

SAURABH S. SARDA *Adv.*

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S.S. Towers, 1st Floor, ITI Lane, Opp. Students Gallery, Behind Sarda's Career
Point, Necklace Road, Akola

FORMAT - A

(Circular No. /2022)

To,

MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 13+14 situated at Mouje Malkapur, Tq. & Dist. Akola out of F.S. No. 27/3 which is converted to Non-Agricultural use vide order passed by Hon'ble S.D.O. in Rev. Case No. NAP-34/Malkapur/55/81-82 (hereinafter referred as the said plot)

1. I have investigated the title of the said plot on the request of **Mr. Manoj Ramvilas Agrawal and Mr. Kishor Devrao Kapde both, Partners of M/s Shree Swami Developers** and following documents i.e. :-

1) Description of the property

All that piece and parcel of the land situated at mouza Malkapur, R.D., R.S.D., Tq. & Dist. Akola, situated within the limits of Akola Municipal Corporation in the area popularly known as Sahakar Nagar, Near Petrol Pump, Gaurakshan Road, Akola bearing Field Survey no. 27/3 which is converted to N.A. use vide order dt. 17/12/1982 passed by Hon'ble SDO Akola in Rev. Case No. NAP-34/Malkapur/55/81-82. Out of the passed layout, Layout Plot No. 13 admeasuring 564 sq. mtrs. (6070.85 sq. fts.) which is surrounded from:

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East	-	40 ft. wide Layout Road
West	-	Layout Plot no. 14
North	-	Layout Plot no. 15 and Service Lane
South	-	Malkapur - Akola Road

and layout plot no. 14 admeasuring 487.75 sq. mtrs. (5250.10 sq. fts.) which is surrounded from:

East	-	Layout Plot no. 13
West	-	Layout Road
North	-	Service Lane & thereafter Layout Plot no. 16
South	-	Malkapur - Akola Road

total admeasuring 1051.75 sq. mtrs. (11320.95 sq. fts.) which is commonly surrounded from:

East	-	40 Ft. Wide Layout Road
West	-	Layout Road
North	-	Layout Plot no. 15 & 16 and Service Lane
South	-	Malkapur - Akola Road

- 2) Regd. Sale Deed bearing no. 773/1986 dt. 17/12/1986
- 3) Regd. Sale Deed bearing no. 1107/1987 dt. 26/03/1987
- 4) Regd. Sale Deed bearing no. 2119/1987 dt. 18/08/1987
- 5) Regd. Sale Deed bearing no. 2173/1987 dt. 27/08/1987
- 6) Regd. Sale Deed bearing no. 220/2022 dt. 19/01/2022
- 7) Regd. Sale Deed bearing no. 2176/1987 dt. 02/09/1987
- 8) Regd. Sale Deed bearing no. 2197/1987 dt. 02/09/1987
- 9) Regd. Sale Deed bearing no. 222/2022 dt. 19/01/2022
- 10) Amalgamation certificate bearing approval no. DDMCO/SA/2021/APL/00137 dt. 13/12/2021

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11) Document bearing mutation entry no. 23630, 23885 dt.

13/04/2022

12) Document bearing mutation entry no. 23629, 23884 dt.

13/04/2022

13) Search report for 30 years from dt. 02/11/1992 till

02/11/2022

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 Mr. Manoj Ramvilas Agrawal and Mr. Kishor Devrao Kapde M/s Shree Swami Developers is clear and marketable but has encumbrances/charge of Nishant Multi-State Co-op Credit Society Ltd. Akola.

(1) Owner of the land -

a. Mr. Manoj Ramvilas Agrawal,

Partner - M/s Shree Swami Developers

b. Mr. Kishor Devrao Kapde

Partner - M/s Shree Swami Developers

(2) Qualifying comments/remarks if any.

(3) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as ANNEXURE-I

Encl. ANNEXURE-I

Date:

Adv. Saurabh S. Sarda

(Stamp)

Adv. S. S. Sarda
MAH/4435/2010

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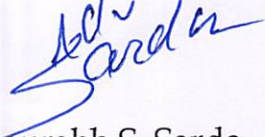
(Circular No.:- /2022)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/ 12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No.23630, 23885, 23629 and 23884.
- 3) Search report for 30 years upto 02/11/2022 Taken from Sub-Registrar office at Akola, Tq. & Dist. Akola
- 4) Any other relevant title.
- 5) Litigations, if any - NA

Date:


Adv Saurabh S. Sarda
(Stamp)

Adv. S. S. Sarda
MAH/4435/2010

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Ref. No. Nov/52 /2022

Date:- 09/11/2022

TO WHOMSOEVER IT MAY CONCERN TITLE VERIFICATION & SEARCH REPORT

Respected Sir/Madam,

Having been engaged by Mr. Manoj Ramvilas Agrawal and Mr. Kishor Devrao Kapde Partner - M/s Shree Swami Developers Both R/o Akola tq. & Dist. Akola for preparing the title verification and search report in respect of the immovable property which is specifically described hereunder. I am issuing the present title verification & search report as per my findings and documents found by me and made available to me -

DESCRIPTION OF PROPERTY -

All that piece and parcel of the land situated at mouza Malkapur, R.D., R.S.D., Tq. & Dist. Akola, situated within the limits of Akola Municipal Corporation in the area popularly known as Sahakar Nagar, Near Petrol Pump, Gaurakshan Road, Akola bearing Field Survey no. 27/3 which is converted to N.A. use vide order dt. 17/12/1982 passed by Hon'ble SDO Akola in Rev. Case No. NAP-34/Malkapur/55/81-82. Out of the passed layout, Layout Plot No. 13 admeasuring 564 sq. mtrs. (6070.85 sq. fts.) which is surrounded from:

East	-	40 ft. wide Layout Road
West	-	Layout Plot no. 14
North	-	Layout Plot no. 15 and Service Lane

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South - Malkapur - Akola Road

and layout plot no. 14 admeasuring 487.75 sq. mtrs. (5250.10 sq. fts.)

which is surrounded from:

East - Layout Plot no. 13

West - Layout Road

North - Service Lane & thereafter Layout Plot no. 16

South - Malkapur - Akola Road

total admeasuring 1051.75 sq. mtrs. (11320.95 sq. fts.) which is
commonly surrounded from:

East - 40 Ft. Wide Layout Road

West - Layout Road

North - Layout Plot no. 15 & 16 and Service Lane

South - Malkapur - Akola Road

Which plots are now amalgamated vide order passed by the Akola
Municipal Corporation on dt. 13/12/2021 bearing approval no.
DDMCO/SA/2021/APL/00137.

(Hereinafter referred to as 'Said Land/Said plot')

1. As per the documents & information supplied and made available to me i.e. Sale Deed, 7/12, Ferfar, etc. 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 & Revenue Record, the record in on-line portal of web site of Department of Registration and Stamp, Maharashtra and also appropriate of which certified copies are obtained, I found the

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following chain of transactions in respect of the above described
immoveable property i.e., the said land -

2. History of Transaction of Plot No. 13 -

- a) Originally the said plot bearing no. 13 had fallen to the share of Mr. Ajaykumar Basantkumar Agrawal as per Court Order passed by Hon'ble 5th Jt. Civil Judge Sr. Div. Akola in case no. 150/1983.
- b) Thereafter Mr. Ajaykumar Basantkumar Agrawal sold part of plot no. 13 situated towards Eastern side by North-South Division admeasuring 282 sq. mtrs. (3034.32 sq. fts.) to Mr. Omprakash Bhagwandas Khetan vide Regd. Sale Deed dt. 22/12/1986 vide regd. Doc. No. 2924/1986. Copy of Sale deed is enclosed herewith as ANNEXURE-I.
- c) Thereafter Mr. Ajaykumar Basantkumar Agrawal sold remaining part of plot no. 13 situated towards Western side by North-South Division admeasuring 282 sq. mtrs. (3034.32 sq. fts.) to Mr. Omprakash Bhagwandas Khetan and Mrs. Durgabai Jagdishprasad Khemka vide Regd. Sale Deed dt. 02/04/1987 vide regd. Doc. No. 879/1987. Copy of Sale deed is enclosed herewith as ANNEXURE-II
- d) Thereafter Mr. Omprakash Bhagwandas Khetan and Mrs. Durgabai Jagdishprasad Khemka sold part of plot no. 13 situated towards Western side by North-South Division admeasuring 282 sq. mtrs. (3034.32 sq. fts.) to Mr. Rajendrakumar Musaddilal Gupta vide Regd. Sale Deed dt.

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18/08/1987 vide regd. Doc. No. 2119/1987. Copy of Sale deed is enclosed herewith as ANNEXURE-III

- e) Thereafter Mr. Omprakash Bhagwandas Khetan sold part of plot no. 13 situated towards Eastern side by North-South Division admeasuring 282 sq. mtrs. (3034.32 sq. fts.) to Rajendrakumar Musaddilal Gupta vide Regd. Sale Deed dt. 27/0/8/1987 vide regd. Doc. No. 2173/1987. Copy of Sale deed is enclosed herewith as ANNEXURE-IV.
- f) Thereafter Mr. Rajendrakumar Musaddilal Gupta sold entire plot no. 13 situated admeasuring 564 sq. mtrs. (6068.64 sq. fts.) to Mr. Manojkumar Ramvilas Agrawal and Mr. Kishor Devrao Kapde vide Regd. Sale Deed dt. 19/01/2022 vide regd. Doc. No. 220/2022. Copy of Sale deed is enclosed herewith as ANNEXURE-V.

3. History of Transaction of Plot No. 14 –

- a) Originally the said plot bearing no. 14 was owned by Mr. Chandrashekhar Ramrao Bavse. He had purchased part of the plot no. 14 situated towards Western side by North-South division admeasuring 243.875 sq. mtrs. (2624 sq. fts.) vide Regd. Sale Deed dt. 21/10/1986 bearing Regd. Doc. No. 2422/1986.
- b) Further Mr. Chandrashekhar Ramrao Bavse purchased remaining part of the plot no. 14 situated towards Eastern side by North-South division admeasuring 243.875 sq. mtrs.

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(2624 sq. fts.) vide Regd. Sale Deed dt. 24/11/1986 bearing
Regd. Doc. No. 2663/1986.

- c) Thereafter Mr. Chandrashekhar Ramrao Bavse sold part of the plot no. 14 situated towards Eastern side by North-South division admeasuring 243.875 sq. mtrs. (2624 sq. fts.) vide Regd. Sale Deed dt. 02/09/1987 bearing Regd. Doc. No. 2196/1987 to Mrs. Neera Ashokkumar Gupta. Copy of Sale deed is enclosed herewith as ANNEXURE-VI.
 - d) Thereafter Mr. Chandrashekhar Ramrao Bavse sold remaining part of the plot no. 14 situated towards Western side by North-South division admeasuring 243.875 sq. mtrs. (2624.19 sq. fts.) vide Regd. Sale Deed dt. 02/09/1987 bearing Regd. Doc. No. 2197/1987 to Mrs. Kamlesh Manikchand Gupta. Copy of Sale deed is enclosed herewith as ANNEXURE-VII.
 - e) Thereafter Mrs. Kamlesh Manikchand Gupta and Mrs. Neera Ashokkumar Gupta jointly sold plot no. 14 admeasuring 487.75 sq. mtrs. (5248.19 sq. fts.) vide Regd. Sale Deed dt. 19/01/2022 bearing Regd. Doc. No. 222/2022 to Mr. Manoj Ramvilas Agrawal and Mr. Kishor Devrao Kapde. Copy of Sale deed is enclosed herewith as ANNEXURE-VIII.
4. That the said plot no. 13 and 14 were thereafter amalgamated vide order passed by Akola Municipal Corporation on dt. 13/12/2021 bearing approval no. DDMCO/SA/2021/APL/00137. Copy of approval order of Amalgamation is enclosed herewith as ANNEXURE-IX. Also

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copy of Property Card showing the absolutely ownership of Mr. Manoj Ramvilas Agrawal and Mr. Kishor Devrao Kapde over entire amalgamated plot no. 13+14 is enclosed herewith as ANNEXURE- X & XI. Accordingly, Mr. Manoj Ramvilas Agrawal and Mr. Kishor Devrao Kapde became the absolute owner of plot no. 13+14.

5. Thereafter Mr. Manoj Agrawal and Mr. Kishor Kapde, Partners of Shree Swami Developers mortgaged the said land to Nishant Multi-State Co-op Credit Society, Akola for the loan amount of Rs. 2,50,00,000/-. Accordingly, vide mutation entry no. 23884 and 23885 on plot no. 13 and 14, respectively, the Nishant Multi-State Co-op Credit Society, Akola got mutated its charge over the said property, which can be seen from the property card enclosed hereinabove.
6. I have also taken search of INDEX-II Register from the office of Sub-Register, Akola and also from online portal in respect of entries by paying necessary fees of Rs. 750/- Vide Challan No. MH010259677202223E, the original receipt is enclosed herewith as ANNEXURE-XII. I have gone through the document placed before me and the record available for inspection and verification. In my opinion the title of Mr. Manoj Ramvilas Agrawal and Mr. Kishor Devrao Kapde, Both Partners of Shree Swami Developers is clear and marketable and has encumbrance/charge of Nishant Multi-State Co-op Credit

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Society, Akola of Rs. 5,00,00,000/- (Rs. Five Crore) i.e. Rs. 2,50,00,000/- on each plot no. 13 and 14, respectively.

Hence this Title Verification and Search Report.



Adv. Saurabh S. Sarda

Adv. S. S. Sarda
MAH/4435/2010