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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 Layout Plot No.11 area 624.45 Sq. Mtrs. land and Layout Plot No.12 area 1105.63 Sq. Mtrs. land out of F.S. No. 1/2, situated at Mouje Nizampur, Taluka & District Akola. (hereinafter referred as the said plot " ")

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

1. **Description of the property :-** All that piece and parcel of Layout Plot No.12 area 1105.63 Sq. Mtrs. land and East-West divided Northern side half portion i.e. 624.45 Sq. Mtrs. land out of 1248.90 Sq. Mtrs. land of Layout Plot No.11, thus total 1730.08 Sq. Mtrs. plot land out of the sanctioned Layout Map of the land area 2H. 71 R. out of F.S. No.1/2 area 4 H. 42 R. + Potkharab (Government) 0H. 03R., of Mouje Nizampur Tq. & Distt. Akola, within the limits of Municipal Corporation, Akola. Layout plot No.11 & 12 commonly bounded by:-

Towards East	:-	15 mtr. DP Road
Towards West	:-	12 mtr. Layout Road
Towards North	:-	12 mtr. Layout Road thereafter premises of Akola Bussiness Centre Market
Towards South	:-	Land of Gopichand Bajoria & Sanjay Bajoria of F.S. No. 1 /1 of Mouje Nizampur

2. **The documents of allotment of plot :-** Regd. Partition Deed document sr. no. 3206 dated 09-08-2019.
3. 7/12 extract or property card issued by Talathi, Mouje Nizampur, dated 18-10-2021, mutation entry no. 642 dated 28-06-2020.

..2

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4. 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 property I am of the opinion that Gopichand Radhakisan Bajoria is the owner of the Plot and title in his name is clear, marketable and without any encumbrances.

Owners of the land

1. Layout Plot No.11 area 624.45 Sq. Mtrs. land out of F.S. No. 1/2 of Mouje Nizampur, Tq. & Distt. Akola.
2. Layout Plot No.12 area 1105.63 Sq. Mtrs. land out of F.S. No. 1/2 of Mouje Nizampur, Tq. & Distt. Akola,
3. ..... CTS/C.S. No.
4. Qualifying comments/remarks if any .....No.....

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

Encl. : Annexure 'A'

Date : 23-12-2021

(H. M. Lahoti)
Advocate, Akola

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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. 642
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

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M.Com, L.L.B., Advocate
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H. M. Lahoti
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ADVOCATE

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

Ref. No. 24/2021 Date :- 23-12-2021

To Whom So-Ever It May Concern -

TITLE VERIFICATION AND SEARCH REPORT

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

1. SCHEDULE OF IMMOVABLE PROPERTIES :-

All that piece and parcel of Layout Plot No.12 area 1105.63 Sq. Mtrs. land and East-West divided Northern side half portion i.e. 624.45 Sq. Mtrs. land out of 1248.90 Sq. Mtrs. land of Layout Plot No.11, thus total 1730.08 Sq. Mtrs. plot land out of the sanctioned Layout Map of the land area 2H. 71 R. out of F.S. No.1/2 area 4 H. 42 R. + Potkharab (Government) 0H. 03R., of Mouje Nizampur Tq. & Distt. Akola, within the limits of Municipal Corporation, Akola. Layout plot No.11 & 12 commonly bounded by:-

Towards East	:-	15 mtr. DP Road
Towards West	:-	12 mtr. Layout Road
Towards North	:-	12 mtr. Layout Road thereafter premises of Akola Bussiness Centre Market
Towards South	:-	Land of Gopichand Bajoria & Sanjay Bajoria of F.S. No. 1 /1 of Mouje Nizampur

1. FLOW OF TITLE :-

As per the documents & information supplied and made available to me i.e., copies of Regd. Sale Deeds, copy of Regd. Partition Deed, copies of Ferfar, Gaon Namuna 7, etc. and search taken in respect of the above described immovable property 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 an agriculture land of Mouje Nizampur, bearing F.S. No.1 having total area 4H. 88R. (12 Acres 02 Gunthas) which divided

..2

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in two parts i.e. F. S. No.1/1 having area 0H. 43R. and F. S. No.1/2 having area 4H. 45R.

b) That out of the land of F.S. No.1/2 area 4H. 45R. of Mouje Nizampur, Tq. & Distt. Akola 1) Dineshrai Bapulal Sanghavi, 2) Prakashchandra Bapulal Sanghavi, 3) Chimanlal Deoji Desai, 4) Prabhudas Dalichand Parekh, 5) Anantrai Vitthaldas Dhosani, 6) Rameshchandra Jinwardas Jain in joint purchased an agriculture land area 0H. 71R. (1Acre 30 Gunthas) by Regd. Sale Deed document Sr. No. 6135 dated 30-06-1983 and agriculture land area 0H. 81R. (2Acres) by Regd. Sale Deed, document Sr. No. 6094 dated 28-06-1984 from Santosh Pandurang Gawali (Minor) through guardian mother Smt. Manutai Pandurang Gawali.

c) That out of the land of F.S. No.1/2 area 4H. 45R. of Mouje Nizampur, Tq. & Dist. Akola 1) Dineshrai Bapulal Sanghavi, 2) Prakashchandra Bapulal Sanghavi, 3) Rajendrakumar Chimanlal Desai, 4) Prabhudas Dalichand Parekh, 5) Anantrai Vitthaldas Dhosani, 6) Rameshchandra Jinwardas Jain in joint purchased an agriculture land area 0H. 70R. (1Acre 29 Gunthas) by Regd. Sale Deed document Sr. No. 4878 dated 21-05-1984 from 1) Himmatlal Ratilal Goda, 2) Pravinchandra Ratilal Goda, 3) Shantilal Dhanjibhai Kariya, 4) Sau. Hemkuwarben Dhanjibhai Kariya, 5) Devidas Sitaram Sahare, 6) Subhash Devidas Sahare, 7) Smt. Rajkuwar Ramswaroop Maheshwari, 8) Shivratan Girdharilal Jajoo and 9) Ramdas Sadashiv Gaidhane.

d) Thereafter out of the land of F.S. No. 1/2 area 4H. 45R. of Mouje Nizampur, Tq. & Dist. Akola 1) Dineshrai Bapulal Sanghavi, 2) Prakashchandra Bapulal Sanghavi, 3) Rajendrakumar Chimanlal Desai, 4) Prabhudas Dalichand Parekh, 5) Anantrai Vitthaldas Dhosani, 6) Rameshchandra Jinwardas Jain in joint purchased an agriculture land area 0H. 49R. (1Acre 08 Gunthas) by Regd. Sale Deed, document Sr. No. 4939 dated 22-05-1984 from 1) Himmatlal Ratilal Goda, 2) Pravinchandra Ratilal Goda, 3) Shantilal Dhanjibhai Kariya, 4) Sau. Hemkuwarben Dhanjibhai Kariya, 5) Devidas Sitaram Sahare, 6) Subhash Devidas Sahare, 7) Smt. Rajkuwar Ramswaroop Maheshwari and 8) Shivratan Girdharilal Jajoo.

e) Thereafter Anantrai Vitthaldas Dhosani and Rameshchandra Jinwardas Jain have sold their 1/6th i.e. 0H. 45R. undivided share of each, total 0H. 90R.

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agriculture land, out of above purchased total 2H. 71R. land of F.S. No. 1/2 of Mouje Nizampur, to 1) Deepakkumar Dwarkadas Agrawal, 2) Arunkumar Ratanlal Khetan & 3) Ashokkumar Mangilal Kabra by Regd. Sale Deed document Sr. No. 966 dt. 05-03-1997.

f) Thereafter Arunkumar Ratanlal Khetan and Ashokkumar Mangilal Kabra have sold their undivided share of 0H. 30R. each, total 0H. 60R. agriculture land out of above purchased 0H. 90R. land out of 2H. 71R. land of F.S. No.1/2 of Mouje Nizampur, Tq. & Dist. Akola to Ramakant Umashankar Khetan by Regd. Sale Deed document Sr. No. 4382 dt. 14-09-1999.

g) Thereafter Deepakkumar Dwarkadas Agrawal had sold his undivided share of 0H. 30R. agriculture land out of above purchased 0H. 90R. land out of 2H. 71R. land of F.S. No. 1/2 of Mouje Nizampur, Tq. & Dist. Akola to 1) Sunil Dineshchandra Tulshan, 2) Gopal Dineshchandra Tulshan and 3) Gopichand Radhakisan Bajoria by Regd. Sale Deed document Sr. No. 4285 dt. 26-07-2000.

h) Thereafter Sunil Dineshchandra Tulshan and Gopal Dineshchandra Tulshan have sold their undivided share of 0H. 10R. each, total 0H. 20R. agriculture land out of above purchased 0H. 30R. land out of 2H. 71R. land of F.S. No. 1/2 of Mouje Nizampur, Tq. & Dist. Akola to Paras Construction Company, Akola, a Partnership Firm, through It's partners by Regd. Sale Deed document Sr. No. 1968 dt. 17-04-2018.

Thus Gopichand Radhakisan Bajoria was owner of 0H. 10R. and Paras Construction Company, Akola, a Partnership Firm, through It's partners is owner of 2H. 61R. land out of 2H. 71R. land of F.S. No. 1/2 of Mouje Nizampur, Dist. Akola.

i) Thereafter Paras Construction Company, Akola, a Partnership Firm, through It's partners for its 2H. 61R. land out of 2H. 71R. land of F.S. No. 1/2 of Mouje Nizampur, Tq. & Distt. Akola and 0H. 69R. land out of F.S. No. 38/1 of Mouje Akola, Tq. & Distt. Akola and Gopichand Radhakisan Bajoria for his 0H. 10R. land out of 2H. 71R. land of F.S. No. 1/2 of Mouje Nizampur, Tq. & Distt. Akola, thus for total 3H. 40R. agriculture land, they jointly applied to Commissioner, Akola Municipal Corporation for conversion of their 3H. 40R. agriculture land into non-agriculture

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use i.e. commercial use. Commissioner, Akola Municipal Corporation vide case No. NAP/58/2017-18, Order dated 22-02-2018 sanctioned the Layout Map consisting of 12 Plots, internal Roads (Passages) and grant permission for non-agriculture use for commercial purpose.

j) Thereafter Paras Construction Company, Akola, a Partnership Firm, through It's partners and Gopichand @ Gopikisan Radhakisan Bajoria have partitioned the above mentioned non-agriculture commercial use land by executed Partition Deed which registered in the office of Sub-Registrar, Akola-1vide document Sr. No. 3206 dated 09-08-2019. As per said Regd. Partition Deed non-agriculture commercial use land of Layout Plot No.12 area 1105.63 Sq. Mtrs. land and East-West divided Northern side half portion i.e. 624.45 Sq. Mtrs. land out of 1248.90 Sq. Mtrs. land of Layout Plot No.11, thus total 1730.08 Sq. Mtrs. plot land out of the sanctioned Layout Map of the land area 2H. 71 R. out of F.S.No.1/2 of Mouje Nizampur, Tq. & Distt. Akola, came on the share of Gopikisan Radhakisan Bajoria and non-agriculture commercial use land of remaining Layout Plots out of the sanctioned Layout Map of the land area 2H. 71R. out of F.S.No.1/2 of Mouje Nizampur, Tq. & Distt. Akola and 0H. 69 R. out of F.S.No.38/1 of Mouje Akola, Distt. Akola, came on the share of Paras Construction Company, Akola, a Partnership Firm, through It's partners. As per Regd. Partition Deed Ferfar No. 642 recorded, which accepted by Revenue Inspector on 22-07-2020. Accordingly non-agriculture commercial use land of Layout Plot No.12 area 1105.63 Sq. Mtrs. and East-West divided Northern side half portion i.e. 624.45 Sq. Mtrs. out of 1248.90 Sq. Mtrs. land of Layout Plot No.11of F.S.No.1/2 of Mouje Nizampur, Tq. & Distt. Akola recorded in the name of Gopikisan Radhakisan Bajoria as owner in concern Gaon Namuna 7/12 of F.S.No.1/2 of Mouje Nizampur, Tq. & Distt. Akola.

3. <u>OBSERVATION OF THE ADVOCATE</u> :-

I have paid necessary search fee and taken search from the year 1992 to 2021 till 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

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revenue record in respect of above immovable properties i.e. Layout Plot Nos. 11 & 12 of F.S.No.1/2 of Mouje Nizampur, Tq. & Distt. Akola, verified the Title there-from in the name of Gopichand/Gopikisan Radhakisan Bajoria. Except the above mentioned changes & transactions, I have found no other transactions & changes and also not found any encumbrance and charge in respect of the immovable properties in question in the concerned revenue record i.e. Gaon Namuna 7/12 of Layout Plot Nos. 11 & 12 of F.S.No.1/2 of Mouje Nizampur, Tq. & Distt. Akola. Hence, as per documents, Record of Revenue and Record of Sub-Registrar, Akola, according to me Gopikisan Radhakisan Bajoria is owner of non-agriculture commercial use land of Layout Plot No.12 area 1105.63 Sq. Mtrs. and East-West divided Northern side half portion i.e. 624.45 Sq. Mtrs. out of 1248.90 Sq. Mtrs. land of Layout Plot No.11of F.S.No.1/2 of Mouje Nizampur, Tq. & Distt. Akola and title in his name is clear, marketable and saleable.

CERTIFICATE

I certify that -

1) I have examined the documents Regd. Sale Deeds, Regd. Partition Deed, 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 not mortgage with any financial institution & Bank and 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, Gopikisan Radhakisan Bajoria is owner of non-agriculture commercial use land of Layout Plot No.12 area 1105.63 Sq. Mtrs. and East-West divided Northern side half portion i.e. 624.45 Sq. Mtrs. out of 1248.90 Sq. Mtrs. land of Layout Plot No.11 of F.S.No.1/2 of Mouje Nizampur, Tq. & Distt. Akola and having marketable title over the above schedule properties.

(H. M. Lahoti, Advocate)
Akola

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