

Adv. RAJESH TUKARAM MHASKAR

M.A.L.L.B

ADVOCATE HIGH COURT (MUMBAI)



Office :- Prathmesh Apartments, Ground Floor, Agra Road Shahapur, Opposite Civil Court Shahapur, Kalmbhe-Shahapur, Tal. Shahapur, Dist. Thane, Pin 421 601. Mob 9271721918 E Mail- adv.maitry@gmail.com

05/03/2022

To,

Maha RERA

FORMAT-A

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Property Bearing Old S.No.67, 66, 8 & 7 Part are New Gut No. 18, 19, 20 & 21 B of N.A. Plot No.14, Area 684-94 Sq. Mtr., Assessment of Rs.68-49/- situate at Kalmbhe, Tal. Shahapur, Dist. Thane

1/- I have investigated the title of the said plot on the request of Mr. Mohan Nana Adhikari and following documents i.e.:-

1. Description of the property :- Property Bearing Old S.No.67, 66, 8 & 7 Part are New Gut No. 18, 19, 20 & 21 B of N.A. Plot No.14, Area 684-94 Sq. Mtr., Assessment of Rs.68-49/- situate at Kalmbhe, Tal. Shahapur, Dist. Thane
2. The documents of allotment of plot is under
 - A. Copy of 7/12 Extract of the said property Issued by Talathi Saja Kalmbhe
 - B. Copy of 7, 7-A & 12 Extract of the said property Issued by Tahasildar Shahapur regarding the record of cultivation & possession of land since year 1954 to 1978
 - C. Copy of Search Report on Dt 11/01/2020 taken from Sub-Registrar's office Murbad & Shahapur Issued by Adv. R. T. Mhaskar
 - D. Copy of No Objection Certificate on Dt 11/01/2020 for Paper Publication Issued by Adv. R. T. Mhaskar
 - E. Copy of Sale deed executed in favor of Mr. Satish Kashinath Gujarathi on dt.13/12/1990



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- F. Copy of Sale deed executed in favor of Mr. Mohan Nana Adhikari on dt. 16/07/2020
- G. Copy of permeation NAR/SR/47 on dt. 20/09/83 issued by Tahasiladar Shahapur for Non-Agricultural Use in respect of said property.
- H. Copy of permeation Mahsul/K-1/T-11/NAP/Kalmbhe(Shahapur)/SR-44/2021 on dated 02/02/2022 issued by Collector of Thane for Non-Agricultural Use in respect of said property.
- I. Copy of building construction approved from the office of Town Planning Thane vide order Non-Agricultural Permeation/Construction Permeation/Kalmbhe/ Shahapur/ Gut No.18/19/20/21/B/Plot No.14/SSThane/2532 on dt. 01/12/2021

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 Mr. Mohan Nana Adhikari is clear, marketable and without any encumbrances.

Owners of the land :- **Mr. Mohan Nana Adhikari,**

(1) Property Bearing Old S.No.67, 66, 8 & 7 Part are New Gut No. 18, 19, 20 & 21 B of N.A. Plot No.14, Area 684-94 Sq. Mtr., Assessment of Rs.68-49/- situate at Kalmbhe, Tal. Shahapur, Dist. Thane

3/- The report reflecting the flow of the title of the **Mr. Mohan Nana Adhikari** on the said land is enclosed herewith as annexure.

Date

05/03/2022

Adv. Rajesh T. Mhaskar
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FORMAT-A

(Circular No:-21/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No. Property Bearing Old S.No.67, 66, 8 & 7 Part are New Gut No. 18, 19, 20 & 21 B of N.A. Plot No.14, Area 684-94 Sq. Mtr., Assessment of Rs.68-49/- situate at Kalmbhe, Tal. Shahapur, Dist. Thane

1. Copy of 7/12 Extract of the said property Issued by Talathi Saja Kalmbhe
2. Copy of 7, 7-A & 12 Extract of the said property Issued by Tahasildar Shahapur regarding the record of cultivation & possession of land since year 1954 to 1978
3. Copy of Search Report on Dt 11/01/2020 taken from Sub-Registrar's office Murbad & Shahapur Issued by Adv. R. T. Mhaskar
4. Copy of No Objection Certificate on Dt 11/01/2020 for Paper Publication Issued by Adv. R. T. Mhaskar
5. Copy of Sale deed executed in favor of Mr. Satish Kashinath Gujarathi on dt. 13/12/1990
6. Copy of Sale deed executed in favor of Mr. Mohan Nana Adhikari on dt. 16/07/2020
7. Copy of permeation NAR/SR/47 on dt. 20/09/83 issued by Tahasiladar Shahapur for Non-Agricultural Use in respect of said property.
8. Copy of permeation Mahsul/K-1/T-11/NAP/Kalmbhe(Shahapur)/SR-44/2021 on dated 02/02/2022 issued by Collector of Thane for Non-Agricultural Use in respect of said property.
9. Copy of building construction approved from the office of Town Planning Thane vide order Non-Agricultural

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Permeation/Construction Permeation/Kalmbhe/ Shahapur/
Gut No.18/19/20/21/B/Plot No.14/SSThane/2532 on
dt.01/12/2021

- 1) Any other relevant title:- that the said Property was originally originally own and Possessed by Mr.Sadashiv Nathu Chachad and Mr. Vinayak Nathu Chachad but in the year of 1957 co-owner Mr.Sadashiv Nathu Chachad has been informed and given statement before revenue office to remove his name and inquiry was held and name of Mr. Sadashiv Nathu Chachad has remove from the said land vide Mutation Entry No.304 on dt.27/02/1957

And then after Mr. Shankar Ramchandra Patkar is acquires the said property from its erstwhile owner Mr. Vinayak Nathu Chachad, Nandkumar Vinayak Chachad, Ramakant Vinayak Chachad, Prabhakar Vinayak Chachad & Sharad Vinayak Chachad by and under registered Deed of Conveyance dated 20/02/70, for the consideration and upon the terms and conditions more particularly mentioned therein and therefore the name of Mr.Shankar Ramchandra Parkar has been mutated in the records of rights vide Mutation Entry No.438 on dt.26/06/1971

And then after Mr. Shankar Ramchandra Patkar has partition our Agricultural lands property bearing Old S. No.7/1, 8, 66 & 67 between our son, Wife and herself and S.No.8 has been allotted and come in shear of Mr. Vijay Shankar Patkar and S.No.66 has been allotted and



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come in shear of Mr.Suryakant Shankar Patkar and S.No.67 has been allotted and come in shear of Mr.Dilip Shankar Patkar and Rajan Shankar Patkar and S.No. 7/1 Part has been allotted and come in shear of Mr. Shankar Ramchandra Patkar and Kamal Shankar Patkar and said partition was brought on record vide Mutation Entry No.575 on dt.22/01/1983

And then after Mr.Shankar Ramchandra Patkar and others are wish to use said land for Residential Purpose therefore they are obtain N.A. Permeation from Tahasildar Shahapur vide order NAR/SR/47 on dt.20/09/83 and said land changes to non agricultural states therefore said changes are brought on record vide Mutation Entry No.575 on dt.22/01/1983

And then after Mr. Vijay Shankar Patkar, Mr.Suryakant Shankar Patkar, Mr.Dilip Shankar Patkar, Rajan Shankar Patkar, Mr.Shankar Ramchandra Patkar and Kamal Shankar Patkar are construct a partition firm for develop and dispose for said layout therefore they are granted power in fervor Mr.Shankar Ramchandra Patkar and than after Mr. Satish Kashinath Gujarathi has purchased and acquires the said property bearing Plot No. 14 from M/s. Patkar Associates through Mr.Shankar Ramchandra Patkar by and under registered Deed of Conveyance dated 13/12/1990, registered in the office of S.R.O., Kalyan at Doc. Sr.No.449/1990, on dt. 13/12/1990; for the consideration and upon the



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terms & conditions, more particularly mentioned therein; and, therefore, the name of the Mr. Satish Kashinath Gujarathi has been mutated in the records of rights in respect of the said property vide Mutation Entry No.72 on dt.17/10/1993

And then after Mr.MOHAN NANA ADHIKARI has purchased and acquires the said property from its erstwhile owner Mr. Satish Kashinath Gujarathi by and under registered Deed of Conveyance dated 16/07/2020, registered in the office of S.R.O., Shahapur at Doc. Sr.No. 1452/2020 for the consideration and upon the terms & conditions, more particularly mentioned therein; and, therefore, the name of the Mr.MOHAN NANA ADHIKARI has been mutated in the records of rights in respect of the said property vide M.E. No.-----

That the Land owner Mr.MOHAN NANA ADHIKARI has taken the Non agricultural permission from the Collector Thane to change the use of said land for residential purpose vide order no. Mahsul/K-1/T-11/NAP/Kalmbe(Shahapur)/SR-44/2021 on dated 02/02/2022 in respect of said land therefore assessment of said land has been change and changes has brought on revenue record.

That the promoter has got the maps of proposed building construction approved from the office of Town Planning Thane vide order Non-Agricultural Permeation/Construction Permeation/ Kalmbe/ Shahapur/





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Gut No.18/19/20/21/B/Plot No.14/SSThane/2532 on dt.01/12/2021.

2) Litigations if any :- No

Date

05/03/2022


ADV. RAJESH T. MHASKAR

ADVOCATE

Adv. Rajesh T. Mhaskar

Prathmesh Apt., Gr. Floor,
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