

Sunil Arun Bondre

B.Com., LL.B.,

Advocate

R/o. Sai Nagar, Near Panchmukhi Chouk, Dabaki Road, Old City Akola, Tq & Distt. Akola. Mob. No. 9922646040, Email-bondresunil@gmail.com

FORMAT A

(Circular No : 28/2021)

To,
Maha Rera,
Mumbai

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Lay out Plot no. 1/A (As per 7/12 Extract 26/2/1/A) admeasuring 540.88 Sq. Mtr. 5822 Sq. Feet, out of Field Survey No. 26/2, situated at Mouja Malkapur, Tq and Distt. Akola (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of Aarc Constructions Akola through its Partner 1. Shri. Avinash Mohanrao Raut R/o. Ganesh Nagar Kaulkhed Akola, Tq. & Dist. Akola & 2. Shri. Anurag Shriram Agrawal R/o. Ranpise Nagar Akola, Tq. & Dist. Akola and following documents i.e.:-

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1) **Description of the property:-**

Lay out Plot No. 1/A (As per 7/12 Extract 26/2/1/A), out of Field Survey No. 26/2, situated at Mouja Malkapur, Tq and Dist Akola, the area of plot is admeasuring 540.88 Sq. Mtr. 5822 Sq. Feet.

The plot is bounded as under:-

- | | | |
|--------------|---|-------------------------------|
| On the East | - | Govt. Road, |
| On the West | - | Service Lane, |
| On the North | - | Layout Plot No. 2, |
| On the South | - | Remaining Land of Plot no. 1. |

2) **The documents of allotment of plot.**

a) N.A. Order passed in Rev Case No. NAP-34/Malkapur/36/1980-81, dated 27/03/1981.

b) Certified Sale deed dated 16/04/1981, bearing No 3974/1981 purchased by Shri. Anil Namdeorao Mahalle.

c) True Copy court order Dated 23/07/2015 of bearing case no. R.M.J.C 37/2018 party name Ajit Mahalle and other 2 vrs Nil, dated 29/06/2015.

d) True Copy of 7/12 Extract dt. 12/04/2021 & Ferfar Patrak No. 18541.

e) Original sale deed dated 01/07/2021, bearing No AKG-3- 2446/2021 executed by 1) Ajit Anilrao Mahalle, 2) Pallavi Ashishrao Raut & 3) Laxmi Anilrao Mahalle in favour Aarc



Constructions Akola through its Partner 1. Shri. Avinash Mohanrao Raut & 2. Shri. Anurag Shriram Agrawal.

f) Original Correction deed on dated 12/10/2021, bearing no. AKG-3-3459/2021 executed by 1) Ajit Anilrao Mahalle, 2) Pallavi Ashishrao Raut & 3) Laxmi Anilrao Mahalle in favour Aarc Constructions Akola through its Partner 1. Shri. Avinash Mohanrao Raut & 2. Shri. Anurag Shriram Agrawal.

g) True Copy of 7/12 Extract dt. 2/11/2021.

h) Permission for construction granted on 26/10/2021 in the name of Aarc Constructions Akola through its Partner 1. Shri. Avinash Mohanrao Raut & 2. Shri. Anurag Shriram Agrawal.

3) On perusal of the as above-mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1) Aarc Constructions Akola through its Partner 1. Shri. Avinash Mohanrao Raut & 2. Shri. Anurag Shriram Agrawal. The Lay out Plot No. 1/A (As per 7/12 Extract 26/2/1/A), out of Field

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Survey No. 26/2, situated at Mouja Malkapur, Tq and Dist Akola,
the area of plot is admeasuring 540.88 Sq. Mtr. 5822 Sq. Feet.

- 2) Qualifying comments/remarks if any: - No Encumbrances
- 3) The report reflecting the flow of the title of the
(owner/promoter/ developer/company) on the said land is
enclosed herewith as annexure.

Encl : Annexure.


Advocate

Date : 13/11/2021

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FLOW OF THE TITLE OF THE SAID LAND

1) The documents placed before me reflects that initially land out of Field S. No. 26/2 of Mouja Malkapur, Tq and Dist. Akola came to be converted for N.A use in Rev Case No. NAP-34/Malkapur/36/1980-81, dated 27/03/1981.

2) That in the year 1981, the layout plot bearing No. 1/A out of S. No. 26/2 of Mouja Malkapur, Tq and Dist. Akola was owned by Shri. Anil Namdeorao Mahalle from Harish and Ashwini co operative society through Shri Kashinath Ganpatrao Khadase on 16/04/1981, bearing registered sale deed No 3974/1981. Accordingly, mutation entry was taken and his name is mutated in record of right. After his death and as per court order bearing case no. R.M.J.C 37/2018 party name Ajit Mahalle and other 2 vrs Nil, dated 29/06/2015.

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legal heir the property came in the name & share of his legal heirs namely 1) Ajit Anilrao Mahalle, 2) Pallavi Ashishrao Raut & 3) Laxmi Anilrao Mahalle and their name are muted in record of right.

3) The legal heirs of Shri. Anil Namdeorao Mahalle namely 1) Ajit Anilrao Mahalle, 2) Pallavi Ashishrao Raut & 3) Laxmi Anilrao Mahalle sold the above said described property to Aarc Constructions Akola through its Partner 1) Shri. Avinash Mohanrao Raut & 2) Shri. Anurag Shriram Agrawal vide registered Sale Deed No. AKG 3 2446/2021 Dt. 01/07/2021. There after one correction deed executed by same party on dated 12/10/2021, bearing no. AKG-3-3459/2021 and corrected measurement of four side of the plot.

4) As such Aarc Constructions Akola through its Partner 1) Shri. Avinash Mohanrao Raut & 2) Shri. Anurag Shriram Agrawal become absolute owner and possessor of the above said described property. Accordingly in pursuance to the said sale deed name of Aarc Constructions Akola through its Partner 1) Shri. Avinash Mohanrao Raut & 2) Shri. Anurag Shriram Agrawal came to be recorded in revenue record vide entry bearing No. 22746 dated 20/08/2021.

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There after Aarc Constructions Akola through its Partner 1) Shri. Avinash Mohanrao Raut & 2) Shri. Anurag Shriram Agrawal applied for permission for construction and same came to be granted on 26/10/2021 by Akola Municipal Corporation and as such flow of link is established and during search, I had not found any encumbrances.

1) P.R. Cards on date of application for registration.

01/08/2020

2) Mutation Entry No. 22746 DATED 20/08/2021

3) Search report for more than 30 years from 1981 taken from Sub-registrar Office at Akola.

4) Any other relevant title: - NIL

5) Litigations if any: - NIL

Date : 13/11/2021


Advocate



CHALLAN
MTR Form Number-6



GRN	MH008719296202122E	BARCODE			Date	13/11/2021-17:24:06	Form ID	
Department				Inspector General Of Registration				
Search Fee				TAX ID / TAN (If Any)				
Type of Payment				Other Items		PAN No.(If Applicable)		
Office Name				AKN_HQR SUB REGISTRAR AKOLA 1		Full Name		ADV SUNIL BONDRE
Location				AKOLA		Flat/Block No.		
Year				2021-2022 From 11/11/1991 To 13/11/2021		Premises/Building		
Account Head Details				Amount In Rs.		Road/Street		
0030072201 SEARCH FEE				750.00		Area/Locality		AKOLA
						Town/City/District		
						PIN		4 4 4 0 0 1
						Remarks (If Any)		
						MOUJE MALKAPUR FS NO 26/2 AS PER 7/12 26/2/1/A L. PLOT NO 1/A		
						ADM. AREA 540.88 SQM. 5822 SQ.FT.		
						Amount In		
						Seven Hundred Fifty Rupees Only		
Total				750.00		Words		
Payment Details				CENTRAL BANK OF INDIA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
				Bank CIN	Ref. No.	02810672021111366056	791983855	
Cheque/DD No.				Bank Date	RBI Date	13/11/2021-17:23:29	Not Verified with RBI	
Name of Bank				Bank-Branch		CENTRAL BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तावेजात लागू नाही.
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