

## ADVOCATE

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



Office - Vinayak Sankul, 2<sup>nd</sup> 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 **7 C** 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 "**7 C**").

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. 7 C admeasuring 325 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. 7 C admeasuring 325 Sq. Mtr** Out of Field Survey 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

*H. A. Junare*  
..... 01/03/2023

Advocate

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

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



Office – Vinayak Sankul, 2<sup>nd</sup> Floor, In front of Dr. Bhamburkar Hospital,  
Tapdiya Nagar, Akola Tq& Dist. Akola

Format – A  
(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 **Lay plot no. 7 C admeasuring  
325 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*  
01/03/2023  
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             | MH016158199202228P                      | BARCODE       |                    |  | Date                                                    | 01/03/2023-20:47:58             | Form ID              |                       |
| Department      | Inspector General Of Registration       |               |                    |  | Payer Details                                           |                                 |                      |                       |
| Type of Payment | Search Fee<br>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 7 C ADM 325 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.                        | 10000502023030108636 | 4833449753913         |
| Cheque/DD No.   |                                         |               |                    |  | Bank Date                                               | RBI Date                        | 01/03/2023-20:48:39  | 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

Mobile No. 9423474433

सदर चलन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तासाठी लागू नाही.

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

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

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. Prashant Mannalal Agrawal and Shri. Dr. Abhay Subhash Jain both R/o of Civil Lines, Akola property situated at Mouja Umari Pr. Out of field Survey no. 52/2, **Layout Plot No. 7 C**, admeasuring

*H. Junare*  
01/03/2023

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

about 325 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. 06.11.1990  
vide document no. 3285 executed by Shri. Nilkant

S.B.I. Griha Nirman Sahakari Samiti, through President Vaman Govind Kolhapurkar and Secretary Vinayak Mahadeo Puranik in favour of Shri. Vinayak Mahadeo Puranik.

4. Copy of Regd. Sale Deed Dt. 19.05.2010 vide document no. 2182 executed by Shrimati. Snehal Vijay Dande and others six persons [Legal heirs of Late Vinayak Mahadeo Puranik] in favour of Sau. Rekha Appa Dambare and Shri. Amit Vinayak Dhore.
5. Copy of Regd. Sale Deed Dt. 07.02.2011 vide document no. 653 executed by Sau. Rekha Appa Dambare and Shri. Amit Ninayak Dhore in favour of Shri. Manoj Bhikamchand Agrawal and Shri. Rajendra Premraj Kothari.
6. Copy of Regd. Sale Deed Dt. 24.04.2014 vide document no. 1687 executed by Shri. Manoj

*H. A. Junare*  
01/03/2023

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

Bhikamchand Agrawal and Shri. Rajendra Premraj Kothari 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. **7** 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. A. Junare*  
01/03/2023

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

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. **7 C** issued by Talathi, saza no. 04, Akola dt. 25.01.2022.

#### **SCHDULED OF THE PROPERTY**

The property originally situated within the limits of Grampanchayat Umari Pr, Akola, now presently included and situates within the limits of Municipal Corporation, Akola, Mouje Umari 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. 7 C** facing towards South [which was **old Block No. 10** constructed under Housing Scheme of the Society upon the Plot area admeasuring 3500 sq. ft only and originally 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 : 10.42 Meter [35.6 Ft]

South Side : 10.90 Meter [35.9 Ft]

**Plot No. 7 C** Total admeasuring area 3500 Sq. ft  
[325 Sq. Mtr.]

**The layout Plot no. 7 C (Block 10) is bounded as under :-**

*H. A. Junare*  
01/03/2023

*Adv. Hrishikesh A. Junare*  
R/o Opp. Vidya Vihar Girls Hostel,  
Shastri Nagar, Amankha Plot,  
AKOLA - 444005 Mob. No. 942347433

- To the East :-Apartment of Shri. Dhage [i.e. Block No. 11 build upon Layout Plot no. 8]
- To the West :-House and Plot owned by present Owner Shir. Dr. Prashant Mannalal Agrawal and other [i.e. Block no. 9 which remaining part of original Layout plot no. 6 and 7]
- 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. MH016158199202223P** 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 that 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 favor 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.

*H. A. Junare*  
01/03/2023

31.03.69 vide document no. 2522 and the entry of the said name was also been found mutated in revenue record.

Thereafter though Shri. Madhusudan Pandharinath Nand, Shri. Hiranman Devidas Pavade, Shri Madhav Narayan Patil and Harilal Jamanadas Gujrathi 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 was 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

*H. A. Junare*  
01/03/2023

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

back Northern Side of plots since the beginning and no members of the society been object it in any way.

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, Ramdas Peth, 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 it's has no concern with the concern plot.

c) Thereafter as per private map **the block no. 10** [original part area of plot no. 7] **[Now plot 7C]** admeasuring 3500 sq. Ft. been allotted to Shri. Vinayak Mahadeo Puranik, Mr. Vinayak Mahadeo Puranik had been died, hence his Legal heirs by named Snehal Vijay Dande, Sau. Vaishali Shashikant Joshi, Sau. Anushri Ashok Dikshit, Vinod Vinayak Puranik, Vivek Vinayak P Uranik and Vilas Vinayak Puranik through POA Vilas Vinayak Puranik then entered into transaction of sale in respect of block no. 10 to Sau. Rekha Appa Dambare and Shri. Amit Vinayak Dhore by regd. Sale deed vide document executed at sr. no. 2182 dated 19.05.2010 for a total consideration of Rs. 12,45,000/-. The mutation entry at no. 10959 also been taken in their name.

*H. A. Junare*  
01/03/2023

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

d] It is further found that, Sau. Rekha Appa Dambare and Shri. Amit Vinayak Dhore has also been sale out **block no. 10** [the original part area of plot 7] **[Now Plot 7C]** to Shri Manoj Bhikamchand Agrawal and Shri. Rajendra Premraj Kothari by regd. Sale deed vide document executed at sr. No. 653 dated 07.02.2011 for a total consideration of Rs. 12,77,000/-. The mutation entry no. 10960 also been taken in their name.

e] It is further found that, Shri. Manoj Bhikamchandra Agrawal who was the **owner of [block no. 10]** part of original plot no. 7 and Shri. Rajesh Hari Prasad Agrawal who are the **owner of adjoining remaining part** which situated on the part of plot no. 7 and 6 **[block no. 9]** 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.

*H. J. J.*  
01/03/2013

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

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 original 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. 7 C** [admeasuring area 325 sq. meter] [i.e. Original part layout plot no. 7 and having block no. 10] and for **plot no. 6 D** [admeasuring area 327.50 Sq. Meter] [i.e original remaining part of area layout plot no. 7 and plot no. 6 and having block no. 09].

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 7 C** the entry of the said name was also been found mutated in revenue record t Sr. No. 10959 dated 24.05.2013.

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

g] Thereafter it is further found that, the owner of **Plot no. 7 C** [admeasuring area 325 Sq. Meter] Shri. Manoj Bhikamchandra Agrawal and Rajendra Premraj Kothari **and Plot No. 6 D** [admeasuring area 327.50 sq. meter] Shri. Rajesh Hari Prasad Agrawal and Shri. Ram Hiralal Agrawal also sale out by way of common sale deed of both plots by regd. Sale deed vide document No. 1687 dtd 24.04.2014 for 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.

*H. J. Junare*  
01/03/2023

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

h) 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 D and 7 C been sold out to Shri. Dr. Prashant Mannalal Agrawal and Shri. Dr. Abhay Subhash Jain for consideration of Rs. 26,00,000/-.

i) 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 marketable title and the owner has right to transfer it.

That all relevant documents of title placed before me appeared to be genuine. I am satisfied and

*H. Junare*  
01/03/2023

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

confirmed that, and the property is transferable and marketable 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 through its partners Shri. Prashant Mannalal Agrawal and Dr. Abhay Subhash Jain.

The original receipt of Search report fees at Registrar office is attached to this report.

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

- 1] 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.

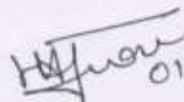
II] The certificate of dissolution of Nilkant S.B.I. Griha Nirman Sahakari Samiti, having Regn. No. AKL/HSG/131 from Concern D.D.R. office, Akola.

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.

 01/03/2023

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

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 number of it then it may be taken before transacting over the same.

Hence, this report.

**Akola**

**Date-01/03/2022**

**Hrishikesh A. Junare**

**Advocate**

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