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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 F.S. No. 1/1, Area 0 H. 43 R. non-agriculture land, 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 and Sanjay Omprakash Bajoria, both R/o. Akola Tq. & Distt. Akola and following documents i.e. :-

1. **Description of the property :-** Mouje Nizampur Pra., Tq. & Distt. Akola, R.S.D.R.D. Akola, Z. P. & P. S. Akola, within the limits of Municipal Corporation Akola., bearing F.S. No. 1/1, Area 0 H. 43 R. non - agriculture land, which bounded by:-

Towards East	:-	Land of Gopichand Bajoria and Others F.S. No. 37/2 of Mouje Akola
Towards West	:-	Premises of Akola Bussiness Centre Market
Towards North	:-	Land of LP no. 11 & 12 out of F.S. No. 1/2 Nizampur owned by Gopikishan Bajoria
Towards South	:-	Land of Bajoria & Wankhade out of F.S. No. 37/2 of Mouje Akola

2. **The documents of allotment of plot :-** Regd. Sale-Deed document sr. no. 4284 dated 26-07-2000 and Regd. Will-Deed document sr. no. 4794 on 15-11-2016.
3. 7/12 extract or property card issued by Talathi, Mouje Nizampur, dated 27-10-2021, mutation entry no. 553..
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 and Sanjay Omprakash Bajoria are joint owners

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of the Plot and title in their names are clear, marketable and without any encumbrances.

Owners of the land

1. Mouje Nizampur, Tq. & Distt. Akola, bearing F.S. No. 1/1, Area 0 H. 43 R. non - agriculture land
2. ..... CTS/C.S. No.
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 Sanjay Omprakash 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
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Resi. :- Shri Radhe Nagar,
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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. 553.
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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ADVOCATE

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

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

To Whom So-Ever It May Concern -

TITLE VERIFICATION AND SEARCH REPORT

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

1. SCHEDULE OF IMMOVABLE PROPERTY :-

Mouje Nizampur Pra., Tq. & Distt. Akola, R.S.D.R.D. Akola, Z. P. & P. S. Akola, within the limits of Municipal Corporation Akola., bearing F.S. No. 1/1, Area 0 H. 43 R. non - agriculture land, which bounded by:-

Towards East	:-	Land of Gopichand Bajoria and Others F.S. No. 37/2 of Mouje Akola
Towards West	:-	Premises of Akola Bussiness Centre Market
Towards North	:-	Land of LP no. 11 & 12 out of F.S. No. 1/2 Nizampur owned by Gopikishan Bajoria
Towards South	:-	Land of Bajoria & Wankhade out of F.S No 37/2 of Mouje Akola

2. FLOW OF TITLE :-

As per the documents & information supplied and made available to me i.e., copies of Regd. Sale Deeds, N.A order, Regd. Will Deed, copies of Ferfars, Gaon Namuna 7/12, 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 property:-

a) That as per Revenue Record an agriculture land of Mouje Nizampur, bearing F.S. No. 1 having total area 4 H. 88 R. (12 Acres 02 Gunthas) which divided in two parts i.e. F. S. No.1/1 having area 0 H. 43 R. & F. S. No.1/2 having area 4 H. 45 R.

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b) That as per Revenue Record out of the land of F.S. No.1/1 area 0H. 43R. of Mouje Nizampur, Tq. & Distt. Akola Jajoo Chairitable Trust, through President Shivratan Girdharilal Jajoo had purchased an agriculture land area 0H. 38R. by Regd. Sale Deed dated 19-07-1983 from Smt. Manutai Pandurang Gawali. As per Regd. Sale Deed the name of Jajoo Chairitable Trust, through President Shivratan Girdharilal Jajoo recorded as owner of 38R. vide Ferfar No.9 dt. 31-08-1983 in concern Gaon Namuna 7/12 of F. S. No.1/1 of Mouje Nizampur, Tq. & Distt. Akola. Thereafter Jajoo Chairitable Trust, through President Shivratan Girdharilal Jajoo had purchased remaining agriculture land area 0H. 05R. by Regd. Sale Deed dated 12-09-1984 from Smt. Manutai Pandurang Gawali. As per Regd. Sale Deed the name of Jajoo Chairitable Trust, through President Shivratan Girdharilal Jajoo recorded as owner of 05R. vide Ferfar No.17 dt.14-09-1984 in concern Gaon Namuna 7/12 of F. S. No.1/1 of Mouje Nizampur, Tq. & Distt. Akola.

c) Thereafter Jajoo Chairitable Trust, through President Shivratan Girdharilal Jajoo had sold above purchased 0H. 05R. agriculture land out of F.S. No.1/1 area 0H. 43R. of Mouje Nizampur, Tq. & Distt. Akola to Maniklal Meghraj Rathi by Regd. Sale Deed document Sr. No. 5357 dated 19-12-1997.

d) Thereafter Jajoo Chairitable Trust, through President Shivratan Girdharilal Jajoo had sold above purchased 0H. 38R. agriculture land out of F.S. No.1/1 area 0H. 43R. of Mouje Nizampur, Tq. & Distt. Akola to Vasantkumar Jagannath Rathi by Regd. Sale Deed document Sr. No. 199 dated 16-01-1998.

e) Thereafter Vasantkumar Jagannath Rathi had sold above purchased 0H. 38R. agriculture land out of F.S. No.1/1 area 0H. 43R. of Mouje Nizampur, Tq. & Distt. Akola to Sunil Kailashchandra Bajoria and Hiralal Uttam Bharti by Regd. Sale Deed document Sr. No.1404 dated 31-03-1998. And Maniklal Meghraj Rathi also sold above purchased 0H. 05R. agriculture land out of F.S. No.1/1 area 0H. 43R. of Mouje Nizampur, Tq. & Distt. Akola to Sunil Kailashchandra Bajoria and Hiralal Uttam Bharti by Regd. Sale Deed document Sr. No.1405 dated 31-03-1998. Thus Sunil Kailashchandra Bajoria and Hiralal Uttam Bharti became the owners of entire agriculture land area 0H. 43R. of F.S. No.1/1 of Mouje Nizampur, Tq. & Distt. Akola.

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f) Thereafter Sunil Kailashchandra Bajoria and Hiralal Uttam Bharti have sold above purchased entire agriculture land area 0H. 43R. of F.S. No. 1/1 of Mouje Nizampur, Tq. & Distt. Akola to Deepak Dwarkadas Agrawal by Regd. Sale Deed document Sr. No. 2002 dated 21-04-1999.

g) Thereafter Deepak Dwarkadas Agrawal had sold above purchased entire agriculture land area 0H. 43R. of F.S. No. 1/1 of Mouje Nizampur, Tq. & Distt. Akola to Omprakash Radhakisan Bajoria and Gopichand Radhakisan Bajoria by Regd. Sale Deed document Sr. No. 4284 dated 26-07-2000.

h) Thereafter Omprakash Radhakisan Bajoria and Gopichand Radhakisan Bajoria have applied to Collector, Akola for conversion of above purchased 0H. 43R. agriculture land of F.S. No.1/1 of Mouje Nizampur, Tq. & Dist. Akola into non-agriculture use in one piece plot. The Collector, Akola in Rev. case No. NAP – 34/Nizampur/6/2007-08 vide order dated 13-08-2009 sanctioned Layout Map submitted and granted permission to use said 0H. 43R. i.e. 4300 Sq. Mtrs. land for non-agriculture use. Talathi Nizampur recorded Ferfar entery No. 319, which acceptd by Revenue Inspector and entry to that effect taken on the concern Gaon Namuna 7/12 of F.S. No. 1/1 of Mouje Nizampur, Tq. & Distt. Akola.

i) Thereafter said Omprakash Radhakisan Bajoria in his life time executed Will dated 12-09-2016 regarding his several immovable and movable properties including his undivided share in 43R. i.e. 4300 sq. mtrs. land of F.S. No. 1/1 of Mouje Nizampur, Tq. & Dist. Akola. Thereafter said Omprakash Radhakisan Bajoria expired on 26-09-2016 at Akola. According to said Will Dtd. 12-09-2016 Sanjay Omprakash bequeath the undivided share of Omprakash Radhakisan Bajoria in 43R. i.e. 4300 sq. mtrs. land of F.S. No.1/1 of Mouje Nizampur, Tq. & Dist. Akola. Thereafter said Sanjay Omprakash Bajoria presented the above said Will before Sub-Registrar, Akola for registration after death. Sub-Registrar, Akola registered the said Will of Omprakash Radhakisan Bajoria at document Sr. No.4794 on 15-11-2016. As per said Will of Omprakash Radhakisan Bajoria, Talathi recorded Ferfar No.553, which accepted on 27-10-2017 by Revenue Inspector and name of Sanjay Omprakash Bajoria recorded in place of OmprakashRadhakisan Bajoria in Gaon Namuna 7/12 of F.S. No.1/1 of Mouje Nizampur, Tq. & Dist. Akola as owner.

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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 property i.e. 0 H. 43 R. non-agriculture land of F.S. No.1/1 of Mouje Nizampur, Tq. & Dist. Akola, verified the Title there-from in the name of Gopichand Radhakisan Bajoria and Sanjay Omprakash Bajoria. Except the above mentioned changes and transactions, I have found no other transactions & changes and also not found any encumbrance and charge in respect of the immovable property in question in the concerned revenue record i.e. Gaon Namuna 7/12 of F.S. No. 1/1 of Mouje Nizampur, Tq. & Distt. Akola. Hence, as per documents, Record of Revenue and Record of Sub-Registrar, Akola, according to me Gopichand Radhakisan Bajoria and Sanjay Omprakash Bajoria are joint owners of 43R. non agriculture land of F.S. No.1/1 of Mouje Nizampur, Tq. & Distt. Akola and title in their names are of clear, marketable and saleable.

CERTIFICATE

I certify that -

1) I have examined the documents Regd. Sale Deeds, Regd. Will Deed, N.A. Order, Gaon Namuna 7/12, Ferfars, etc. in detail & other relevant factors of the above schedule property.
2) The property in question is not mortgage with any financial institution & Bank and the property in question is free from all encumbrances.
3) There is no interest of minor in the property in question.
4) On the basis of available record, search and documents, I am of the opinion that, Gopichand Radhakisan Bajoria and Sanjay Omprakash Bajoria are the joint owners of 0H. 43R. non-agriculture land of F.S. No. 1/1 of Mouje Nizampur, Tq. & Dist. Akola, & having marketable title over the above schedule property.

(H. M. Lahoti, Advocate)
Akola

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