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Date :- 11-09-2021

FORMAT - A
(CIRCULAR NO.28/2021)

To,
MAHARERA

LEGAL TITLE REPORT

Sub - Title Clearance certificate with respect of land area admeasuring 29100 sq.mtrs out of the layout sanctioned by Town Planner, Municipal Corporation Akola, of F.S.no. 73/2 of Mouje Akola Pra. Tq. & Distt., Akola, (hereinafter referred as the said "Plot")

I have investigated the title of the said plot on the request of Akola Textile Market through Partner Gopal Laximinarayan Somani and others and following documents :-

1) Description of the property - All that piece and parcel of land area admeasuring 29100 sq.mtrs out of the layout sanctioned by Town Planner, Municipal Corporation Akola, vide case no.अमनपा/अकृषी/05/2018-2019 dated 04-09-2021 out of the land of F.S.no. 73/2 of Mouje Akola Pra. Tq. & Distt., Akola, which bounded by;-

Towards East	-	Pothkharab land of F.S no.73/2
Towards West	-	Land of Rajiv Biyani
Towards North	-	Land of Mahagaonkar
Towards South	-	Shakhambhari Industries

2) The documents of allotment of plot -

- a) Regd. Sale Deed bearing document sr.no.16 dt.01-01-2021.
- b) Regd. Sale Deed bearing document sr.no.2134 dt.15-06-2018.

3) 7/12 extract or property card issued by Talathi Akola Mutation entry no.16160

4) Search report for 30 years from 11-09-1991 till 11-09-2021

...2

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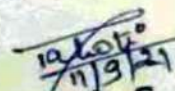
On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Akola Textile Market through Partner Gopal Laximinarayan Somani and others is clear, marketable and without and encumbrances.

Qualifying comments / Remarks if any - Regd. Sale Deed bearing document sr.no.16 dt.01-01-2021. However the ferfar entry was not recorded and mutated in the Revenue Record of F.S.No.73/2 of Mouje Akola Tq. & Distt. Akola.

3. The report reflecting the flow of the title of the Akola Textile Market through Partner Gopal Laximinarayan Somani and others on the said land is enclosed herewith as annexure.

Encl- Flow of Title Annexure

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FLOW OF THE TITLE OF THE SAID LAND

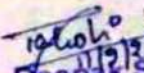
- 1) 7/12 extract as on date of application for registration
- 2) Mutation Entry No.16160 dated 17-07-2018
- 3) Search Report for 30 years from 1991 to 2021 taken from Sub-Registrar office Akola
- 4) Any other relevant title -

a) That as per Revenue Record an agriculture land of Mouje Akola bearing No.73/2 having area 2 H. 91 R. was owned by Pramod Gangaram Bhirad. Thereafter the said Pramod Gangaram Bhirad had sold above agriculture land 2 H. 91 R., land of F.S.No.73/2 of Mouje Akola Tq. & Distt. Akola to Rameshchandra Madanlal Agrawal, Kailesh Omprakash Agrawal and Kamalkishore Makkhanlal Agrawal by Regd. Sale Deed bearing document sr.no.1598 dated 21-04-2011. Accordingly as per Regd. Sale Deed ferfar entry no. 10652 dated 13-06-2011 was recorded and accepted in the name of Rameshchandra Madanlal Agrawal as owner of 0 H. 97 R., Kailesh Omprakash Agrawal as owner of 0 H. 97 R. and Kamalkishore Makkhanlal Agrawal as owner of 0 H. 97 R. respectively of F.S No.73/2 of Mouje Akola, Distt. Akola.

b) Thereafter the Rameshchandra Madanlal Agrawal, Kailesh Omprakash Agrawal and Kamalkishore Makkhanlal Agrawal had sold above agriculture land 2 H. 91 R., land of F.S.No.73/2 of Mouje Akola Tq. & Distt. Akola to 1) Medariya Medical Tourism Pvt Ltd., 2) Arun Ramlal Agrawal 3) Anil Ramlal Agrawal 4) Sunil Ramlal Agrawal (HUF) and 5) Arun Mathuralal Agrawal by Regd. Sale Deed bearing document sr.no.2481 dt.15-05-2012. Accordingly as per Regd. Sale Deed ferfar entry no. 15976 was recorded and accepted in the name of 1) Medariya Medical Tourism Pvt Ltd., 2) Arun Ramlal Agrawal 3) Anil Ramlal Agrawal 4) Sunil Ramlal Agrawal (HUF) and 5) Arun Mathuralal Agrawal as owner of 2 H. 91 R. of F.S No.73/2 of Mouje Akola Distt. Akola.

c) Thereafter the said Sunil Ramlal Agrawal and others have applied on 23-04-2018 to Town Planner Municipal Corporation for conversion of above 2 H. 91 R. (29100 sq.mtrs) land of F.S.No.73/2 of Mouje Akola into on-agriculture use. The Akola Municipal Corporation vide case no. अमनपा/अक/05/2018-2019 dt.04-09-2018 sanctioned the map which consist total 3 plots and one amenity plot.

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d) Thereafter the said 1) Medariya Medical Tourism Pvt Ltd., 2) Arun Ramlal Agrawal 3) Anil Ramlal Agrawal 4) Sunil Ramlal Agrawal (HUF) and 5) Arun Mathuralal Agrawal had sold 2 H. 91 R. of F.S No.73/2 of Mouje Akola Distt. Akola to Akola Textile Market Partnership Firm through its Partner 1) Gopal Laxminarayan Somani 2) Vinod Sahajram Pamjawani 3) Rajendra Goverdhandas Tolani 4) Jaswant Tikandas Kawana 5) Sushil Chetandas Kawana 6) Sau. Anusaya Kunjbhihari Jajoo 7) Nikhil Subhod Nilkhande 8) Amit Tekchhand Tolani 9) Nikhil Rameshlal Balani and 10) Harish Peshumal Hemnani by Regd. Sale Deed bearing document sr.no.2134 dt.15-06-2018. Accordingly as per Regd. Sale Deed ferfar entry no. 16160 dated 17-07-2018 was recorded and accepted in the name of Akola Textile Market Partnership Firm through its Partner 1) Gopal Laxminarayan Somani and 9 others as owner of 2 H. 91 R. of F.S No.73/2 of Mouje Akola Distt. Akola

e) Thereafter the said Harish Peshumal Hemnani had sold his 1/10 share of land i.e.2078.95sq. mtrs. land out of above 29100 sq.mtrs land of F.S.No.73/2 of Mouje Akola Tq. & Distt. Akola to Akola Textile Market Partnership Firm through its Partner 1) Gopal Laxminarayan Somani 2) Vinod Sahajram Pamjawani 3) Rajendra Goverdhandas Tolani 4) Jaswant Tikandas Kawana 5) Sushil Chetandas Kawana 6) Sau. Anusaya Kunjbhihari Jajoo 7) Nikhil Subhod Nilkhande 8) Amit Tekchhand Tolani and 9) Nikhil Rameshlal Balani by Regd. Sale Deed bearing document sr.no.16 dt.01-01-2021. However the ferfar entry was not recorded and mutated in the Revenue Record of F.S.No.73/2 of Mouje Akola Tq. & Distt. Akola.

f) Thereafter the said Akola Textile Market Partnership Firm through its Partner 1) Gopal Laxminarayan Somani 2) Vinod Sahajram Pamjawani 3) Rajendra Goverdhandas Tolani 4) Jaswant Tikandas Kawana 5) Sushil Chetandas Kawana 6) Sau. Anusaya Kunjbhihari Jajoo 7) Nikhil Subhod Nilkhande 8) Amit Tekchhand Tolani and 9) Nikhil Rameshlal Balani had applied for permission of construction of Commercial Complex apartment building as per map to Akola Municipal Council, Akola. The Town Planner, Akola vide case no.14/04/2019-2020 dated 22-12-2020, granted permission for construction of Commercial Complex on the above land of F.S.No.73/2 of Mouje Akola.

5) Litigations If any - Nil

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Akola

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