

S.A.Deshpande.

B.Sc.LL.B.

ADVOCATE

AND

NOTARY

OFFICE:

Opp. Civil Court

Rly Stn Road. Akola

Ph: 0724-2432161.

Resi: G-1, Maa Vaishnavi Park, Gaddam Plots, AKOLA,

Mobile:9823091377,

To,

DATE: 12.4.2022

MahaRERA

Akola.

LEGAL TITLE REPORT

SUB:- Title clearance certificate with respect to layout plot 9, admeasuring 664.25 Sq mt, at Akola, (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/s Kothari Construction Company through Prop Pankaj R Kothari, and following documents.

DESCRIPTION OF PROPERTY:

Mauje: Malkapur Tq and Dist Akola, F.sr no 8/1/c/11/2, Layout plot no 9, admeasuring 664.25 Sq mt, which is bounded by:

East :- Layout plot no 8,
West :- Layout plot no 10,
North:- Service lane,
South:- Road.

DOCUMENTS:

I have gone through the documents, such as;

1. Sale deed dt 4.12.2020, at sr no 4456, executed by Smt. Sheeladevi K Bisen and Nishant K Bisen, in favour of M/s Samruddhi Developers through its Partners Pankaj R Kothari, and Rameshchandra G Kothari,
2. Relinquishment deed dt 12.10.2020, at sr no 3201, executed by Swati K Bisen and Neha K Bisen, in favour of Smt. Sheeladevi K Bisen and Nishant K Bisen,
3. Correction deed dt 6.4.2022, at sr no 1742, executed between Smt. Sheeladevi K Bisen+1 and Samruddhi Developers through its Partners Pankaj R Kothari+1,
4. Partition deed dt 4.10.1967, at sr no 4486, executed between Kishorsing M Bisen and others,
5. commencement certificate, sanctioned map,



6. N.A. Order dt 30.5.1969, passed by SDO, Akola, layout map,
7. Death Certificate of Kamalsingh Bisen dt 10.5.2007,
8. Property card,
9. Tax receipt dt 17.12.2021.

On perusal of the above mentioned documents, and all other relevant documents, relating to the title of the said property I am of the opinion that the title of M/s Samruddhi Developers through its Partners Pankaj R Kothari, and Rameshchandra G Kothari, is clear, marketable and without any encumbrances.

The report reflecting the flow of the title of M/s Samruddhi Developers through its Partners Pankaj R Kothari, and Rameshchandra G Kothari, on the said land is enclosed herewith as annexure.

Yours Truly,



(S.A. Deshpande) Advocate.

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FLOW OF THE TITLE OF THE SAID PLOT/LAND

1. As per the documents and search taken by me for 30 years before, by paying due fees, initially, the agricultural land, out of F.sr no 8/1/c/11/2, was owned by Hindu Undivided family of Shri Kishorsing M Bisen of which Kishorsing M Bisen was the Karta of family.
2. Kishorsing M Bisen got permission to use the said land for residential purpose by the order of SDO, Akola on 25.6.1966, and the same has been revised on 31.5.1969.
3. Then Shri Kishorsing M Bisen executed partition deed on 4.10.1967, at sr no 4486, of his Hindu Undivided Family and the layout plots were distributed between the members of family. As per the said partition, the described layout plot no 9, admeasuring 664.25 Sq mt, came to the share of Kamalsingh Kishorsing Bisen.
4. Then Kamalsingh Kishorsing Bisen expired on 3.5.2007, and the described property i.e. plot no 9, came to the share of Smt. Sheeladevi K Bisen, Nishant K Bisen, Swati K Bisen and Neha K Bisen, by way of succession being legal heirs.
5. Then Swati K Bisen and Neha K Bisen relinquished their respective shares in the described plot, in favour of Smt. Sheeladevi K Bisen and Nishant K Bisen by relinquishment deed dt 12.10.2020, at sr no 3201.
6. Then Smt. Sheeladevi K Bisen and Nishant K Bisen sold the described plot no 9, to M/s Samruddhi Developers through its Partners Pankaj R Kothari, and Rameshchandra G Kothari by sale deed dt 4.12.2020, at sr no 4456.
7. Then M/s Samruddhi Developers through its Partners Pankaj R Kothari, and Rameshchandra G Kothari got permission for construction from AMC, Akola on 31.3.2022.
8. Then Smt. Sheeladevi K Bisen+1 and M/s Samruddhi Developers through its Partners Pankaj R Kothari+1, executed correction deed regarding typographical error i.e. correction in name on 6.4.2022, at sr no 1742.
9. M/s Kothari Construction Company Through Prop Pankaj R Kothari, is constructing the buildings as per map.

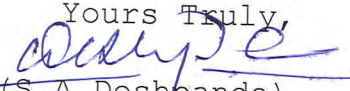


As per the documents no any loan from any other institution by any other mode or manner is seen.

The property is not the question of any land acquisition proceeding initiated by government.

No any litigation is seen to be pending regarding the described property.

Hence this report.

Yours Truly,

(S.A. Deshpande)
Advocate



CHALLAN
MTR Form Number-6



GRN MH000476059202223E	BARCODE 	Date 12/04/2022-16:49:47	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name AKG_JT AKOLA NO 2 SUB REGISTRAR	Full Name	ADV S A DESHPANDE	
Location AKOLA			
Year 2022-2023 From 12/04/1993 To 12/04/2022	Flat/Block No.	OPP CIVIL COURT	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	STATION ROAD
		Area/Locality	AKOLA
		Town/City/District	
		PIN	4 4 4 0 0 1
		Remarks (If Any)	
		MAUJE MALKAPUR TQ AND DIST AKOLA F SR NO 8/1/C/11/2 LAYOUT	
		PLOT NO 9	
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572022041291906 IK0BQBJON9
Cheque/DD No.		Bank Date	RBI Date 12/04/2022-16:24:50 Not Verified with RBI
Name of Bank		Bank-Branch	STATE 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

Mobile No. : 9823091377

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.