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Mobl. 98230 72466
Shri Radhe Nagar, Behind Madan Mahal,
AKOLA. Distt. AKOLA – 444 001.

FORMAT – A
(Circular No. 28/2021)

To,

Maha RERA
Mumbai

LEGAL TITLE REPORT

Sub. : Title clearance certificate with respect to Plot No. 37/2/1 area 1294 Sq. Mtrs., Plot No. 37/2/2 area 4680 Sq. Mtrs., Plot No. 37/2/3 area 854 Sq. Mtrs., Plot No. 37/2/4 area 396 Sq. Mtrs. and Plot No. 37/2/5 area 540 Sq. Mtrs., out of 1H. 11R. non - agriculture land of F.S. No.37/2, situated at Mouje Akola, Taluka & District Akola. (hereinafter referred as the said plot " ")

I have investigated the title of the said plots on the request of Gopichand Radhakisan Bajoria, Sanjay Omprakash Bajoria and Sunil Kailashchandra Bajoria, all R/o. Akola Tq. & Distt. Akola and following documents i.e. :-

Description of the property :- All that piece and parcel of Plot No. 37/2/1 area 1294 Sq. Mtrs., Plot No. 37/2/2 area 4680 Sq. Mtrs., Plot No. 37/2/3 area 854 Sq. Mtrs., Plot No. 37/2/4 area 396 Sq. Mtrs. and Plot No. 37/2/5 area 540 Sq. Mtrs., out of 1H. 11R. non - agriculture land of F.S. No.37/2 of Mouje Akola, Tq. & Distt. Akola, R.S.D.R.D. Akola, Z. P. & P. S. Akola, within the limits of Municipal Corporation Akola., which are commonly bounded by:-

Towards East	:-	Ganga Nagar Society and 9 Mtr. wide Layout Road
Towards West	:-	Land of Wankhade
Towards North	:-	Land of Bajoria
Towards South	:-	9 Mtr. wide Layout road thereafter land of Wankhade

1. **The documents of allotment of plots :-** Regd. Sale-Deed document sr. no. 294 dated 19-01-2000 in the name of Sanjay Omprakash Bajoria, Regd. Sale-Deed document sr. no. 586 dated 31-01-2000 in the name of Gopichand Radhakisan Bajoria and Regd. Sale-Deed document sr. no. 743 dated 07-02-2000 in the name of Sunil Kailashchandra Bajoria.

..2

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2. 7/12 extract or property card issued by Talathi, Mouje Nizampur, dated 25-10-2021, mutation entry no. 18923
3. Search report for 30 years from 1992 till 2021.

2. On perusal of the above mentioned documents and all other relavant documents relating to title of the said properties I am of the opinion that Gopichand Radhakisan Bajoria, Sanjay Omprakash Bajoria and Sunil Kailashchandra Bajoria are joint owners of the above Plots and title in their names will be clear, marketable and without any encumbrances after repayment of the entire loan amount of Rs. 1,50,00,000/-with interest and other chages to The Washim Urban Co-op. bank Ltd., Washim, Branch Akola and said bank execute & Regd. Reconveance Deed in favour of Gopichand Radhakisan Bajoria.

Owners of the Plot lands

1. Plot No. 37/2/1 area 1294 Sq. Mtrs., out of F.S. No. 37/2 of Mouje Akola, Tq. & Distt. Akola.
2. Plot No. 37/2/2 area 4680 Sq. Mtrs., out of F.S. No. 37/2 of Mouje Akola, Tq. & Distt. Akola.
3. Plot No. 37/2/3 area 854 Sq. Mtrs., out of F.S. No. 37/2 of Mouje Akola, Tq. & Distt. Akola.
4. Plot No. 37/2/4 area 396 Sq. Mtrs., out of F.S. No. 37/2 of Mouje Akola, Tq. & Distt. Akola.
5. Plot No. 37/2/5 area 540 Sq. Mtrs., out of F.S. No. 37/2 of Mouje Akola, Tq. & Distt. Akola.
6. Qualifying comments/remarks if any ..No.....

3. The report reflecting the flow of the title of the Gopichand Radhakisan Bajoria, Sanjay Omprakash Bajoria and Sunil Kailashchandra Bajoria and the said report is enclosed herewith as annexure 'A'

Encl. : Annexure 'A'

Date : 23-12-2021

(H. M. Lahoti)
Advocate, Akola

H. M. LAHOTI
M.Com, L.L.B., Advocate
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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract / property card as on date of application for registration.
2. Mutation Entry No. 18923
3. Search report for 30 years from 1992 till 2021 taken from Sub – Registrar office at Akola.
4. Any other relevant title – No
5. Litigations if any – No

Date : 23-12-2021

(H. M. Lahoti)
Advocate, Akola

H. M. LAHOTI
M.Com, L.L.B., Advocate
Resi.:- Shri Radhe Nagar,
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H. M. Lahoti
M.Com. LL.B.
ADVOCATE

Mobl. 9823072466
Shri Radhe Nagar, Behind Madan Mahal,
AKOLA, Distt. AKOLA – 444 001.

Ref. No. 25/2021

Date :- 23-12-2021

To Whom So-Ever It May Concern -

TITLE VERIFICATION AND SEARCH REPORT

That on the request of Gopichand Radhakisan Bajoria, Sanjay Omprakash Bajoria and Sunil Kailashchandra Bajoria, all R/o. Akola Tq. & Distt. Akola, this report is issued in respect of immovable properties described detail in Schedule of immovable property hereunder.

1. SCHEDULE OF IMMOVABLE PROPERTIES :-

All that piece and parcel of Plot No. 37/2/1 area 1294 Sq. Mtrs., Plot No. 37/2/2 area 4680 Sq. Mtrs., Plot No. 37/2/3 area 854 Sq. Mtrs., Plot No. 37/2/4 area 396 Sq. Mtrs. and Plot No. 37/2/5 area 540 Sq. Mtrs., out of 1H. 11R. non - agriculture land of F.S. No.37/2 of Mouje Akola, Tq. & Distt. Akola, R.S.D.R.D. Akola, Z. P. & P. S. Akola, within the limits of Municipal Corporation Akola., which are commonly bounded by:-

Towards East	:- Ganga Nagar Society and 9 Mtr. wide Layout Road
Towards West	:- Land of Wankhade
Towards North	:- Land of Bajoria
Towards South	:- 9 Mtr. wide Layout road thereafter land of Wankhade

1. FLOW OF TITLE :-

As per the documents & information supplied and made available to me i.e., copies of Regd. Sale Deeds, N.A order dated 19.11.2020, order of Tahasildar, Akola, copies of Ferfars, Gaon Namuna 7/12, etc. and search taken in respect of the above described immovable properties and on the verification of Index II Register in the office of Sub-registrar, Akola and Revenue Record, I found following chain of transactions in respect of the above described immovable properties:-

a) That as per Revenue Record land of F.S. No. 37 area 3 H. 21 R. (7 Acres

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37 Gunthas) of Mouje Akola, Tq. & Distt. Akola was owned by Motiram Kisan Wankhade.

b) Thereafter said Motiram Kisan Wankhade out of his land of F.S. No. 37 of Mouje Akola, Tq. & Distt. Akola, had sold East-West divided Northern side 1 Acre i.e. 40 R. agriculture land to Sanjay Omprakash Bajoria by Regd. Sale Deed document Sr. No. 294 dated 19-01-2000.

c) Thereafter said Motiram Kisan Wankhade out of his remaining land of F.S. No. 37 of Mouje Akola, Tq. & Distt. Akola, had sold East-West divided Northern side 1 Acre i.e. 40 R. agriculture land to Gopichand Radhakisan Bajoria by Regd. Sale Deed document Sr. No. 586 dated 31-01-2000.

d) Thereafter said Motiram Kisan Wankhade out of his remaining land of F.S. No. 37 of Mouje Akola, Tq. & Distt. Akola, had sold East-West divided Middle side 1 Acre i.e. 40 R. agriculture land to Sunil Kailashchandra Bajoria by Regd. Sale Deed document Sr. No. 743 dated 07-02-2000.

e) Thereafter Gopichand Radhakisan Bajoria had taken Loan of Rs. 1,00,00,000/- from The Akola Urban Co-op. bank Ltd., Akola, Main Branch,Akola, for that he mortgage his 0H. 40R. land out of 3 H. 21 R. land of F.S. No. 37 of Mouje Akola, Tq. & Distt. Akola. Thereafter said Gopichand Radhakisan Bajoria had paid entire Loan of Rs. 1,00,00,000/- , therefore The Akola Urban Co-op. bank Ltd., Akola, Main Branch,Akola, released the said mortgaged property 0H. 40R. land out of 3 H. 21 R. land of F.S. No. 37 of Mouje Akola, Tq. & Distt. Akola. by executing Regd. Reconveance Deed vide document Sr. No. 1425 dtd. 07-04-2004.

f) Thereafter M/s. Bajoria Tractors, a partnership Firm had taken Hypothecation Loan of Rs. 50,00,000/- from The Akola Janata Commercial Co-op. bank Ltd., Akola, Main Branch, Akola, for that Sunil Kailashchandra Bajoria mortgage his 0H. 40R. land out of 3 H. 21 R. land of F.S. No. 37 of Mouje Akola, Tq. & Distt. Akola, with The Akola Janata Commercial Co-op. bank Ltd., Akola, Main Branch,Akola, by executing an Agreement dtd. 03-06-2006 for Equitable Mortgage.

g) Thereafter Gopichand Radhakisan Bajoria had taken Loan of

..3

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Rs.25,00,000/- from The Washim Urban Co-op. bank Ltd., Washim, Branch Akola, for that he mortgage his 0H. 40R. land out of 3 H. 21 R. land of F.S. No. 37 of Mouje Akola, Tq. & Distt. Akola by executing Regd. Mortgage Deed vide document Sr. No. 3589 dated 06-11-2006.

h) Thereafter M/s. Bajoria Tractors, a partnership Firm had enhancement the ealier taken Hypothecation Loan of Rs. 50,00,000/- to 1,00,00,000/- from The Akola Janata Commercial Co-op. bank Ltd., Akola, Main Branch,Akola, for that Sunil Kailashchandra Bajoria mortgage his 0H. 40R. land out of 3 H. 21 R. land of F.S. No. 37 of Mouje Akola, Tq. & Distt. Akola for said enhaced loan, with The Akola Janata Commercial Co-op. bank Ltd., Akola, Main Branch,Akola, by executing Memorandum of Equitable Mortgage dtd. 09-04-2008.

i) Thereafter Sanjay Omprakash Bajoria out of the above purchased 1 Acre i.e. 40 R. land F.S. No. 37 of Mouje Akola, Tq. & Dist. Akola had sold 4650 sq.mtr i.e. 4.5 R land to Satish Shivlalji Bhamre by Regd. Sale Deed document Sr. No. 884 dated 25-02-2010. As per information given by Sanjay Omprakash Bajoria, he again sold 4.5 R land out of the remaining land of above purchased 1 Acre i.e. 40 R. land of F.S. No. 37 of Mouje Akola, Tq. & Dist. Akola. Thus as per Gaon Naumana 7/12 he is remains owner of 31 R. land out of the land of F.S. No. 37 of Mouje Akola, Tq. & Dist. Akola.

j) Thereafter Gopichand Radhakisan Bajoria had got enhancement of the earlier Loan upto Rs.1,50,00,000/- from The Washim Urban Co-op. bank Ltd., Washim, Branch Akola, for that he mortgage his 0H. 40R. land out of 3 H. 21 R. land of F.S. No. 37 of Mouje Akola, Tq. & Distt. Akola and other properties by executing Regd. Mortgage Deed vide document Sr. No. 5289 dated 06-12-2014.

k) Thereafter Gopichand Radhakisan Bajoria for his 0H. 40 R. land, Sunil Kailashchandra Bajoria for his 0H. 40 R. land and Sanjay Omprakash Bajoria for his 0H. 31 R. land, total 1H 11R agriculture land out of 3 H. 21 R. land of F.S. No. 37 of Mouje Akola, Tq. & Distt. Akola jointly applied to Commissioner, Akola Municipal Corporation for conversion of their 1H. 11R. agriculture land into non-agriculture use i.e. commercial use. Commissioner, Akola Municipal Corporation vide case No. AMC/NA/80/17-18, Order dated 19-11-2020 sanctioned the Layout

..4

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Map consisting of Plots, internal Roads (Passages) and grant permission for non-agriculture use for commercial purpose.

l) Thereafter said Sunil Kailashchandra Bajoria and 2 others have applied for grant of Sanad regarding 1H 11R i.e 11100.00 sq. mtrs. land out of F.S no. 37 of Mouje Akola Tq & Distt Akola for Non-agriculture use for commercial purpose. Accordingly Tahsildar Akola in case no MRC-81/Mouje Akola/995/2020-21, vide order dated 10/12/2020 issued Sanad, thereby grant Non-agriculture use for commercial purpose of 1H 11R i.e 11100.00 sq mtr land out of F.S no. 37 of Mouje Akola Tq & Distt Akola.

m) Thereafter as per order/ Sanad dated 10/12/2020 of Tahsildar Akola, Talathi Mouje Akola recorded Ferfar no. 18775 for divided the land of F.S no. 37 of Mouje Akola Tq & Distt Akola area 3H. 21R. in two parts i.e. F. S. No. 37/1 having area 2 H. 10 R. land and F. S. No. 37/2 having area 1 H. 11 R. land Said Ferfar certified by the Revenue Inspector, Akola on 11/09/2021. Accordingly original Gaon Namuna 7/12 of F.S No. 37 closed and two new Gaon Namuna 7/12 as F.S No. 37/1 and F.S. No. 37/2 prepared. As per Gaon Namuna 7/12 of F.S No. 37/2 out of 1 H. 11 R. land, Gopichand Radhakisan Bajoria is owner of 40R. land, Sunil Kailashchandra Bajoria is owner of 40R. land and Sanjay Omprakash Bajoria is owner of 31R. land. Thereafter said Sanjay Omprakash Bajoria, Gopichand Radhakisan Bajoria and Sunil Kailashchandra Bajoria have in joint 11100.00 Sq. Mtrs. N.A land divided in Seven plots and Talathi Akola recorded Ferfar No. 18923, which acceptd by Revenue Inspector and prepared Seven Gaon Namuna 7/12 of 11100.00 Sq Mtrs land i.e. plot no. 37/2/1 area 1294 Sq. Mtrs., plot no. 37/2/2 area 4680 Sq. Mtrs., plot no. 37/2/3 area 854 Sq. Mtrs., plot no. 37/2/4 area 396 Sq. Mtrs. and plot no. 37/2/5 area 540 Sq. Mtrs. and plot no. 37/2/6 area 946 Sq. Mtrs. (Open space) and plot no. 37/2/7 area 2390 Sq. Mtrs. (Land under Roads).

n) Thereafter M/s. Bajoria Tractors, a partnership Firm has repaid entire Loan of Rs. 1,00,00,000/-, therefore The Akola Janata Commercial Co-op. bank Ltd., Akola, Main Branch, Akola, released the said mortgaged property 0H. 40R. land out of 3 H. 21 R. land of F.S. No. 37 of Mouje Akola, Tq. & Distt. Akola, of Sunil Kailashchandra Bajoria by giving letter recently to that effect.

..5

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3. **OBSERVATION OF THE ADVOCATE :-**

I have paid necessary search fee and taken search from the year 1992 to 2021 availability of record on E - Search online data which were made available to me on E Search online side of the Sub-Register Office, Akola and Index-II Register maintained by Sub-Registrar, Akola and also made inspection of the revenue record in respect of above immovable properties i.e. 1 H. 11 R. non-agriculture land of F.S. No. 37/2 of Mouje Akola, Tq. & Distt. Akola, verified the Title there-from in the name of Gopichand Radhakisan Bajoria, Sanjay Omprakash Bajoria and Sunil Kailashchandra Bajoria. Except the above mentioned changes and transactions, I have found no other transactions & changes. I found encumbrance and charge of The Washim Urban Co-op. bank Ltd., Washim, Branch Akola for loan of Rs. 1,50,00,000/- on the immovable properties in question, however the Talathi not mentioned the said encumbrance and charge of The Washim Urban Co-op. bank Ltd., Washim, Branch Akola in the concerned revenue record i.e. Gaon Namuna 7/12 of plot no. 37/2/1 area 1294 Sq. Mtrs., plot no. 37/2/2 area 4680 Sq. Mtrs., plot no. 37/2/3 area 854 Sq. Mtrs., plot no. 37/2/4 area 396 Sq. Mtrs. and plot no. 37/2/5 area 540 Sq. Mtrs. of F.S. No. 37/2 of Mouje Akola, Tq. & Distt. Akola. Hence, as per documents, Record of Revenue and Record of Sub-Registrar, Akola, according to me Gopichand Radhakisan Bajoria Sunil Kailashchandra Bajoria and Sanjay Omprakash Bajoria are joint owners of Plot no. 37/2/1 area 1294 Sq. Mtrs., Plot no. 37/2/2 area 4680 Sq. Mtrs., Plot no. 37/2/3 area 854 Sq. Mtrs., Plot no. 37/2/4 area 396 Sq. Mtrs. and Plot no. 37/2/5 area 540 Sq. Mtrs. out of 1H. 11R. non-agriculture land of F.S. No. 37/2 of Mouje Akola, Tq. & Dist. Akola. That after repayment of the entire loan amount with interest and other chages to The Washim Urban Co-op. bank Ltd., Washim, Branch Akola and said bank execute & Regd. Reconveance Deed in favour of Gopichand Radhakisan Bajoria, then title of the schedule immovable properties i.e. Plot no. 37/2/1 area 1294 Sq. Mtrs., Plot no. 37/2/2 area 4680 Sq. Mtrs., Plot no. 37/2/3 area 854 Sq. Mtrs., Plot no. 37/2/4 area 396 Sq. Mtrs. and Plot no. 37/2/5 area 540 Sq. Mtrs. out of 1H. 11R. non-agriculture land of F.S. No. 37/2 of Mouje Akola, Tq. & Dist. Akola in the joint names of Gopichand Radhakisan Bajoria, Sunil Kailashchandra Bajoria and

..6

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Sanjay Omprakash Bajoria will be clear, marketable and saleable.

CERTIFICATE

I certify that -

1) I have examined the documents Regd. Sale Deeds, N.A. Order, Order of Tahasildar, Gaon Namuna 7/12, Ferfars, etc. in detail & other relevant factors of the above schedule properties.

2) The properties in question are mortgaged with The Washim Urban Co-op. bank Ltd., Washim, Branch Akola for loan of Rs.1,50,00,000/- and after repayment of the entire loan amount with interest and other chages to The Washim Urban Co-op. bank Ltd., Washim, Branch Akola and said bank execute & Regd. Reconveance Deed in favour of Gopichand Radhakisan Bajoria, then the properties in question are free from all encumbrances.

3) There is no interest of minor in the properties in question.

4) On the basis of available record, search and documents, I am of the opinion that, Gopichand Radhakisan Bajoria, Sunil Kailashchandra Bajoria and Sanjay Omprakash Bajoria are joint owners of Plot No. 37/2/1 area 1294 Sq. Mtrs., Plot No. 37/2/2 area 4680 Sq. Mtrs., Plot No. 37/2/3 area 854 Sq. Mtrs., Plot No. 37/2/4 area 396 Sq. Mtrs. and Plot No. 37/2/5 area 540 Sq. Mtrs. out of 1H. 11R. non-agriculture land of F.S. No.37/2 of Mouje Akola, Tq. & Distt. Akola & title over the above schedule properties will be marketable and clear after repayment of the entire loan amount with interest and other chages to The Washim Urban Co-op. bank Ltd., Washim, Branch Akola and said bank execute & Regd. Reconveance Deed in favour of Gopichand Radhakisan Bajoria .

(H. M. Lahoti, Advocate)
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