C.G .KOTHARI
B.Com., LL.B., Advocate

Office : Kediya Plot, Jatharpeth, Akola (Mob. 9823563119)

Resi. : 105, Toshniwal Layout, Ground Floor, Manik Bhavan, Akola

Ref. No. 45/2021 Date 26/05/2021

To,
The MahaRERA,

LEGAL TITLE REPORT AND TITLE CLEARENCE CERTIFICATE.

Dear Sir,

Ref. : Opinion in respect of the property situated at Kasbe Akola Taluka and District Akola bearing Nazul Sheet Number 17D Nazul Plot Number 275 within the limit of Municipal Corporation, Akola having area 4764 sq. ft (442.6 sq mtr) which is owned & possessed by Shri Suresh Jaggannath Patil. The property most particularly described in schedule given below : -

I, on the basis of the copy of title deeds forwarded to me pertaining to the said immovable property and the other information submitted by Shri Suresh Jaggannath Patil, I have conducted a detailed search and investigation and submit my report as under:-

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01. That, the above said property is owned & possessed by Shri Suresh Jaggannath Patil, R/o Deshmukh Peth, Akola Tq. and Dist. Akola.

02. Copy of Title Deeds is seen by me

i) Original registered sale deed bearing no. 314/20, Dated 28.01.2020 duly registered at Sub Registrar Office, Akola executed in favour of Shri Suresh Jaggannath Patil executed by Shri Ashok Tarachand Agrawal and six others.

ii) Copy of order of SDO Akola in case no. LND 77/AKOLA/SALE PERMISSION/13/2019-20 Dated 16.01.2020.

iii) Copy of Namuna-D (Malmutta Patra).

iv) Tax receipt.

v) Commencement Certificate issued by Municipal Corporation Akola Case No. 14/9/20-21 dated 14/09/2020.

vi) Legal heir Certificate issued by Civil Court in MJC No. 506/16.

vii) Measurement Sheet dated. 18/05/2018 Case No. 403/2018.

viii) AND taken the inspection of such other documents required for the purpose of the title and search report from the concern office.

03. Description of Immovable Property :-

That the property situated at Kasbe Akola Taluka and District Akola bearing Nazul Sheet Number 17D Nazul Plot Number 275 within the limit of Municipal Corporation, Akola having measurement :-

Eastern and Western Side - 77 ft.

Northern and Souther Side – 62 ft.

Total admeasuring 4764 sq. ft. (442.6 sq. mtr.)

which is bounded as under :-

East - Ganpati Road (Govt. Road)

West - Area of Bhirad

North - Area of Mahadevrao Rokade and others

South - Main Government Road

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04. Search in Sub Registrar Office :

(i) **Location of Property** :-

Property situated at Kasbe Akola Taluka and District Akola bearing Nazul Sheet Number 17D Nazul Plot Number 275 within the limit of Municipal Corporation, Akola and property is registered at Sub Registrar Akola and recorded in the record of right i.e. Namuna- D.

(ii) **Search and Investigation** :-

I perused Index No.1 & Index No.2 and Record of Right to trace out if any encumbrance created on the property in question for the last 30 years i.e. 1992 to 2021 for purpose of the search, I have only seen the following changes.

A. So far as the flow of title of property is concerned, it is verified from the Revenue Record that, initially, Kasbe Akola Taluka and District Akola bearing Nazul Sheet Number 17D Nazul Plot Number 275 within the limit of Municipal Corporation having measurement 4764 sq. ft. (442.6 sq. mtr.) (Out of 4764 sq. ft., Area of 4339 sq. ft. lies in 'A' tenure and Area 425 sq. ft. lies in 'B' tenure) which was belonging to Shri. Tarachand Mohanlal Agrawal and after the death of the said Shri. Tarachand Mohanlal Agrawal the property in question inherited and came in the name of his legal heirs.

B. Accordingly, legal heirs of the diseased Shri Tarachand Mohanlal Agrawal came on official record by obtaining legal heir certificate from Civil Court Akola in MJC No. 506/16 dated 07/09/2016. Thus legal heir's name were mutated in record of right i.e. to say name of 1. Ashok Tarachand Agrawal 2. Vinay Tarachand Agrawal 3. Vivekanand Tarachand Agrawal 4. Rajesh Tarachand Agrawal 5. Shirish Tarachand Agrawal 6. Sau. Premlata Makkhanlal Agrawal and 7. Sau Usha Jaikishan Agrawal who became the owner of the property in quetion.

C. That the above said legal heirs has applied for the permission of sale area of the property which was lying in 'B' tenure (425 sq. ft.) and accordingly, obtained the order from the S.D.O., Akola in Revenue Case No. LND 77/AKOLA/SALE PERMISSION/13/2019-20 order Dated 16.01.2020.

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D. After taking the above said permission they sold the property in question and paying the required fees for permission, they sold they the property in question described in above schedule i.e, 4764 sq. ft.(442.6 sq. mtr.) to Suresh Jaggannath Patil vide registered Sale Deed bearing No. 314 dated 28/01/2020. Accordingly, name of said Suresh Jaggannath Patil was recorded in the record of right as per FerFar No. 7452 dated 28/02/2020.

E. After, purchasing the above said property above said Suresh Jaggannath Patil applied for the construction of complex on the above said land. He obtained the commencement certificate from Municipal Corporation, Akola in case no. 14/09/20-21 dated 14/09/2020. Thus said Suresh Jaggannath Patil wanted to plan and construct the complex on the above said property as per the sanctioned map.

F. Today, the above said Shri Suresh Jaggannath Patil is the absolute and lawful owners of the property. There is no any mortgage, lease, lien, charge, loan over the said property in question.

As such entire link in the flow of title of property has been properly established and all legal required aspects have been duly complied with. Hence, there is no legal impediment in granting loan against the property described in schedule.

(iii) That on perused of the above documents described in above para, I say that certify and verified the title deed of the property mentioned above and certify that all. the copies of the documents produced before me were genuine and valid to be to be well stamped and proper stamp duty has been paid. I have seen the same copy of sale deed in the Sub Registrar Office, Akola.

iv) Confirm and state that, the original title deed submitted are the originals registered before the Registrar of Assurance : Confirmed.

v) Whether the property is ancestral and / or under joint ownership. If so, details of the co-parceners/karta and/or the co-owners. The respective shares should e incorporated specifically. property is a partnership firm : No.

vi) There is no minor's interest in the above property and property is also not belonging ancestral.

vii) No document is pending or registration.

05. No Urban Land (Ceiling & Regulation Act) 1976 is applicable in the State where the property in question is located.

06. Property is not acquired under Land Acquisition Act, 1894, Urban Land (Ceiling & Regulation Act 1976) and applicability of other State Legislations.

07. The property is not leasehold immovable property.

08. No any permission under Income Tax Act 1961 is needed.

09. The property in question is non-agriculture.

10. I have perused the document referred in above paras and such other documents, which requires for the safeguards in the interest of the borrower.

CERTIFICATE :-

I hereby certify that I have searched and verified the information furnished in this report and have compare the title deeds given to me with the records/copy of it in the office of the Sub Registrar and has found both tallying with each other. I confirm having made search in the Land/Revenue record. I also confirm having verified and checked the records of the relevant Government. Office.Sub Registrar(s) Office(s) Revenue Records, Municipal / Panchayat Office, Land Acquisition Office, Registrar of Companies Office.

I certify that Shri Suresh Jaggannath Patil have got a valid, clear absolute and marketable title over the property shown above and there is no encumbrance over the property in question.

Thus, I verified all the documents in respect of the above property and found that the above person Shri Suresh Jaggannath Patil, R/o Deshmukh Peth, Akola, Tq. and Dist Akola having a clear & valid title at today, the property in free from all the charges, encumbrances.

Hence this title verification and search report.

C. G. KOTHARI
Advocate

C. G. KOTHARI, ADV. Reg. No. MAH/1222/ 1992 AKOLA

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MTR Form Number-6

GRN MH001511494202122E	**BARCODE**	**Date** 25/05/2021-15:39:42	**Form ID**

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Search Fee Other Items		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name AKG_JT AKOLA NO 2 SUB REGISTRAR		**Full Name**	Adv C G Kothari
Location AKOLA			
Year 2021-2022 From 25/05/1992 To 25/05/2021		**Flat/Block No. Premises/Building**	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

		Road/Street	
		Area/Locality	Akola
		Town/City/District	
		PIN	4 4 4 0 0 1

Remarks (If Any)

Kasbe Akola Tq. and Distt. Nazul Sheet No. 17D Nazul Plot No. 275 Area 442.6sq.mitrs.

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	00040572021052586588 / IK0BCTFVP5
Cheque/DD No.		Bank Date / RBI Date	25/05/2021-15:24:41 / Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 9823563119

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

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