

ADV.MAYUR Y. AGRAWAL
Mob. No. 9226211830

Off:- Jay Mahesh Complex, Infront of Home-grad Office, Vasant Talkies Road, Akola.

FORMAT-A

(Circular No. /2022)

Date:-09-05-2024.

To,

MAHA RERA

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to the plot no. 1 situated at Mouje Khadki 'Bk' Akola Tq. & Dist. Akola bearing Sheet Sarve no. 24/1 admeasuring 40 R. which has been converted into layout plots by the order of S.D.O., Akola in revenue Case No. NAP-34/Khadki Bk./09/2022- 2023 decided on dated 24/08/2023 and vide proposal by Municipal Corporation, Akola, vide proposal No. 34392, Proposal Code: DDMCO-23-43316, Approval No: DDMCO/LF2023/APL/00072 Date: 21/08/2023 out of which plot no. 1 (One). (hereinafter referred as the said plot)

1] I have investigated the title of the said plot on the request of Mr. Deepak Rajesh Agrawal, pro. of Bhupati Developer R/o.- Ring Road, Akola Tq. & Dist. Akola and following documents.

1) Description of property:

The property situated at Moje Khadki 'Bk' Akola Tq. & Dist. Akola bearing Shet Sarve no.24/1 admeasuring 40 R. which has been

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converted into layout plots by the order of S.D.O., Akola in revenue Case No. NAP- 34/Khadki 'Bk'/09/2022-2023 decided on dated 24/08/2023 and vide proposal by Municipal Corporation, Akola, vide proposal No. 34392, Proposal Code: DDMCO-23-43316, Approval No: DDMCO/LF2023/APL/00072 21/08/2023 out of which plot no. 1 (One) measuring Date:

East Side 27.17 Mtrs.

West Side - 23.54 Mtrs.

North Side - 36.80 Mtrs.

South Side - 24.74 Mtrs.

Total admeasuring 728.69 Sq.mtr, i.e 7843.61 Sq. ft. having the boundaries of the above said plot as under:-

Toward Eastern Side - 60 Mtrs National Highway,

Toward Western Side - Plot No. 2

Toward Northern Side - Another Layout,

Toward Southern Side - Road.

2. Registered sale deed dated 05/01/2018 bearing registered document no. 46/2018.

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3. Registered sale deed dated 29/11/2022 bearing registered document no. 3723/2022.

4. Thereafter, Mr. Kishor Mukundlal Agrawal (HUF) has executed the sale deed in favour of Bhupati Developers Through its Pro. Deepak Rajesh Agrawal on dated 27/09/2023 bearing registered document No. 5156/2023.

5. N. A. Order passed in Revenue Case No. NAP -34/Khadki Bk.,/09/2022-23 dated 24/08/2023.

6. Proposal by Municipal Corporation, Akola, vide proposal No. 34392, Proposal Code: DDMCO-23-43316, Approval No: DDMCO/LF2023/APL/00072 Date: 21/08/2023.

7. That, as per sanctioned Layout Map dated 20/06/2023, there are 9 plots in said land and Mr. Deepak Agrawal owned plot No. 1.

8. Search report for 30 years from dated 29/04/1994 to 29/04/2024 taken from Sub registrar office at Akola, Tq. and Dist. Akola. I have taken the search of Sub- Registrar Office, Akola Tq. Dist- Akola for 30 years by paying the necessary search fee for 30 years of Rs. 750/- (Seven Hundred & Fifty only) vide E-challan no. MH001333457202425E dated 29/04/2024.



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2] On perusal of above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that, the title of Deepak Rajesh Agrawal, Prop. of Bhupati Developers is clear, marketable and without any incumbrances.

Owner of the plot-

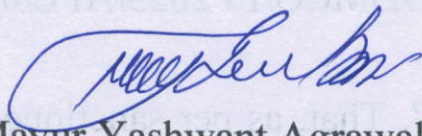
Deepak Rajesh Agrawal

Qualifying Comments/remark if any - Not applicable

The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure I with its enclosures.

Encl. Annexure I.

Dated 09/05/2024


Adv. Mayur Yashwant Agrawal

Adv. Mayur Y. Agrawal
NOTARY

GOVT. OF INDIA - Reg.No.15519
Behind Vitthal Mandir, Old City, AKOLA
Dist.AKOLA(M)

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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 the application for registration.
- 2) Mutation entry no. 22846
- 3) Search report for 30 years from dated 29/04/1994 to 29/04/2024 taken from Sub registrar office at Akola, Tq. and Dist. Akola. I have taken the search of Sub- Registrar Office, Akola Tq. Dist- Akola for 30 years by paying the necessary search fee for 30 years of Rs. 750/- (Seven Hundred & Fifty only) vide E-challan no. MH001333457202425E dated 29/04/2024.
- 4) Any other relevant title - not applicable.
- 5) Litigation if any - no litigation pending.



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That the title history of last 30 years from the date shows the following chain of transactions.

A] That, initially Sumitra Ramakant Khetan was the owner of above land survey no. 24/1 and she sold the said land to 1] Kavita Manoj Heda, 2] Jyoti Rajesh Agrawal, 3] Dharmendra Narayandas Kela vide sale deed document No. 46/2018 od dated 05/01/2018. The copy of Index-2 of said sale deed is annexed herewith

B] Thereafter, above said land sold by 1] Kavita Manoj Heda, 2] Jyoti Rajesh Agrawal, 3] Dharmendra Narayandas Kela to Mr. Kishor Mukundlal Agrawal (HUF) bearing sale deed no. 3723/2022 on dated 29/11/2022. I have perused the copy of sale deed. The copy of said sale deed no. 3723/2022 dated 29/11/2022 is annexed herewith.

C] The property situated at Moje Khadki 'Bk' Akola Tq. & Dist. Akola bearing Shet Sarve no.24/1 admeasuring 40 R. which has been converted into layout plots by the order of S.D.O., Akola in revenue Case No. NAP- 34/Khadki 'Bk'/09/2022-2023 decided on dated 24/08/2023.



D] Thereafter, vide proposal by Municipal Corporation, Akola, vide proposal No. 34392, Proposal Code: DDMCO-23-43316, Approval No: DDMCO/LF2023/APL/00072 21/08/2023 out of which plot no. 1 (One) measuring Date:

East Side 27.17 Mtrs.

West Side - 23.54 Mtrs.

North Side - 36.80 Mtrs.

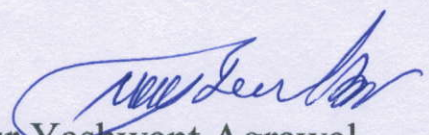
South Side - 24.74 Mtrs.

Total admeasuring 728.69 Sq.mtr, i.e 7843.61 Sq. ft. having the boundaries of the above said plot as under:-

Toward Eastern Side -	60 Mtrs National Highway,
Toward Western Side -	Plot No. 2
Toward Northern Side -	Another Layout,
Toward Southern Side -	Road.

E] Thereafter, Mr. Kishor Mukundlal Agrawal (HUF) has executed the sale deed in favour of Bhupati Developers Through its **Pro. Deepak Rajesh Agrawal** on dated 27/09/2023 bearing registered document No. 5156/2023.

Date: 9/5/2024


Mayur Yashwant Agrawal

Advocate

Adv. Mayur Y. Agrawal
NOTARY

GOVT. OF INDIA - Reg.No.15818
Behind Vitthal Mandir, Old City, AKOLA
DIST. AKOLA (M)



CHALLAN
MTR Form Number-6



GRN	MH001333457202425E	BARCODE			Date	29/04/2024-16:38:09		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				AKN_HQR SUB REGISTRAR AKOLA 1		Full Name		ADV MAYUR Y AGRAWAL	
Location				AKOLA		Flat/Block No.			
Year				2024-2025 From 29/04/1985 To 29/04/2024		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street			
0030072201 SEARCH FEE				750.00		Area/Locality		Akola	
						Town/City/District			
						PIN		4 4 4 0 0 4	
						Remarks (If Any)			
						MOUJE KHAKI BU AKOLA SR NO 24/1 PLOT NO 1			
						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.		00040572024042996183 IK0CSVSPD5	
Cheque/DD No.				Bank Date		RBI Date		29/04/2024-16:24:38 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. : 9226211830

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.