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FORMAT- A

(Circular No. 28/ 2021)

To,
MahaRERA
Maharshtra

LEGAL TITLE REPORT

Sub.- Title Clearance Certificate with respect to Plot no. 75, from Field Survey no. 28/1 of Mouje Malkapur, Taluka and District Akola (hereinafter) referred to as said Plot)

1) I have investigated the title of the said Plot on the request of M/s A B Construction and on the basis of following documents i.e. :-

i) Description of Property- Layout Plot no. 75, Field Survey no. 28/1 of Mouje Malkapur, Tq. & Dist. Akola

ii) The documents of allotment :- Sale deed bearing doct. sr. no. 4845 of dt. 10.08.2021

iii) 7/12 extract or property card downloaded from MAHABHULEKH dt. 15.09.2021, mutation entry no. 22909 dt. 19.08.2021

iv) Search Report for 30 years from 1992 till 2021

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of M/s A B Construction is clear, marketable and without any encumbrances.

Owner of the land

Sr. no.	Owner of the land	Description of Property
1.	**M/s A B Construction, a partnership firm through its partners-** i) Kamlesh Anjanikumar Agrawal, ii) Palak Satish Bhasin & iii) Sahil Ashok Bhasin.	Layout Plot no. 75, from Field Survey no. 28/1 of Mouje Malkapur, Tq. & Dist. Akola

3) The Report reflecting the flow of the title of M/s A B Construction on the said land is enclosed herewith as Annexure.

Enclosure :- Annexure

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Opp. Govt. Milk Scheme, AKOLA - 444001

Date : 21.12.2021

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FLOW OF THE TITLE OF THE SAID LAND

1) That as per the record of rights register, prior to 30 years of Search, the Plot no. 75 in question appears to be standing in the name of one Bajrang Pannalal Tatiya. The said owner sold the Plot in question to Vrushal Ganeshrao Khedkar vide regd. Sale deed bearing no. 226/ 135 of dt. 06.12.1999. The entry of the said transaction is duly mutated in the record of rights register.

2) Thereafter Vrushal Ganeshrao Khedkar sold the Plot in question jointly to Subhash Shivprasad Toshniwal, Chatrbhuj Jainarayan Taori and Arshad Haji Ibrahim vide regd. Sale deed bearing no. 3277 of dt. 04.06.2001.

3) Thereafter Subhash Shivprasad Toshniwal, Chaturbhuj Jainarayan Taori and Arshad Haji Ibrahim sold the North-South divided Western side portion of Plot no. 75 to Ashokkumar Pindidas Bhasin vide regd. Sale deed bearing no. 1410 ofd t. 02.05.2006. Similarly Subhash Shivprasad Toshniwal, Chatrbhuj Jainarayan Taori and Arshad Haji Ibrahim sold the North-South divided Eastern side portion of Plot no. 75 to Kamlesh Anjanikumar Agrawal vide regd. Sale deed bearing no. 1409 ofd t. 02.05.2006. The entries of both the said transactions are duly mutated in the record of rights register.

4) Thereafter Ashokkumar Pindidas Bhasin and Kamlesh Anjanikumar Agrawal together sold the entire Plot no. 75 admeasuring 8222.5 Sq.ft. to the present owner M/s A B Construction vide regd. Sale deed bearing no. 4845 of dt. 10.08.2021. The entry of the said transaction is duly mutated in the record of rights register.

Sr. No.

1) 7/12 Extract/ P. R. Card
2) Mutation Entry no. 22909 of dt. 14.08.2021
3) Search Report for 30 years from 1992 taken from Sub-Registrar Office at Akola
4) Any Other Relevant title :- N.A. order & Layout Map dt. 28.08.1984
5) Litigations if Any- Not Applicable

Date :- 21.12.2021

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