

ADVOCATE

HRISHIKESH ANILKUMAR JUNARE,
B.Com; LL.B.
Cell no. 9423474433



Office - Vinayak Sankul, 2nd Floor, In front of Dr. Bhamburkar Hospital,
Tapdiya Nagar, Akola Tq& Dist. Akola

Date -01/03/2023

Format - A
(Circular No. 28/2021)

To

Maha RERA

.....

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect to plot no. **6 D** Out of F.S./ No. 52/2 Mouja Umari Pra, Akola Tq and Dist Akola situated at State Bank Colony, Ranpise Nagar, Jawahar Chowk, Akola Tq and Dist. Akola (hereinafter referred as the said plot "**6 D**").

A) I have investigated the title of the said plot on the request of M/s A J Associates through its partner Prashant Mannalal Agrawal (partner) and following documents i.e.

1. Description of Property- **Lay Plot No. 6 D admeasuring 327.50 Sq. Mtr** out of F. S.No. 52/2 Mouja Umari Pra, Akola Tq and Dist Akola, situated at State Bank Colony, Ranpise Nagar, Jawahar Nagar Chowk, Akola Tq and Dist. Akola.
2. The Documents of allotment of plot- Along with other relevant documents Recent Regd. Sale Deed No. 5126 dated 02/11/2021.
3. 7/12 extract or property card issued by Talathi dated 25/01/2022, mutation entry no. 14571 dtd 25.01.2022
4. Search report for 30 years from 01/03/1992 till 01/03/2023.

1. B) 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 in 7 C Out of F.S. No. 52/2, Mouja Umari Pra, Akola Tq and Dist Akola is owned by M/s A J Associatiates a registered partnership firm (PAN ANVFA6711G) having its office at Ward no. A 7, Sapna Chowk, Jawahar Nagar, Akola through its partners Shri. Prashant Mannalal Agrawal and Dr. Abhay Subhash Jain is clear, marketable and without any encumbrances.

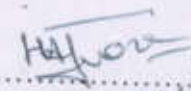
Owners of Land

1. M/s A J Associatiates a registered partnership firm (PAN ANVFA6711G) having its office at Ward no. A 7, Sapna Chowk, Jawahar Nagar, Akola is owner of **plot no. 6 D admeasuring 327. 50 Sq. Mtr** Out of F.S. No.No. 52/2, Mouja Umari Pra, Akola Tq and Dist Akola.

2. Qualifying comments / remarks if any.....

C) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Enclosure: Annexure


01/03/23
Advocate

Adv. Hrishikesh A. Junare
R/o Opp. Vidya Vihar Girls Hostel,
Shastri Nagar, Amankha Plot,
AKOLA - 444005 Mob. No. 9423474433

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Tapdiya Nagar, Akola Tq& Dist. Akola

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(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract/P.R. Card as on date of application for registration-
M/s A J Associates a registered partnership firm (PAN
ANVFA6711G) having its office at Ward no. A 7, SapnaChowk,
Jawahar Nagar, Akola is owner of **plot no. 6 D admeasuring
327.50 Sq. Mtr** Out of F.S. No. 52/2, Mouja Umari Pra, Akola Tq
and Dist Akola
2. Mutation Entry No. 14571 dtd 02.01.2022.
3. Search report for 30 years from 01/03/1992 till 01/03/2023
taken from Sub-Registrar office at Akola.
4. Any Other relevant Title- Not reveals.
5. Litigation if Any- Not Found.

Date :-01/03/2023

H. Junare
01/03/23
Advocate

(Stamp)

Adv. Hrishikesh A. Junare
R/o Opp. Vidya Vihar Girls Hostel,
Shastri Nagar, Amankha Plot,
AKOLA - 444005 Mob. No. 9423474433



CHALLAN
MTR Form Number-6



GRN	MH016158307202223P	BARCODE			Date	01/03/2023-20:54:10		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)	ATCPJ3027H			
Office Name	AKG3_JT AKOLA NO 3 SUB REGISTRAR				Full Name	ADV HRISHIKESH A JUNARE			
Location	AKOLA								
Year	2022-2023 From 01/03/1992 To 01/03/2023				Flat/Block No.				
Account Head Details		Amount In Rs.		Premises/Building					
0030072201 SEARCH FEE		750.00		Road/Street	SHASTRI NAGAR				
				Area/Locality	AKOLA				
				Town/City/District					
				PIN		4	4	4	0 0 5
				Remarks (If Any)					
				LAY PLOT NO 6 D ADM 328 SQ MTR OUT OF F S NO 52/2 MOUJA					
				UMARI PRA AKOLA TQ AND DIST AKOLA					
				Amount In	Seven Hundred Fifty Rupees Only				
Total			750.00	Words					
Payment Details		SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	10000502023030108662		3714976659513	
Cheque/DD No.				Bank Date	RBI Date	01/03/2023-20:54:45		Not Verified with RBI	
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Mobile No. : 9423474433

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Date -01/03/2023

TITLE VERIFICATION/SEARCH REPORT

To,

Whom So Ever It May Concern,

Having been engaged by Shri. Prashant Mannalal Agrawal, R/o Moreshwar Colony, Khedkar Nagar, Akola for the title verification and search report in respect of property which presently standing in the name of Shri. Dr. Prashant Mannalal Agrawal and Shri. Dr. Abhay Subhash Jain both R/o of Civil Lines, Akola for verify the title of property situated at Mouja Umari Pr. Out of field Survey no. 52/2, Layout Plot No.

H. Junare
01/03/23

Adv. Hrishikesh A. Junare
R/o Opp. Vidya Vihar Girls Hostel,
Shastri Nagar, Amankha Plot,
AKOLA - 444005 Mob. No. 9423474433

6 D, admeasuring about 327.50 Sq.mtr. [**Original Part and parcel of Layout Plot No. 6 and 7**] described in Scheduled below:

I do hereby submits my report as under -

Documents Perused

1. Copy of Index II of Regd. Sale Deed Dt. 31.03.69 vide document no. 2522 executed by Shri. Madhusudan Pandharinath Nand, Shri. Hiranman Devidas Pavade, Shri. Madhav Narayan Patil and Harilal Jamanadas Gujrathi in favour of Nilkanth S.B.I. Employees Housing Society through its President B.G. Purohit.
2. Photo Copy of Memorandum of Nilkant S.B.I. Griha Nirman Sahakari Samiti, having Regn. No. AKL/HSG/131.

3. Copy of Index II of Regd. Sale Deed Dt. 12.04.2004 vide document no. 1462 executed by Shri. Prabhakar Vamanrao Dikshit through POA Vijay Prabhakar Dikshit in favour of Shri Wasudeo Bhivaji Dhomane.
4. Copy of Regd. Sale Deed Dt. 04.06.2007 vide document no. 1847 executed by Shri. Wasudeo Bhivaji Dhomane in favour of Shri. Appa Ninaji Dambare and Sau. Rekha Appa Dambare.
5. Copy of Regd. Sale Deed Dt. 07.02.2011 vide document no. 656 executed by Shri. Appa Ninaji Dambare and Sau. Rekha Appa Dambare in favour of Shri. Rajesh Hariprasad Agrawal and Shri. Ram Hiralal Agrawal.
6. Copy of Regd. Sale Deed Dt. 24.04.2014 vide document no. 1687 executed by Shri. Rajesh Hariprasad Agrawal and Shri. Ram Hiralal

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Agrawal in favour of Shri. Prashant Mannalal Agrawal, Shri. Hemant Mannalal Agrawal and Dr. Abhay Subhash Jain in common.

7. Copy of Regd. Sale Deed Dt. 26.03.2018 vide document no. 658 executed by Shri. Hemant Mannalal Agrawal in respect of his 1/3 Share in property in favour of other Shri. Prashant Mannalal Agrawal and Dr. Abhay Subhash Jain.
8. Certified copy of 7/12 extract in respect of Layout Plot No. **6 D** issued by Talathi, saza no. 20, Akola dt. 23.03.2018.
9. Copy of Residential Sanctioned Layout Map and N.A. Order in respect of field survey no. 52/2 of Mouje Umari Pr, Akola passed by S.D.O. Akola in Rev. Case No. N.A.P. 34/2/68-69 decided on 15.09.1969.

10. Copy of Revised Sanctioned Layout Map and NA Order in respect of field survey no. 52/2 of Mouje Umari Pr, Akola passed by S.D.O. Akola in Rev. Case No. N.A.P. - 34/ Umari Pr. Akola/38/94-95 decided on 12.09.1995.
11. Copy of Revised Sanctioned Layout Map and Order specifically in respect of Part and parcel of Joint layout Plot no. 6 and 7 area to the extent of 653.00 Sq. Meter in total] out of field survey no. 52/2 of Mouje Umari Pr, Akola passed by S.D.O. Akola in Rev. Case No. RTS/Umari Pr/9/2012-2013 decided on 16.05.2013.
12. Copy of Regd. Sale Deed Regd. At Sr No. 5126/2021 Dt. 02.11.2021 executed by Shri. Prashant Mannalal Agrawal and Dr. Abhay Subhash Jain in favour M/s A J Associates a registered partnership firm (PAN ANVFA6711G)

H. Junare 01/03/2023
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having its office at Ward no. A 7, Sapna Chowk, Jawahar Nagar, Akola through its partners Shri. Prashant Mannalal Agrawal and Dr. Abhay Subhash Jain.

13. Certified copy of mutation Ferfar extract No. 14571 in respect of Layout Plot No. **6 D** issued by Talathi, saza no. 04, Akola dt.25.01.2022.

SCHEDULED OF THE PROPERTY

The property originally situated within the limits of Grampanchayat Umari Pr, Akola, now presently included and situates within the area and limits of Municipal Corporation, Akola, Mouje Umāri Pr, Akola, R.S.D.R.D, Z.P. and P.S. Akola, Tq and Dist Akola out field survey no. 50/2, total admeasuring 3 acres land were converted into non-agricultural residential purpose by S.D.O. vide order in Rev. Case. No. NAP/34/Akola/24/2/1968-69 decided on dated 15-09-

1969 and thereby sanctioned layout which included 14 plots admeasuring 5000 sq. ft. each.

A] Out of such sanctioned layout Now Plot demarcated as **Plot no. 6 D** facing towards South [which was **old Block No. 9** constructed under Housing Scheme of the Society upon the Plot area admeasuring 3500 sq. ft only and the part and parcel of original layout plot no. 6 and plot no. 7], which admeasuring as under :-

East Side : 30.48 Meter [100 Ft]

West Side : 30.48 Meter [100 Ft]

North Side : 10.48 Meter [35.6 Ft]

South Side : 10.67 Meter [35.0 Ft]

Plot No. 6 D total admeasuring area 3525 Sq. ft [327.50 Sq. Mtr.]

The layout Plot no. 6 D is bounded as under :-

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To the East :-Open plot owned by present owner [i.e Block No. 9 remaining area of Plot No. 6 and Layout plot no. 7]

To the West :-House of Shri. Thorat [i.e. Block No. 8 which remaining part of Layout Plot No.6]

To the North :- Service Lane

To the South ::- Public Road

FLOW OF THE PROPERTY

1] As per the documents and information supplied and made available to me, I have taken title verification/ search in respect of the above described property on dated 01/03/2023 in the Sub Registrar Office at Akola vide receipt **GRN No.** MH016158307202223P and on the verification of Index -II Registrar, NA order, 7/12 extract, copy of Regd. Sale Deed, Sanctioned layout Map, etc. for the relevant period, I found that, the chain of transaction of the property is as under :-

a] That, the property out of field Survey No. 52/2, agricultural land of the extent to 3 Acre originally were owned and possessed by Shri. Madhusudan Pandharinath Nand, Shri Hiranman Devidas Pavade, Shri. Madhav Narayan Patil and Harilal Jamanadas Gujrathi.

Thereafter it is found the Nilkant S.B.I. Griha Nirman Sahakari Samiti, have been registered at DDR Akola vide Regn. No. AKL/HSG/131 and Mr. B.G. Purohit been elected as its president.

Then mentioned above all owners were sell out all plots in favour of Nilanth S.B.I. Employees Housing Society through its President B.G. Purohit for consideration of Rs. 86,500/- by Regd. Sale Deed on Dt. 31.03.69 vide document no. 2522 and the entry of the said name was also been found mutated in revenue record.

H. A. J.
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Thereafter though Shri. Madhusudan Pandharinath Nand, Shri. Hiranman Devidas Pavade, Shri Madhav Narayan Patil and Harilal Jamanadas Gujrahi has applied for conversion of use of land to non-agricultural use and they got converted agricultural land for residential purpose by S.D.O. vide order in Rev. Case No. NAP/24/4/1968-69 of Umari pr. Akola decided on dated 15/09/1969 along with sanctioned layout Map annexed with it comprising total 14 plots admeasuring 5000 Sq. ft. each excluding open space in the layout.

b) If further observed that, originally the plots sanctioned in the layout are 14 in numbers which admeasuring 5000 Sq. Ft each but the members in the society are more hence unanimously in the meeting of society vide been passing Resolution No. 1[FIRST] dated 01.05.1971 in meeting instead 5000 Sq. Ft area, 20

open plot blocks of area admeasuring 3500 Sq. Ft. decided to been allowed in meeting without sanction and draws held of 20 members. Therefore the plots number were mixed up and thereafter allotment blocks been taken place instead of sole sanctioned plot to every member separately. It is further found that no members were objected the said allotment.

It is further observed that originally the sanctioned layout plot No. 6 and 7 are shown as facing towards the Western Side and Service lane of it were at back Eastern Side. Whereas changes been made by society while allotment in excess of members for convenience of all the members and it were change as facing Southern Side and Service lane been shifted to back Northern Side of plots since the beginning and no members of the society been object it in any way.

HAJore 01/03/2023

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It is further observed that, total open plot 20 blocks were made and where it was situated within the area of Gram Panchayat Umari Pr. Tq. and Dist Akola construction map has not been applied by society. The Private Map has been drafted by society through Architect by named G.W. Athwale, RamdasPeth, Akola for the record of the office holder of the society itself. It is further observed that over the original plot no. 6 and 7, the allotted blocks no. 8, 9 and 10 shown been demarcated. Every member of the society acted upon the private Map with office bearer at the relevant time.

It is further mentioned that, the layout again been revised vide Rev. Case No. NAP 34/Umari Pr. Akola/38/94-95 passed on dated 12.09.1995 and thereby further plot no. 15 and 16 been sanctioned for residential purpose. But is no concern with the concern plot.

c] Thereafter as per private map **the block no. 9** [original part area of plot no. 7] [**Now plot 6 D**] admeasuring 3500 sq. Ft. been allotted to Shri. Prabhakar Vamanrao Dikshit and then Shri. Wasudeo Bhimaji Dhomane by regd. Sale deed vide document executed at Sr. No. 1462 dated 12.04.2004 for a total consideration of Rs. 10,50,000/-. The mutation entry of same also been taken in their name.

d] It is further found that, Shri. Wasudeo Bhimaji Dhomane has also been sale out **block no. 9**[the original part area of plots no. 6 and 7] [**Now Plot 6 D**] to Shri Aappa Ninaji Dambare and Sau. Rekha Aappa Dambare by regd. Sale deed vide document executed at sr. No. 1847 dated 14.06.2007 for a total consideration of Rs. 13,50,000/-. The mutation entry of same also been taken in their name.

H. A. Junare
01/03/2023

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e] It is further found that, Shri Aappa Ninaji Dambare and Sau. Rekha Aappa Dambare also sell out the [block no. 9] part of original plots No. 6 and 7 [**Now plot 6 D**] to Shri. Rajesh Hari Prasad Agrawal and Shri. Ram Hiralal Agrawal by regd Sale deed vide document executed at sr no. 656 dated 07.02.2011 for a total consideration 14,95,000/-. The mutation entry of same also been taken in their name.

f] It is further found that Shri. Rajesh Hari Prasad Agrawal [block no. 9] and Shri. Manoj Bhikamchandra Agrawal who was the owner of adjoining block no. 10 which is situates on part area of original plot no. 7 applied to S.D.O. Akola for correction of plot area and boundaries mentioned in original sanctioned layout plan in respect of part of original plot no. 6 and 7 [i.e. which includes Block no. 9 and 10].

Thus the S.D.O. Akola vide R.T.S. No. 64/Umari Pr. /9/2012-2013 passed an order on dated 16.05.2013 and thereby considered that in the original plot no. 6 and 7 there were three plots been erected and forms without permission. Thus the inspection made, map prepared marks as ABCD for plot area and further mark as EF for service lane as per the actual exiting use and easement, it been directed to correct the measurement of area of both plots [i.e. block no. 9 and 10] as area admeasuring 652.50 Sq. Meter and also allowed to use of facing as Southern Side instead of Western Side and further also permitted to use Service lane on Northern Side instead of Eastern Side as mentioned in the original layout sanctioned order.

It is further found that, the Hon'ble S.D.O. Akola further directed the concern Talathi to make correction in the measurement of Area of part of oritinal

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plot no. 6 and 7 in entry to that effect in 7/12 extracts and takes steps for it. Therefore the concern Talathi has as per order taken steps and prepared separate 7/12 extract for **plot no. 6 D** [admeasuring area 328 sq. meter] [i.e. Original part layout plot no. 7 and having block no. 9] and for **plot no. 6 D** [admeasuring area 327.50 Sq. Meter] [i.e original remaining part of area layoug plot no. 7 and having block no. 10].

The change in part of plot 6 and 7 joint measurement [both including total 652.50 Sq. Mtr.] and change in plot no. **6 D and 7C** the entry of the said name was also been found mutated in revenue record at Sr. No. 10959 dated 24.05.2013.

g] It is further found that, now as per order of S.D.O. Akola the earlier block wise unauthorized used and sub division of plot no. 6 and 7 been made authorized/regularized and it came on record.

h] Thereafter it is further found that, the owner of plot no **Plot No. 7 C** [admeasuring area 325 sq. meter] Shri. Manoj Bhikamchandra Agrawal and Rajendra Premraj Kothari and owner of **Plot no. 6 D** [admeasuring area 327.50 sq. meter] Shri Rajesh Hari Prasad Agrawal and Shri. Ram Hiralal Agrawal also sale outby way of common sale deed of both plots by regd. Sale deed vide document executed at Sr No. 1687 dated 24.04.2014 for a total consideration of Rs. 58,80,000/- to Shri. Dr. Prashant Mannalal Agrawal, Shri. Hemant Mannalal Agrawal and Shri. Dr. Abhay Subhash Jain. The Mutation entry of same also been taken in their name.

i] It is further found that, Shri Hemant Mannalal Agrawal also sold out his 1/3 share which comes to 217.50 Sq. Meter in both plot no. 6 and 7 been sold out to Shri. Dr. Prashant Mannalal Agrawal

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and Shri. Dr. Abhay Subhash Jain for consideration of Rs. Rs. 26,00,000/-.

J] It is further found that thereafter the Shri. Dr. Prashant Mannalal Agrawal and Shri. Dr. Abhay Subhash Jain also sold out both **Plot No. 6 D and 7 C** to M/s A J Associates a registered partnership firm (PAN ANVFA6711G) having its office at Ward no. A 7, Sapna Chowk, Jawahar Nagar, Akola through its partners Shri. Prashant Mannalal Agrawal and Dr. Abhay Subhash Jain by way of Regd. Sale Deed Regd. At Sr No. 5126/2021 Dt. 02.11.2021 for consideration of Rs. 90,00,000/- . And mutation ferfar to that effect has also been taken at mutation extract No. 14571 in respect of Layout Plot No. **6 D and 7 C** issued by Talathi, saza no. 04, Akola dt. 25.01.2022.

and Shri. Dr. Abhay Subhash Jain for consideration of Rs. Rs. 26,00,000/-.

J] It is further found that thereafter the Shri. Dr. Prashant Mannalal Agrawal and Shri. Dr. Abhay Subhash Jain also sold out both **Plot No. 6 D and 7 C** to M/s A J Associates a registered partnership firm (PAN ANVFA6711G) having its office at Ward no. A 7, Sapna Chowk, Jawahar Nagar, Akola through its partners Shri. Prashant Mannalal Agrawal and Dr. Abhay Subhash Jain by way of Regd. Sale Deed Regd. At Sr No. 5126/2021 Dt. 02.11.2021 for consideration of Rs. 90,00,000/- . And mutation ferfar to that effect has also been taken at mutation extract No. 14571 in respect of Layout Plot No. **6 D and 7 C** issued by Talathi, saza no. 04, Akola dt. 25.01.2022.

Except the above transactions I have not found any other transaction in respect of the property described in the schedule during the relevant period. In my opinion said property is free from encumbrances. I did not find any transaction affecting the right, title, or interests relating to schedule property. Record of right does not show any entry or remark in respect of charge or encumbrances on schedule property.

That all relevant documents of title placed before me appeared to be genuine. I am satisfied and confirmed that, and the property is transferable and markable title and the owner has right to transfer it. Thus it reveals that the present owner of **Plot No. 6 D and 7 C** is M/s A J Associates a registered partnership firm (PAN ANVFA6711G) having its office at Ward no. A 7, Sapna Chowk, Jawahar Nagar, Akola

H. J. Junare 01/03/2023

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through its partners Shri. Prashant Mannalal Agrawal and Dr. Abhay Subhash Jain.

The original receipt of Search report fees for 30 years of Registrar office, Akola is attached to this report.

The following majors to be followed before entering into transactions with the property :-

- I] Collect the copy of Resolution No. 1 passed by the Society meeting on dated 01.05.1971 in respect of allotment were made block wise and chit draw and plot area been minimized to the extent of 3500 Sq. Ft. considering the members in more.
- II] The certificate of dissolution of Nilkant S.B.I. Griha Nirman Sahakari Samiti, having Regn. No. AKL/HSG/131 from Concern D.D.R. office, Akola.

III] The affidavits of the owner and Possessor of property be obtain with regards that they didn't before entered with stranger person/ Company of any transaction in respect of property.

IV] The spot inspection of the property about four boundaries, possession, encroachment etc.

V] Also go through all the relevant documents such as all above mentioned certified copies of sale deeds, Ferfar, N.A. order, Layout Map, Sub division regularization order of plots etc.

VI] Verify and confirms sanctioned of Map if any construction made over property with all norms prevailing at the time.

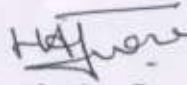
VII] It is further advised that if any specific order of Hon'ble Concern S.D.O. requires in respect of change in plot measurement and its sub division or change in

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number of it then it may be taken before transacting over the same. Hence, this report.

Akola
Date 01/03/2023


Hrishikesh A. Junare
Advocate

Adv. Hrishikesh A. Junare
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