04/06/2022 the search was taken on 06/09/2022 and I did not found any adverse entries or the entries against the title owned by Dr. Iqbal Haroon Kasmani, Arif Haroon Kasmani, Rabubai Haroon Kasmani and Muskan Iqbal Kasmani, are the present owners. On the basis of the search made by me it appears that the property is free from any encumbrances and Dr. Iqbal Haroon Kasmani, Arif Haroon Kasmani, Rabubai Haroon Kasmani and Muskan Iqbal Kasmani, holds good and marketable title. I have perused all the documents placed before me. The said documents are legal.

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Owners of the Land		CTC/C.S. No
i.	Dr. Iqbal Haroon Kasmani,	216 and, 375
ii.	Arif Haroon Kasmani,	216 and 375
iii.	Rabubai Haroon Kasmani,	216 and 375
iv.	Muskan Iqbal Kasmani	216 and 375

4. Qualifying comments or remarks :-

The Property is marketable.

The report reflecting the flow of title of the owner on the said land is enclosed herewith.

Encl. Annexure.

1) **7/12 Extract**
2) **Flow of the Title of the said land**

Adv. Mahendra S. Dhote

Date : 25/01/2023

Adv. Mahendra Dhote
Reg. No. MAH/1665/2004
Mob. No. 9890473011

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Date: - 25/01/2023

To,
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MAHARERA,
MUMBAI,
MAHARASHTRA .

FLOW OF THE TITLE OF SAID LAND

ANNEXTURE-1

1. Regarding Suirvey no.216.

7/12 extract dated 10/04/2022 field bearing New Survey No. 216 at measuring area 0.57 HR. and Old Survey No. was 153/2 Within the Mouza Talegaon within the jurisdiction of the Sub-Registrar of Assurances, Ashti, Dist. Wardha admeasuring 0.57 H.R. dry.

2 MUTATION ENTRY NO. 797 OF SURVEY 216

3 SEARCH REPORT FOR 30 YEARS FROM 1993 TO 2022for survey no 216 :-

Originally said land owned by Mr. Sanjay Devkishan Rathi as per revenue record. The said property was sold by the above said owner to the Dilip Pundlikrao Raut vide registered sale deed dated 22/01/2013 and the mutation entry was reflect from the Ferfar Sr. No. 542.

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Mr. Dilip Pundlikrao Raut was sold this property to the Dr. Iqbal Haroon Kasmani, Arif Haroon Kasmani, Rabubai Haroon Kasmani and Muskan Iqbal Kasmani on 16/03/2022 by an registered sale deed dated 16/03/2022.

The above said series of event had shown that in the last 30 years.

The said land was transferred from Sanjay Devkishan Rathi

To

Dilip Pundalikrao Raut

To

Dr. Iqbal Haroon Kasmani,

Arif Haroon Kasmani, Rabubai Haroon Kasmani and Muskan Iqbal Kasmani on 16/03/2022 by an registered sale deed dated 16/03/2022.

Annexture 2

Regarding Survey no. 375

7/12 extract dated 10/04/2022 field bearing New Survey No. 375 at measuring area 0.44 HR. and Old Survey No. was 154/1c, 156, 159/2 Within the Mouza Talegaon within the jurisdiction of the Sub-Registrar of Assurances, Ashti, Dist. Wardha admeasuring 0.44 H.R. dry land.

2 MUTATION ENTRY NO. 796 OF SURVEY 375

3 SEARCH REPORT FOR 30 YEARS FROM 1993 TO 2022 Details Regarding Survey No. 375 :-

Said land owned by Mr. Devkishan Meghraj Mohta, Laxminarayan Meghraj Mohta, Radhesham Meghraj Mohta as per revenue record.

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Late Laxminarayan Meghraj Mohta was died unmarriedly.

Legal Heirs of Devkishan Meghraj Mohta (Dead)

1. Ritesh Devkishan Mohta, 2. Reshma Devkishan Mohta, 3. Priyanka Devkishan Mohta and the wife of Devkishan i.e. Ashabai Devkishan Mohta was appointed as a guardian for the legal heir no. 1, 2 and 3 viz 1. Ritesh Devkishan Mohta, 2. Reshma Devkishan Mohta and 3. Priyanka Devkishan Mohta. The name of Radhesham Meghraj Mohta was remaied owner in the said property.

The said property was sold by the above said owner to the Sangita Diliprao Raut vide registered sale deed dated 10/03/2014 and the mutation entry was reflect from the Ferfar Sr. No. **576.**

Sau. Sangita Diliprao Raut was sold this property to the Dr. Iqbal Haroon Kasmani, Arif Haroon Kasmani, Rabubai Haroon Kasmani and Muskan Iqbal Kasmani on 16/03/2022 by an registered sale deed dated 16/03/2022.

The said entry is mutated on 10/04/2022 vide Ferfar No. **796** in the revenue record of Ashti, Tah. Ashti, Dist. Wardha. The names of Dr. Iqbal Haroon Kasmani, Arif Haroon Kasmani, Rabubai Haroon Kasmani and Muskan Iqbal Kasmani are recorded in 7/12 extract.

. The above said series of event had shown that in the last 30 years.

The said land was transferred from

Mr. Devkishan Meghraj Mohta, Laxminarayan Meghraj Mohta, Radhesham Meghraj Mohta

|

Late Laxminarayan Meghraj Mohta was died unmarriedly

|

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Legal Heirs of Devkishan Meghraj Mohta (Dead)

Ritesh Devkishan Mohta,

. Reshma Devkishan

Priyanka Devkishan Mohta

and the wife of Devkishan i.e. Ashabai Devkishan Mohta was appointed as a guardian for the legal heir of 1. Ritesh Devkishan Mohta, 2. Reshma Devkishan Mohta and 3. Priyanka Devkishan Mohta.

The name of Radhesham Meghraj Mohta was remaied owner in the said property.

To

To Sangita Diliprao Raut

To

Dr. Iqbal Haroon Kasmani,

Arif Haroon Kasmani,

Rabubai Haroon Kasmani

Muskan Iqbal Kasmani

Place-Wardha

Date- 25/01/2023

Your Sincerely

Adv. M. S. DHOTE

Adv. Mahendra Dhote
Reg. No. MAH/1665/2004
Mob. No. 9890473011