

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: 18.6.2022

MAHA RERA

LEGAL TITLE REPORT

SUB:- Title clearance certificate with respect to NA land admeasuring 12700 sq mt, at Akola, (hereinafter referred as the said land).

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: Shivani, Tq and Dist. Akola, Gut no 4/1-A, admeasuring 1.27 HR, and Gut no 4/6-A, admeasuring 0.29 HR, out of which NA land admeasuring 12700 sq mt, with construction of 10 buildings named as "Lotus Park", bearing No. A1, A2, A3, B1, B2, C1, C2, C3, C4, and C5, of different size and floors, which is bounded by:

East :- MSEB power station,

West :- Land of Wasudeo Murumkar,

North:- MIDC phase I,

South:- Government road and House of Jagtap.

DOCUMENTS:

I have gone through the documents, such as;

1. Sale deed dt 23.10.2018 at sr no 5060, executed by Dwarkadas Chandak and 2 others, in favour of M/s Kothari Construction Company Through Prop Pankaj R Kothari,
2. Sale deed dt 27.4.2005, at sr no 1281, executed by Shailendra P Deshmukh, in favour of Dwarkadas Chandak and Abhay S Puranik,
3. Sale deed dt 27.4.2005, at sr no 1280, executed by Raviprakash S Patil, in favour of Dwarkadas Chandak and Abhay S Puranik,
4. Sale deed dt 19.11.2005, at sr no 3118, executed by Abhay Puranik in favour of Gopaldas Heda and Vijay Heda,
5. Letter dt 9.6.2021, from Asst Director Town planning to Asst Director Town planning AMC Akola, and map, for construction of building by name "Lotus Park".
6. Commencement certificate dt 29.3.2022, sanctioned map,
7. Extract no 7, for Gut no 4/1-A and 4/6-A, dt 25.3.2021.
8. Mutations.



S.A. Deshpande
B.Sc., LL.B. Advocate

Off. : Opp. Civil Court, Rly. Station Road,
AKOLA, (Mah.) 444 001.
☎: (O) 2432161, (M) 9823091377

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 Kothari Construction Company Through Prop Pankaj R Kothari, is clear, marketable and without any encumbrances.

The report reflecting the flow of the title of M/s Kothari Construction Company Through Prop Pankaj R Kothari, on the said land is enclosed herewith as annexure.

Yours Truly,


(S.A. Deshpande)
Advocate.

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,

DATE: 18.6.2022

FLOW OF THE TITLE OF THE SAID LAND

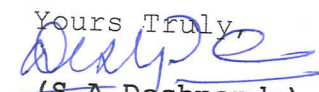
1. As per the documents and search taken by me for 30 years before, by paying due fees, initially, the Gut no 4/1-A admeasuring 1.27 HR, was owned by Raviprakash S Patil, since 1988, as per mutations and old extract no 12.
2. Then Raviprakash S Patil sold the same to Shailendra P Deshmukh by way of sale deed dt 21.8.2004, at sr no 2974.
3. Then Shailendra Deshmukh sold the same to Dwarkadas Chandak, and Abhay Puranik by sale deed dt 27.4.2005, at sr no 1281.
4. The land 0.29 HR from Gut no 4/6-A, was owned by RAViprakash Patil.
5. Then Raviprakash Patil sold the same to Dwarkadas Chandak, and Abhay Puranik by sale deed dt 27.4.2005, at sr no 1280.
6. Then Abhay Puranik sold his half undivided share in Gut no 4/1-A, and 4/6-A, to Gopaldas Heda and Vijay Heda by sale deed dt 19.11.2005, at sr no 3118.
7. As such Dwarkadas Chandak, Gopladas Heda and Vijay Heda become owners of Gut no 4/1-A and 4/6-A.
8. Then Dwarkadas Chandak, Gopladas Heda and Vijay Heda, sold the same to M/s Kothari Construction Company Through Prop Pankaj R Kothari, by sale deed dt 23.10.2018, at sr no 5060.
9. Then M/s Kothari Construction Company Through Prop Pankaj R Kothari, got permission for using the land about 12700 sq mt out of the Gut no 4/1-A and 4/6-A, as per letter from ADTP dt 9.6.2021.
10. Then M/s Kothari Construction Company Through Prop Pankaj R Kothari got permission for construction of 10 buildings on the same from AMC Akola on 29.3.2022.

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 MH003603903202223E		BARCODE 		Date 18/06/2022-16:58:10		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name AKG_JT AKOLA NO 2 SUB REGISTRAR				Full Name		ADV S A DESHPANDE	
Location AKOLA				Flat/Block No.		OPP CIVIL COURT	
Year 2022-2023 From 18/06/1993 To 18/06/2022				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		STATION ROAD		
					Area/Locality		
					AKOLA		
					Town/City/District		
					PIN		
					4 4 4 0 0 1		
					Remarks (If Any)		
					MAUJE SHIVANI TQ AND DIST AKOLA GUT NO 4/1-A AND 4/6-A		
					BUILDING NO A1-A2-A3-B1- B2-C1-C2-C3-C4-C5		
					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.	
						00040572022061859143 IK0BSWFQC6	
Cheque/DD No.				Bank Date		RBI Date	
						18/06/2022-16:24:58 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

सादर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.