

ADV. M. ILYAS SHEKHANI
(Advocate & Notary)



Office: Santosh Enterprises, Opp. Tahail Office Akola, 444001, Mobile No. 8087245808
Res: Near Bohra Masjid, Mohammad Ali Road, Akola – 444001, Mobile No. 9850368211

To,

Maharashtra Real Estate Regulatory Authority
Address: 6th and 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block, Bandra Kurla
Complex, Bandra (E) Mumbai 400051

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to Layout Plot No. 77, 78 and 79 out of Survey No. 5/1B and 5/3 at present belonging to **Om Residency through its Partner Shri. Viplove Gopichandji Bajoriya, Shri. Shubham Rajkumar Tulshan.**

I have investigated the title of the said plot on the request of **Om Residency through its Partner Shri. Viplove Gopichandji Bajoriya, Shri. Shubham Rajkumar Tulshan**, and following documents i.e.:-

1) Description of the Property

The plots situated at Mouje Kaulkhed Tq Dist Akola within the jurisdiction of Akola Municipal Corporation Akola in field survey no. 5/1-B and 5/3 as per the order of S.D.O. dated 02.01.2003 in revenue application no. NAP-34/Kaulkhed/27/2001-2002 and out of the said layout, the layout plot no. 77 admeasuring 400 Sq. Mtrs. (4305.60 Sq. Ft.) layout plot no. 78 admeasuring 400.00 Sq. Mtrs. (4305.60 Sq. Ft.) and layout plot no. 79 admeasuring 375.00 Sq. Mtrs. (4036 Sq. Ft.) three plots total admeasuring 1175.00 Sq. Mtrs and per the permission of construction of Municipal Corporation Akola in case no. 14/63/2020-2021 dated 15.07.2021 under the named and styled as "Om Residency" Akola Tq and Dist Akola. The common boundaries of the layout plots are as follows:

Towards East	:-	Govt Road (Hingana Road)
Towards West	:-	Layout Plot no. 71 and 76
Toward North	:-	Another layout and thereafter Layout Road
Towards South	:-	9 Mtrs. width layout Road

- 1) Copy of registered sale deed at Sr. No. 1919/2022 dated 24.05.2022
- 2) Copy of commencement certificate dated 15.07.2021.
- 3) Copy of N.A. order dated 24.03.2006.

2. On perusal of the above mentioned documents and all other relevant documents relating to tile of the said property I am of the opinion that the title of **Om Residency through its Partner Shri. Viplove Gopichandji Bajoriya, Shri. Shubham Rajkumar Tulshan** is clear, marketable and without any encumbrance. (If any encumbrances please mention in separate sheet).

Owner of the land

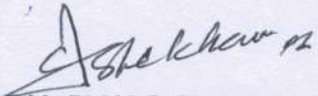
Om Residency through its Partner Shri. Viplove Gopichandji Bajoriya, Shri. Shubham Rajkumar Tulshan.

(4) Qualifying comments/remark if any.....

3. The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as "**Annexure-A**".

- Encl: 1. Annexure-A flow of the title.
2. Annexure-B Encumbrances
3. Annexure-C fees receipt of 30 years.

Date: 03.06.2022


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M. ILYAS SHEKHANI Adv.
NOTARY REGN.nO. 15480
Distt. Akola
Mob. No.8087245808

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

ANNEXURE-A

- 1) Copy of registered sale deed at Sr. No. 1919/2022 dated 24.05.2022
- 2) Copy of commencement certificate dated 15.07.2021.
- 3) Copy of N.A. order dated 24.03.2006.
- 4) Search report for 30 years from 01/01/1992 to 03/06/2022 Taken from Sub-Registrar Office at Akola.
- 5) Litigations if any:- No litigation pending at present

As per the documents produced before me and search taken by me, originally land out of survey no. 5/1 was owned and possessed by Mr. Jaspalsing Chanansing Nagara, Gurupalsing Chanansing Nagara.

That Mr. Jaspalsing Chanansing Nagara, Gurupalsing Chanansing Nagara had transferred the above said agricultural land out of survey no. 5/1 admeasuring 1H. 13.5R. to Mr. Ashwinkumar Kailashchandraji Bajoria and Jagdish Ghanshyam Kabara by registered sale deed registered at Sr. No. 3535/1997 dated 20.08.1997

That Mr. Jaspalsing Chanansing Nagara, Gurupalsing Chanansing Nagara had transferred the above said agricultural land out of survey no. 5/1 admeasuring 1H. 13.5R. to Mr. Ashwinkumar Kailashchandraji Bajoria and Jagdish Ghanshyam Kabara by registered sale deed registered at Sr. No. 3563/1997 dated 21.08.1997.

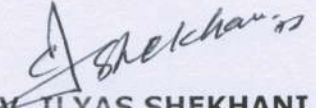
That Mr. Ashwinkumar Kailashchandraji Bajoria and Jagdish Ghanshyam Kabara had converted the above said agricultural land into non agricultural residential purpose for order of S.D.O. Akola in revenue case No. NAP-34/Kaulkhed-27/2001-2002 decided on 24.03.2006.

That Mr. Ashwinkumar Kailashchandraji Bajoria and Jagdish Ghanshyam Kabara had obtained permission for the construction of the

residential cum commercial scheme under the named and styled as "Om Residency" from the Akola Municipal Corporation Akola by the commencement certificate in case no. 14/63/2020-2021 dated 15.07.2021.

That Mr. Ashwinkumar Kailashchandraji Bajoria and Jagdish Ghanshyam Kabara had transferred the above said three plots to Om Residency through its Partner Shri. Viplove Gopichandji Bajoriya, Shri. Shubham Rajkumar Tulshan by registered sale deed at Sr. No. 1919/2022 dated 24.05.2022.

Date: 03.06.2022


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